



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 13, 2012 REPORT NO. HRB-12-050

ATTENTION: Historical Resources Board
Agenda of September 27, 2012

SUBJECT: **ITEM #10 – Paul and Charlotte Hutchinson House**

APPLICANT: Philip and Erin McConkey represented by Trip Bennett

LOCATION: 1856 Viking Way, 92037, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Paul and Charlotte Hutchinson House located at 1856 Viking Way as a historical resource.

STAFF RECOMMENDATION

Designate the Paul and Charlotte Hutchinson House located at 1856 Viking Way as a historical resource with a period of significance of ca. 1931 under HRB Criterion C. The designation excludes the two story addition between the garage and the main house constructed in the 1980s and the second story garage addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its ca. 1931 period of significance. Specifically, the resource retains its exterior stucco, with a multi-level gable roof sheathed with clay tiles and exposed rafter tails, wood divided light windows, and decorative wood shutters.

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 property is located in a predominantly single-family neighborhood of La Jolla Shores.

The property was originally reviewed by the Historical Resources Board (HRB) in March 2011. Staff was not recommending designation at that time due to a number of alterations. An addition had been added to the front of the house, a number of windows had not been replaced in-kind, and the front door had been replaced. The HRB declined to designate the property at that time.

With the guidance of Historical Resources staff, historical photos, and construction plans from the 1980s additions, the property owner restored the home.

The historic name of the resource, the Paul and Charlotte Hutchinson House has been identified consistent with the Board's adopted naming policy and reflects the name of original owners who constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Marie Lia and amended by Trip Bennett, 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 house located at 1856 Viking Way was built in 1931 in the Spanish Eclectic style. The one and two story house has a stucco exterior, a low-pitched multi-level gable roof with red clay tile, exposed rafter tails, and a medium eave overhang. Exposed beam detailing is found on the underside of the second story portion of the structure, which cantilevers over the first floor. Clay attic vents are set in a triangular orientation beneath the gable-front roof planes. The structure has a concrete foundation with a partial basement, an asymmetrical façade, and an L-shaped floor plan. A large stucco wall surrounds the property; a wrought iron gate located on the front elevation gives access to the main entrance and front yard. The original fenestration consists primarily of wood framed, fixed and three-light casements. Decorative Spanish style metal grilles and operable wood shutters are present on the original windows. There are two chimneys, one is original, located on the front façade and the other was added as part of the rear addition. The alley accesses the two-car garage.

Revealed on the residential building record provided in the nomination report are a number of 1980's additions, which have substantially altered various character-defining elements of the structure's architectural integrity. In 1981, a significant first floor addition altered the front façade; a 14ft. x 12ft. area was constructed on the southeast corner, which modified the previous 7 ft. x 6.5ft. element. Originally, the garage was a detached two-car garage, however after several alterations the building is now one contiguous structure. In 1982, a maid's quarter and a side rear addition were added, which enclosed the space between the garage and the main structure. In the same year a pool was added at the rear of the property. Additionally in 1989, a bed and bath were constructed above the garage and 1982 addition.

A number of doors were replaced throughout the structure, including the front door, which was replaced with a non-historic wood door with a stain glass opening, not consistent with the Spanish Eclectic style. In addition, several windows were replaced. Windows on the front façade were replaced with metal casement style windows with no divided lights. Due to the expansion of the home, the Spanish tile roof appears to have been replaced with non-historic tile

and the entire home appears to have been re-stuccoed to match the later additions. Cumulatively these alterations negatively impacted the integrity of the original 1931 structure.

Based on input from staff, the property owners acquired the plans from the 1980s additions, historic photos and an oral interview with the previous property owner who undertook the alterations. Based on the historic photos and the 1981 demolition plan, the owners were able to remove the 14ft. x 12ft. addition and restore the original opening. Based on the historic photos, the owners also discovered the presence of a small second story window that had been enclosed in the wall. The front door that had been replaced with an inappropriate wood and stained glass door, was restored to a historic appropriate door for a Spanish Eclectic style house. The windows on the front of the house that had been replaced with single light aluminum clad windows were restored to wood true divided light windows that matched the original configuration. Wood shutters were also restored to the windows that originally had them. While there are still several modifications to the house, they are located at the rear and do not have a significant impact to the front and street visible sides of the house. The restoration of the front façade has had a significant impact on the overall integrity of the house.

Hugely popular following the 1915-1916 Panama-California Exposition which revived the romantic ideal of Spanish and Latin American architecture; the Spanish Eclectic style was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries. The restoration of the subject house conveys the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style, including exterior stucco, with a multi-level gable roof sheathed with clay tiles and exposed rafter tails, wood divided light windows, and decorative wood shutters. Therefore, staff recommends designation of the subject property under HRB Criterion C.

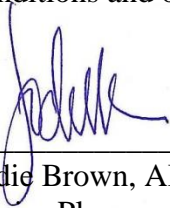
The nomination report provided information on Thomas Shepherd a Master Architect who is recognized for his prominent involvement in the architectural design of several Spanish style homes in La Jolla. The report mentioned that Shepherd might have designed the residence although the report does not supply any information that relates Shepherd to the design of the original structure. With a lack of information definitively connecting Thomas Shepherd to the house, staff cannot recommend designation under Criterion D.

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 Paul and Charlotte Hutchinson House located at 1856 Viking Way be designated with a period of significance of ca. 1931 under HRB Criterion C as a good example of the Spanish Eclectic style retaining exterior stucco, with a multi-level gable roof sheathed with clay tiles and exposed rafter tails, wood divided light windows, and decorative wood shutters from its ca. 1931 period of significance. The designation excludes two story addition between the garage and the main house constructed in the 1980s and the second story garage addition. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Assistant Deputy Director/HRB
Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A

ADOPTED ON 9/27/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/27/2012, to consider the historical designation of the Paul and Charlotte Hutchinson House located at **1856 Viking Way, San Diego, CA 92037**, APN: **346-451-19-00**, further described as LOTS 53 & 54 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 Paul and Charlotte Hutchinson House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics features of Spanish Eclectic style and retains a good level of architectural integrity from its ca. 1931 period of significance. Specifically, the resource retains its exterior stucco, with a multi-level gable roof sheathed with clay tiles and exposed rafter tails, wood divided light windows, and decorative wood shutters. 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 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: _____
KEITH BAUERLE
Deputy City Attorney