



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: August 15, 2014 REPORT NO. HRB-14-049

ATTENTION: Historical Resources Board
Agenda of August 28, 2014

SUBJECT: **ITEM #5 – 701 Genter Street**

APPLICANT: John and Karen Wiggins represented by Marie Burke Lia

LOCATION: 701 Genter Street, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 701 Genter Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 701 Genter Street under any adopted HRB Criteria due to a lack of historical significance, a sufficient degree of integrity, or association with a master architect, builder or designer.

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 subject resource is a one-story single family residence built in 1948 at the southeast corner of Genter Street and Draper Avenue in the F.T. Scripps Addition to La Jolla Park in the La Jolla Community.

The building is located on APN 351-123-01-00. The property was located within the boundary of the 1977 La Jolla Survey, but was not identified in the survey because it was not evaluated, likely due to the age of the structure, which was built in 1948 and was less than 30 years old at the time of the survey.

ANALYSIS

A historical resource research report was prepared by Marie Burke Lia, which concludes that the resource is significant under HRB Criterion C. Staff finds that the site is not a significant historical resource under any HRB Criteria due to a lack of historical significance, a sufficient degree of integrity, or association with a master architect, builder or designer. This determination

is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Research into the history of the property located at 701 Genter Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or La Jolla's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property at 701 Genter Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 property is a one-story single family residence built in 1948 in the Minimal Traditional style with attached 2 car garage set below the southwest corner of the structure. The building is of standard wood frame construction on a concrete foundation. It presents a simple rectangular plan form and asymmetrical façades. The hipped roof of composition shingle exhibits boxed eaves with minimal overhang. Exterior cladding is of horizontal shiplap siding. A brick chimney is present on the north elevation, near the main entry.

Alterations to the subject property have negatively affected the building's integrity and character defining features. Although not mentioned in the applicant's report, staff's field check revealed that the fenestration is made up almost entirely of non-historic clad, simulated divided light, dual paned, double hung windows. There is one pair of original wood, true divided light windows visible on lower level of the south (rear) elevation. The pergolas over the entry and garage door are believed to have been added. Finally, the picket fence along the north and west elevations is noted as a contemporary feature in the report. Among these changes, the extensive loss of original fenestration has had the greatest negative effect on the building's integrity.

The Minimal Traditional style gained in popularity with the onset of the Great Depression and a greater need for relatively basic, economic housing while retaining American ideals and style through the use of simplified traditional architectural elements on a scaled down home. Pre-War examples were normally single-lot developments in established subdivisions, and typically referenced older revival styles. Post-War examples often integrate the garage and reflect the emerging Contemporary trends.

Significance Statement: The *Modernism Historic Context Statement* indicates the majority of Modern Minimal Traditional buildings will gain their significance in a district context and provides evaluation criteria for those resources that may qualify for individual listing. The criteria for individual designation includes unique or distinguished examples that exhibit the primary character defining features and most if not all of the secondary character defining features. The building must retain a high degree of integrity, and may be associated with a master builder, designer or architect. The subject property does not meet these criteria and therefore does not reach a level of significance needed to warrant individual designation. While it is the nature of Minimal Traditional style buildings to be modestly executed, unique or distinguished features may elevate individual examples beyond the usual in significance. Even if the subject resource retained all of its original fabric – primarily lost in the extensive window replacement – its architectural features are very common among similarly styled residences. Furthermore, the applicant’s report does not identify in the resource any unique features that may single the building out as individually eligible. The resource does not represent a unique or distinguished example of the style, does not retain a high level of integrity, and is not associated with a master builder, designer or architect. Therefore staff does not recommend designation under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The architect (if one was obtained) and builder of the property at 701 Genter Street could not be identified. Therefore, the property is not eligible for designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 701 Genter Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The property at 701 Genter Street is not located within a designated historic district, and is therefore not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

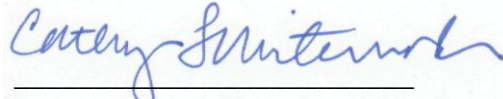
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 701 Genter Street not be designated under any HRB Criteria. 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
Deputy Director/HRB Liaison

CP/cw

Attachment:

1. Applicant's Historical Report under separate cover