



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: July 16, 2009 REPORT NO. HRB-09-037

ATTENTION: Historical Resources Board
Agenda of July 23, 2009

SUBJECT: **ITEM #14 – 155 19th Street, Sherman Heights District Contributor**

APPLICANT: Leticia Garcia, owner represented by Philip Shapiro

LOCATION: 155 19th Street, Southeastern San Diego Community, Council District 8

DESCRIPTION: Consider the rescission of the designation of the Sherman Heights District Contributor located at 155 19th Street as a historical resource.

STAFF RECOMMENDATION

Rescind the designation of the property at 155 19th Street, designated as HRB Site #208-003, due to a loss of integrity. This recommendation is based on the following finding:

1. Since the property's designation, there has been a change in circumstances surrounding the original designation; specifically the demolition and reconstruction of the house in manner not consistent with the U.S. Secretary of the Interior's Standards, resulting in a substantial loss of integrity to the point that the house no longer reflects the significance of the district.

BACKGROUND

The Sherman Heights Historic District was designated as HRB Site #208 by the Historical Resources Board on May 27, 1987. The district is bounded by Highway 94 to the north, the



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

properties on the side of 25th Street to the east, Imperial Avenue to the south, and Interstate 5 to the west. The district is historically and architecturally significant as one of San Diego's earliest neighborhoods which exhibits several architectural styles and trends within its period of significance, which ends in 1937. The district contains 390 contributing resources, approximately 70 percent of the total properties within the district boundary. The Sherman Heights Historic District Design Guidelines and Criteria were adopted by the City Council in June of 1987 and govern development in the district, along with the City's Historical Resources Regulations and the U.S. Secretary of the Interior's Standards.

The subject property at 155 19th Street was designated as a contributing resource when the district was established in 1987. As designated, the house was a simple vernacular bungalow built in 1903 with a side gable roof, wood siding and a simple entry porch. A copy of the survey form prepared for the property in 1987 has been included as Attachment 1.

In May of 2007, the owner of 155 19th Street submitted a project application to the Development Services Department with a scope of work which included reconstruction of the roof which had been badly damaged by a fire; removal of outer layers of non-historic siding and repair and reuse the original redwood lap siding underneath; restoration of the remaining wood windows and replacement of the non-historic aluminum windows with wood; construction of a small addition at the rear corner of the property; and a complete interior remodel. Staff worked with the application on some project revisions and approved the project as consistent with the Standards.

After work began on the property, the owner and his contractor discovered that, like many buildings of this type and era, the house was built using single wall construction. In addition, the single wall construction had been severely damaged by an earlier fire and reinforced with sub-standard framing. Photos submitted to staff during this stage of the project have been included as Attachment 2.

The applicant requested to remove all fire damaged materials and construct new framing, which would be finished with the redwood lap siding which had been removed and set aside for reuse. Staff was uncomfortable approving that level of work without an independent, professional assessment of the condition of the extant materials, and directed the owner to hire a preservation architect to assess the situation and provide recommendations.

The owner hired Heritage Architecture and Planning, who assessed the site and provided (in part) the following conclusions and recommendations in a letter dated September 17, 2007. The complete letter can be found as Attachment 3.

- The horizontal redwood lap siding was not the original siding, but was applied sometime prior to the 1940's after a fire caused substantial damage to the original 1x12 vertical board and batten siding, which constituted the single wall construction.
- Most of the original 1x12 had been removed long ago, with some salvageable material remaining on portions of the north and west facades.
- Portions of the house lacked any framing, with the windows suspended within vertical boards nailed to the sill and top plates. Most walls lacked consistent top plates.

- Recommended that the horizontal redwood lap siding, which is 80% intact, be reused in the most publically visible locations.

Given the analysis and recommendation by Heritage, HRB staff reviewed and approved revisions to the scope of work, including removal of all existing framing, which was minimal, non-historic and sub-standard; salvage and re-use of any portion of the original 1x12 vertical board siding which is not burnt beyond repair (to be installed under the horizontal siding as a physical record of the building's construction); re-installation of the horizontal redwood lap siding on the front and side elevations, and where replacement siding is needed, new siding milled to match and installed at the rear; restoration of the remaining wood windows; and replacement of the non-historic aluminum windows with wood.

The revised scope of work was extensive, and was more consistent with a reconstruction as opposed to a rehabilitation. However; staff clearly communicated to the applicant that the house would need to be accurately rebuilt to its historic dimensions and proportions, and required several notes to be placed on the plans, including the following:

Roof:

1. The double-gable roofline of the historic portion of the house shall be reconstructed with the same pitch, eave overhang, and exposed rafter tails. The roof over the later additions at the rear shall be flat.
2. Roofing material shall be dark brown or grey composite shingle.

Siding:

1. The original historic siding, existing on the house under 3 layers of non-historic siding, will be preserved and repaired. Where repair is not possible, the siding will be replaced in-kind with like materials and size, under the direction and guidance of HRB staff.

Porch:

1. The porch, which is severely deteriorated, shall be replaced in-kind.
2. The second, non-historic door which was added to the right of the porch will be removed and framed in with a 1-over-1 wood frame window.

Windows:

1. All existing wood frame windows will be repaired. Those windows which are beyond repair will be replaced in-kind with new 1-over-1 wood frame and sash windows.
2. All windows along the primary (19th Street) elevation will be original wood frame and sash windows.
3. Non-historic aluminum windows will be replaced with new 1-over-1 wood frame and sash windows.

Foundation:

1. The footings will be replaced, with some grading to occur at the rear of the property to create a level foundation. This grading will not occur at the front of the property, which will appear as it did historically.

Paint:

1. Paint shall be pastel or earth tones with dark colors used only for accents.

The notes were added to the plans, which included a dimensioned “Existing Floor Plan”. Staff approved the revised project as consistent with the Standards. In late October 2007, staff received communications from concerned neighbors who were upset at the apparent demolition of the house. Staff assured them that the project had been reviewed and approved, and provided copies of photos and the analysis and recommendation from Heritage. The neighbors contacted staff again in November 2007 and expressed concern that the house was not being reconstructed accurately. Staff met with the neighbors and reviewed photos of the house, which was fully framed and nearing completion. Based on review of the photographs, it did appear that the reconstructed house exhibited different proportions than the original house. After further investigation, staff discovered that the applicant had built to the plans reviewed and approved by staff, but had misrepresented the existing dimensions and proportions on the plans.

Staff attempted to determine what recourse was available. To that point, staff had not encountered a situation where a project had been built to approved plans that had not accurately reflected the existing historical resource. In addition, staffing at this time had been reduced to two staff members managing the entire historic resources program. The complexity of the situation coupled with very limited staff capacity precluded a timely response.

In early 2009, the owner contacted staff and requested a Mills Act contract for the property, which was now being assessed by the County as a new structure. In response to this request, staff conducted a site visit with the original 1987 survey form in-hand and found that the newly constructed house differed significantly from the original dimensions and proportions. A side-by-side photo comparison of the house as it was designated in 1987 and as it stands today has been included as Attachment 4. Significant differences include the roof pitch; the relationship between the eave-line and the eave-line of the smaller wing to the north; window size and placement; and the bulk of the porch posts and supports. Staff informed the property owner that due to the inaccurate reconstruction, staff would not issue a Mills Act agreement and would take the property forward to the Board to have the designation removed.

Staff met with the applicant and their attorney to discuss the issue. The applicant maintains that the house was reconstructed accurately, and that the designation should remain. In a last attempt to avoid rescinding the designation and reclassifying the property from contributing to non-contributing, staff offered the property owner a Mills Act agreement, which would be conditioned to correct the inaccuracies in the reconstruction over the course of ten years. The property owner declined. Therefore, given the inaccurate reconstruction which is not consistent with the U.S. Secretary of the Interior’s Standards, staff is bringing the property forward with a recommendation to have the designation rescinded.

ANALYSIS

San Diego Municipal Code (SDMC) Section 123.0205 states that the “Historical Resources Board may amend or rescind any designation of a historical resource in the same manner and procedure as was followed in the original designation. This action may be taken only if there is new information, the discovery of earlier misinformation, or a change in circumstances surrounding the original designation.”

Since the designation of the property at 155 19th Street as a contributing resource to the Sherman Heights Historic District, there has been a change in circumstances surrounding the designation. The deteriorated and fire-damaged condition of the resource led to the reconstruction of the building, which was not completed in a manner consistent with the U.S. Secretary of the Interior’s Standards, despite attempts to ensure its accurate reconstruction. The new building differs significantly from the original house in regard to the roof pitch; the relationship between the eave-line and the eave-line of the smaller wing to the north; window size and placement; and the bulk of the porch posts and supports. The house no longer reflects its original design, proportions and spatial relationships; and the integrity of the resource and its ability to convey the significance of the district has been lost. Therefore, staff recommends that the Board rescind the designation of the property at 155 19th Street and reclassify the property from a contributing to a non-contributing resource within the district. As a non-contributing resource, the property would be regulated under the City’s Historical Resources Regulations and the Sherman Heights and Grant Hill Park Historic District Design Guidelines and Criteria as they relate to non-contributing resources and new development, and any future improvements at this site would be subject to review and approval by historic resources staff.

CONCLUSION

Based on the information submitted and staff’s field check, it is recommended that the Board rescind the designation of the property at 155 19th Street, designated as HRB Site #208-003, due to a loss of integrity. The property would be reclassified as a non-contributing resource to the Sherman Heights Historic District, and would be subject to the regulations for non-contributing resources and new development.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

- Attachment(s):
1. 1987 Survey Form
 2. Photos Showing Extent of Fire Damage
 3. Letter from Heritage Architecture and Planning
 4. Photo Comparison of the House in 1987 and 2009
 5. Draft Resolution

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

1. Common name: N/A
2. Historic name: UNKNOWN
3. Street or rural address: 151-155 19th Street
City San Diego Zip 92102 County San Diego
4. Parcel number: 535-414-03
5. Present Owner: Pedro, Mayra and Leticia Martinez Address: 151 19th Street
City San Diego Zip 92102 Ownership is: Public _____ Private XX
6. Present Use: Apartments Original use: Single Family Residence

DESCRIPTION

- 7a. Architectural style: BUNGALOW LIKE
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: Sherman Addition, Block 49, Lot 2

This is a small one story side gabled house with asbestos shingles. The roof has exposed rafters and fascia boards. The windows are 1/1 double hung sash with moulded trim. The porch has a shed roof and partially covers the front facade. The porch posts are thin and square. The foundation is concrete. The house suffers from neglect and poor maintenance. The roofing material, front door and perhaps the porch are all alterations. A window has been blocked in and another entrance has been added.



8. Construction date:
Estimated _____ Factual 1903
9. Architect UNKNOWN
10. Builder UNKNOWN
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
October 1986

13. Condition: Excellent ___ Good ___ Fair XX Deteriorated XX No longer in existence ___
14. Alterations: additional entrys, roofing material, asbestos shingle siding
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up XX
Residential XX Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning XX Vandalism XX
Public Works project ___ Other: _____
17. Is the structure: On its original site? XX Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built in 1903 by Otto Malmgren, a cement contractor. He lived there until 1913. Orignally numbered 163, the numbers 151 and 155 were given to this house sometime between 1913 and 1926. This house has been altered but it may have been a bungalow style house originally which was a common style for smaller homes of that period.

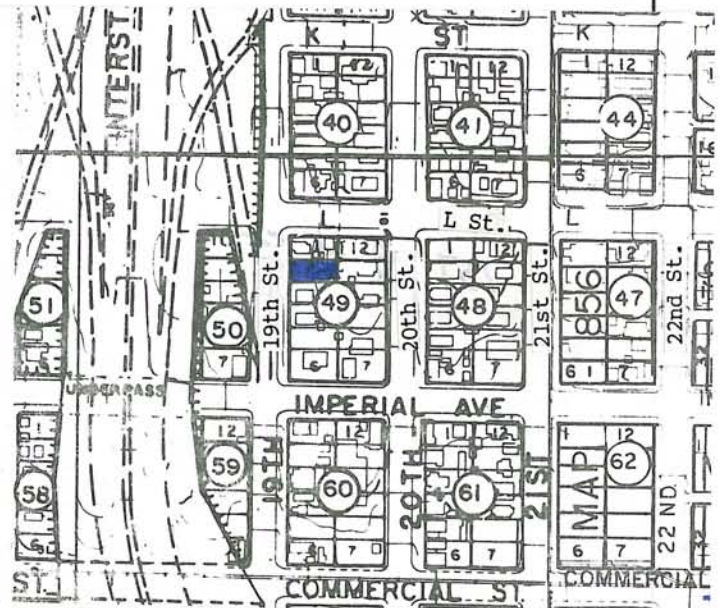
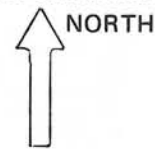
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture XX Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

I, II, IV

22. Date form prepared SPRING, 1987
 By (name) C. BRAUN — A. McPHERSON
 Organization CITY OF S.D. - PLANNING
 Address: 202 "C" STREET
 City SAN DIEGO Zip 92101
 Phone: 236-6460

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):







HERITAGE
ARCHITECTURE & PLANNING



September 17, 2007

Roger Robledo Residence
155 Nineteenth Street
San Diego, CA. 92102

RE: 155 Nineteenth Street - Exterior Siding Assessment

Heritage Architecture & Planning (Heritage) conducted a site visit on September 14, 2007 and investigated the condition of the existing siding on the above referenced residence. The following are our Findings and Recommendations:

Findings

Overall Appearance (refer to attached photos):

1. The clapboard siding is uniform, straight, and well attached to the structure.
2. All three exposures north, west, and south appear uniform in condition. The east wall has been demolished per plan and contains no siding.
3. Previous siding nailing has not destroyed the overall condition of the siding.
4. All later siding on top of the horizontal siding has been removed.
5. There is no visible evidence of termite damage to the siding, only to the stud framing.
6. The horizontal siding is triple lap in a 7" board width, probably redwood.

Historical Observations:

1. The horizontal siding is not the original siding as it was applied over older 1x12 vertical siding with battens.
2. Only the west (front) wall and the front portion of the north wall have remnants of the vertical siding.
3. Portions of the 1" vertical siding on the south wall were burned in a fire and were removed except for strips left on the studs to support the siding. It appears that the current horizontal siding was added at the time of fire repairs, likely prior to 1940.
4. The house had a rear addition and the north siding is not uniform. The rear portion of the north side is individual 3" lapped siding.

Construction Observations:

1. The house is jacked up, new foundations placed under, roof gone, interior finishes all removed. Original wood windows remain in place.
2. The NW corner of the house lacks any stud framing. Vertical siding spans from sill to top plate and window hung within.
3. Most walls lack consistent top plates with splices.
4. The remaining horizontal siding appears to be good enough to be removed and reinstalled along the front elevation.

HERITAGE
ARCHITECTURE & PLANNING



Roledo Residence
155 19th Street
Siding Investigation
September 17, 2007
Page 2

Recommendations

These recommendations follow *The Secretary of the Interior's Standards for Rehabilitation*. Based on the lack of framing integrity of the walls, as well as evidence that this siding is not original to the building, Heritage recommends the removal and reinstallation of most of the existing horizontal siding in the most publicly visible locations. Reinstallation should occur on the west (street) facing wall and as much of the west end of the south wall as is possible. Siding damaged beyond repair can be discarded; approximately 20%. Nail holes and cracks should be filled prior to new primer and paint. The remainder of the house should be clad with wood siding matching the historic profile, exposure, and wood species.


horizontal

Regarding the original wood windows, they should be restored and reused. If they are damaged beyond repair, they can be replaced with wood replicas that match their appearance and detailing. Below are two potential window repair and replication sub-contractors who have worked on historic buildings. Heritage Architecture & Planning makes no representation as to the listed firms capabilities, contractor license status, or quality of work.

San Diego Sash Company
6161 El Cajon Blvd. Suite 458
San Diego, CA 92115
Contact: Shawn Woolery
P: (619) 546-4912
F: (619) 546-4913

Alpine Windowerks, Inc.
9146 Olive Dr.
Spring Valley, CA 91977
John Garrod
P: (619) 337-6999

Please feel free to contact me if you have any questions about this letter. Thank you.

Sincerely,

Curtis Drake, Principal
C-14902

C:\Documents and Settings\Curt Drake\My Documents\HAP - Projects\076_ 155 19th St\Roledo Siding Letter.doc

Side-By-Side Photo Comparison



1987



2009

RESOLUTION NUMBER N/A
ADOPTED ON 7/23/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/27/1987, and designated the Sherman Heights Historic District bounded by Highway 94 to the north, the properties on the side of 25th Street to the east, Imperial Avenue to the south, and Interstate 5 to the west as a historical resource containing 390 contributing resources, including the property at 155 19th Street, San Diego, CA 92102, APN: 535-414-03-00, further described as Lot 2 in Block 49 of Sherman's Addition in the City of San Diego, County of San Diego, State of California; and

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/23/2009, to consider rescinding the historical designation of **Historical Resources Board Site #208-003, a Contributing Resource to the Sherman Heights Historic District** (owned by Leticia V. Garcia, 155 19th Street, San Diego, CA 92102) located at **155 19th Street, San Diego, CA 92102, APN: 535-414-03-00**, further described as Lot 2 in Block 49 of Sherman's Addition in the City of San Diego, County of San Diego, State of California due to a change in circumstances surrounding the original designation; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered 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 removed from the Register of Designated Historical Resources and reclassified from a contributing resource to a non-contributing resource to the Sherman Heights Historic District, and

WHEREAS, non-contributing resources within the Sherman Heights Historic District in the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) and the Sherman Heights and Grant Hill Park Historic District Design Guidelines and Criteria and as such any exterior modifications shall be approved by the City, including but 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 rescission of the designation of the property at 155 19th Street and reclassification from a contributing to non-contributing resource on the following finding:

(1) Since the property's designation, there has been a change in circumstances surrounding the original designation; specifically the demolition and reconstruction of the house in manner not consistent with the U.S. Secretary of the Interior's Standards, resulting in a substantial loss of integrity to the point that the house no longer reflects the significance of the district.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby rescinds the historical designation of the above named property and reclassifies the property from contributing to non-contributing within the Sherman Heights Historic District, identified as Historical Resources Board Site #208.

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: _____
NINA FAIN
Deputy City Attorney

DRAFT