



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 12, 2010 REPORT NO. HRB-10-009

ATTENTION: Historical Resources Board
Agenda of February 26, 2010

SUBJECT: **ITEM # 8 – Arthur and Caroline Dickerson House**

APPLICANT: Laurie Chapman

LOCATION: 3786 Albatross Street, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Arthur and Caroline Dickerson House located at 3786 Albatross Street a historical resource.

STAFF RECOMMENDATION

Designate the Arthur and Caroline Dickerson House located at 3786 Albatross Street as a historical resource with a period of significance of 1909 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics of the Dutch Colonial Revival and Victorian Shingle architectural styles and retains a high level of integrity from its period of significance, the construction date of 1909. Specifically, character-defining features of Dutch Colonial Revival and Victorian Shingle architecture reflected in the building include a front-facing gambrel roof, lap siding, wood shingles, double hung wood windows, bay windows, and an offset front porch with Classical details.



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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 house was built by Arthur and Caroline Dickerson in 1909.

The historic name of the resource, the Arthur and Caroline Dickerson House, has been identified consistent with the Board's adopted naming policy and includes the name of the individual who built the home and was its first occupant.

ANALYSIS

A historical resource research report was prepared by the owner, Laurie Chapman, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion A. 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.

The applicant's report states the Arthur and Caroline Dickerson House is a special element of the historical and architectural development of the Cleveland Heights subdivision. The *Guidelines for the Application of Historical Resources Board Designation Criteria* state special elements of development refer to a resource that is distinct among other similar resources. There is no evidence to suggest that the property is distinct from other similar resources within the Cleveland Heights subdivision. This particular property did not have a specific or distinct impact on surrounding development. This property was constructed at the time Cleveland Heights was in the process of developing and many of the homes in the subdivision exhibit similar architectural styles. Therefore, the Arthur and Caroline Dickerson does not reflect a special element of the Cleveland Heights subdivision and is not eligible under HRB Criterion A.

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 Arthur and Caroline Dickerson House was built in 1909 in the Dutch Colonial Revival style and also features Victorian Shingle style elements. The two-story home has a front-facing gambrel roof, a character-defining feature of Dutch Colonial Revival architecture. The gambrel is clad with wood shingles, a reference to the Victorian Shingle style. A shed dormer is located along the north side of the building and is clad in wood shingles. The first story of the building is clad with wood lap siding.

The front-facing (east) elevation has an asymmetrical composition with a large bay window along the first story and a small recessed porch at the north end. The bay window features

decorative upper sashes with elongated diamond shaped lights over a one light sash. The pattern of the elongated diamond shaped lights is repeated in the window adjacent to the front door as well as the double hung window centered under the gambrel roof. The recessed porch features a wood slatted floor and a single wood panel door with a large top light. A single Doric column is located in the northeast corner of the porch. In addition, a simplified Doric entablature spans the front façade (as well as three other facades), with an unadorned architrave and frieze.

The only other street visible façade is the south elevation. There is a bay along this façade, towards the rear of the building. The two sides of the bay have double hung (one-over-one) wood windows; however there is no window in the central section of the bay. Towards the front of the south elevation, a contemporary, steel fireplace chimney protrudes from the building at the first story. It is not known when this fireplace was added.

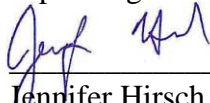
Sanborn maps indicate a garage was located on the southwest corner of the property. Currently, a small shed with French doors sits in this location. It does not appear that this shed was the original garage as it is unlikely the garage would have had a shed roof. In addition, the width of the siding of this shed does not match the width of the lap siding on the house. While it is possible, the garage could have been re-sided, the size and roof shape of the shed indicate that it is likely not the original garage. Though the garage has been removed, the original “Hollywood” or ribbon strip concrete driveway remains on the south side of the building.

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 Arthur and Caroline Dickerson House located at 3786 Albatross Street be designated under HRB Criterion C as an example of Dutch Colonial Revival and Victorian Shingle architecture. 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.



Jennifer Hirsch
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JH/cw

Attachment(s): Draft Resolution
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 2/26/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/26/2010, to consider the historical designation of the **Arthur and Caroline Dickerson House** (owned by Laurie Chapman, 3786 Albatross Street, San Diego, CA 92103) located at **3786 Albatross Street, San Diego, CA 92103**, APN: **452-013-55-00**, further described as The South 33 $\frac{1}{3}$ feet of the East 90 Feet of Lot 23 in Block 7 of Cleveland Heights, 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 Arthur and Caroline Dickerson House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Dutch Colonial Revival and Victorian Shingle architectural styles and retains a high level of integrity from its period of significance, the construction date of 1909. Specifically, character-defining features of Dutch Colonial Revival and Victorian Shingle architecture reflected in the building include a front-facing gambrel roof, lap siding, wood shingles, double hung wood windows, bay windows, and an offset front porch with Classical details.

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: _____
NINA FAIN
Deputy City Attorney