



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: August 13, 2015 REPORT NO. HRB-15-036

ATTENTION: Historical Resources Board  
Agenda of August 27, 2015

SUBJECT: **ITEM #9 – Joseph W. Potter Spec House #1**

APPLICANT: Martina and William Hesser Jr. represented by Legacy 106, Inc.

LOCATION: 1984 Guy Street, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Joseph W. Potter Spec House #1 located at 1984 Guy Street as a historical resource.

STAFF RECOMMENDATION

Designate the Joseph W. Potter Spec House #1 located at 1984 Guy Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the 105 square-foot additions at the rear of the house. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Tudor Revival style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource retains its character-defining steeply pitched roof, half-timbering, stucco wall cladding, prominent chimney, multi-pane leaded glass wood casement windows, dominant brick surfaced lancet arched entryway and wainscoting, and tall windows with multi-pane glazing.

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 Tudor Revival style single family residence built in 1925 on the north side of Guy Street, just south of Alameda Place in the suburban residential neighborhood of Mission Hills.

The building is located on APN 451-742-07-00. The property was identified in the 2007 Draft Uptown Survey and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Joseph W. Potter Spec House #1 has been identified consistent with the Board's adopted naming policy and reflects the name of owner 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.*

Constructed in 1925, in the Tudor Revival style, the home features a stucco wall cladding, multi-pane wood casement windows, and half timbering on its gable ends. The front (south) elevation shows steeply pitched cross gable roofs, sheathed with asphalt shingles. The main front facing gable is half timbered with a lancet shaped attic vent. Below this gable is a grouping of multi-pane leaded glass wooden casement windows with brick wainscoting. The secondary gable has a brick surfaced lancet archway into a partial width porch. This lancet shape opening is a design shape that is repeated throughout the home in door, vent openings, ceilings, and other details. The side (west) elevation is dominated by tall and massive stucco end chimney seen on the cross gable with half timbering on both sides. The chimney is crowned with a single rectangular chimney top, above the capped brickwork. A unique cantilevered porte-cochere roof covering extends out with hip roof and decorative carved supporting brackets. This cantilevered roof covers a raised French door with balcony and iron railing. The fenestration on this elevation consists of groupings of six over one double hung windows, similar to others seen on the home. There is a long concrete driveway used to access detached garage at the rear of parcel. The rear (north) elevation features a hip roof with central peak and a small brick chimney with metal spark arrestor placed behind. A central French door and double hung window are used to connect home to rear patio. The central patio is flanked by two shed roof additions. The side (east) elevation shows cross-gabled end, which matches half timbering and attic vent from the front gable. This side gable transitions into hip roof at the rear of the house. The side view of the front porch shows the battered brick base support for the front facing gable. Fenestration and stucco exterior finish is consistent with the rest of the home. The rear carriage house style detached double garage has a shaped parapet, double hung windows and matching stucco surfacing.

While largely intact, there have been a few modifications to the house and garage. At the front main half timbered cross gable, the window sashes were restored in-kind, matching the original leaded windows see in 1925 photo and matching the original leaded windows seen on the home. There are two, single story, additions at rear elevation of the house. Both additions are setback on the original house and differentiated by their shed roofs below the home's hipped roofline and differing stucco surfacing. At the garage, the original double opening door has been replaced with metal garage door. The modifications to the property do not impact its character-defining features and the resource continues to convey its historic significance as a Tudor Revival style house.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include the use of stucco as well as wood cladding and veneer, depending upon the subtype, and tall wood windows. Decorative half-timbering is present on only about half of the examples.

Significance Statement: Although there have been some minimally visible alterations to the house, it continues to convey the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style including steeply pitched roof, half-timbering, stucco wall cladding, prominent chimney, multi-pane leaded wood casement windows, dominant brick surfaced lancet arched entryway and wainscoting, and tall windows with multi-pane glazing. 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 Joseph W. Potter Spec House #1 located at 1984 Guy Street be designated with a period of significance of 1925 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Tudor Revival style of architecture. The designation excludes the 105 square-foot additions at the rear of the house. 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.



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Joseph P. Castro, RA  
Associate Planner



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Kelley Stanco  
Senior Planner/HRB Liaison

JPC/ks

Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 8/27/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/27/2015, to consider the historical designation of the **Joseph W. Potter Spec House #1** (owned by Martina A. and William A. Hesser Jr., 1984 Guy Street, San Diego, CA 92103) located at **1984 Guy Street, San Diego, CA 92103**, APN: **451-742-07-00**, further described as BLK 54 LOT 5 SELY 5 FT LOT 3 ALL LOT 4 NWLY 20 FT 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 Joseph W. Potter 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 Tudor Revival style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource retains its character-defining steeply pitched roof, half-timbering, stucco wall cladding, prominent chimney, multi-pane leaded glass wood casement windows, dominant brick surfaced lancet arched entryway and wainscoting, and tall windows with multi-pane glazing. 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 105 square-foot additions at the rear of the house.

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: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
INGA LINTVEDT,  
Deputy City Attorney