



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 9, 2014 REPORT NO. HRB-14-005

ATTENTION: Historical Resources Board
Agenda of January 23, 2014

SUBJECT: **ITEM #11 – William and Vera Wylie Spec House #1**

APPLICANT: Gregory and Mary Donnelly represented by Legacy 106, Inc.

LOCATION: 4460 Hermosa Way, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the William and Vera Wylie Spec House #1 located at 4460 Hermosa Way as a historical resource.

STAFF RECOMMENDATION

Designate the William and Vera Wylie Spec House #1 located at 4460 Hermosa Way as a historical resource with a period of significance of 1924 under HRB Criterion C. The designation excludes the 2012 rear additions to the east and west wing projections. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the resource features an asymmetrical façade; varied massing and roof form; heavy irregular sand finish stucco cladding; accented entries and windows; and original fenestration consisting of wood casement double hung and fixed windows in various light patterns.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The resource is a one story Spanish Eclectic style single family residence built in 1924 on the south side of Hermosa Way in the Allen Terrace subdivision of the Uptown Community. The 2007-2012 Draft Uptown Survey has assigned a status code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

Development Services Department

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The historic name of the resource, the William and Vera Wylie Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of William and Vera Wylie, who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criterion C and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The subject resource is a one story Spanish Eclectic style single family residence constructed in 1924 of hollow clay tile construction on a concrete foundation. The building exhibits an asymmetrical façade and a "U" shaped plan form. The building is clad in irregular, heavy sand finish stucco and features a unique elevated front gable roof form flanked by a pair of flat roof masses with parapets. The central front gable roof wing presents delicate coved eave detailing and a clay tile attic vent as it projects prominently toward the north. This projection is further enhanced by an accented window box supported by simple brackets. To the east of the central wing is a scored concrete terrace principally accessed by a north facing French door with full length casement side lights. Main entry to the residence is gained to the west of the central projection along an angled wall plane and marked by a concrete stairway with decorative wrought iron railing. Original fenestration consists primarily of 3 over 1 wood casement windows appearing individually or in sets, and wood fixed and double hung windows. The original detached single car garage remains intact, accessed from the rear alley.

Alterations to the subject property are minimal and do not greatly affect the building's character defining features or detract from its integrity as it relates to the 1924 date of construction and period of significance. In 2012, Historical Resources staff approved rear additions to the east and west wing projections. These additions are not readily visible from the public right of way given their location and the slope of the lot. The gabled roof form is sheathed in composition shingle and staff feels it prudent to note that while this roofing material is not ordinarily seen in Spanish Eclectic style homes, there is no evidence to indicate that the home did not originally utilize this material. And while speculative, it can also be observed that two contemporaneous homes built adjacent to the subject property, 4470 and 4480 Hermosa Way, were built by the same builder with similar styles and do not make use of the seemingly obligatory Mission clay tile roofing material.

Historical evidence indicates the resource was built by John D. Phelps. The report classifies the subject resource as "Spanish style with Irving Gill influences" and reflects greatly on Phelps' possible association with and/or influence of Irving Gill. It is well known that Gill's designs had lasting influences on San Diego's built environment – and while the subject resource does exhibit a somewhat Modernist, simplified form indicative of Gill – no evidence directly attributes him to the resource's design or influence. The building's simplified massing certainly

evokes a Modernist and Progressive sentiment; however staff finds the resource reasonably classifies as Spanish Eclectic in style with its compound linear massing, varied roof forms and accented windows and entries.

The house continues to convey the historic significance of the Spanish Eclectic style by embodying the character defining features of the style including the asymmetrical façade; varied massing and roof form; heavy irregular sand finish stucco cladding; accented entries and windows; and original fenestration consisting of wood casement double hung and fixed windows in various light patterns. Therefore, staff recommends designation of the subject property under HRB Criterion C.

OTHER CONSIDERATIONS

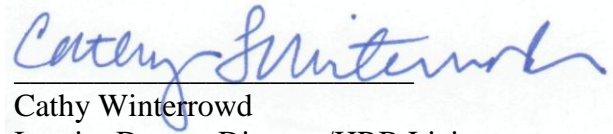
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the William and Vera Wylie Spec House #1 located at 4460 Hermosa Way be designated with a period of significance of 1924 under HRB Criterion C as a good example of the Spanish Eclectic style. The designation excludes the 2012 rear additions to the east and west wing projections. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Camille Pekarek
Junior Planner



Cathy Winterrowd
Interim Deputy Director/HRB Liaison

CP/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 1/23/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/23/2014, to consider the historical designation of the **William and Vera Wylie Spec House #1** (owned by Gregory P. and Mary B. Donnelly, 4460 Hermosa Way, San Diego, CA 92103) located at **4460 Hermosa Way, San Diego, CA 92103**, APN: **443-140-23-00**, further described as BLK A LOT 5 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the William and Vera Wylie Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the resource features an asymmetrical façade; varied massing and roof form; heavy irregular sand finish stucco cladding; accented entries and windows; and original fenestration consisting of wood casement double hung and fixed windows in various light patterns. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall exclude the 2012 rear additions to the east and west wing projections

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney