



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 12, 2010 REPORT NO. HRB-10-015

ATTENTION: Historical Resources Board
Agenda of March 25, 2010

SUBJECT: **ITEM # 10 – Quality Building and Securities Company Speculative House #1**

APPLICANT: Delanie Davis, property owner; represented by Johnson & Johnson Architecture

LOCATION: 3036 Elliott Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Quality Building and Securities Company Speculative House #1 located at 3036 Elliott Street as a historical resource.

STAFF RECOMMENDATION

Designate the Quality Building and Securities Company Speculative House #1 located at 3036 Elliott Street as a historical resource with a period of significance of 1926 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics of the Spanish Eclectic architectural style and retains a high level of integrity from its period of significance, the construction date of 1926. Specifically, character-defining features of Spanish Eclectic architecture reflected in the building include an asymmetrical composition, cross-gabled roof with mission tiles, wood vigas, stucco finish, use of a focal arched window, tile surround at the front door, and scored concrete patio and walkway.



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 the Quality Building and Securities Company in 1926.

The historic name of the resource, the Quality Building and Securities Company Speculative House #1, has been identified consistent with the Board's adopted naming policy and includes the name of the builder, but not the name of the first occupant as the home was vacant for a period of time after it was built.

The home was evaluated for the National Register of Historic Places in 2002 as part of the Quieter Home Program and found to be a contributor to the National Register eligible Loma Portal Historic District. Through this program, the windows throughout the property were replaced with either wood windows towards the front of the property or vinyl windows at the rear of the property. The use of vinyl windows on side elevations and at the rear of properties was common practice of the Quieter Home Program at the time this property was processed through the program.

ANALYSIS

A historical resource research report was prepared by Johnson & Johnson Architecture which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion D. 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 one-story, Spanish Eclectic home was built in 1926 by the Quality Building and Securities Company. The asymmetrical home features a cross-gabled roof sheathed in multi-color barrel mission tiles. The tiles are stamped "LA PRESSED Brick CO" indicating they were manufactured by the Los Angeles company. The low-pitched roof has no eave overhang and one circular vent is centered below the front facing gable. Three round wood vigas are located just below the eave line along the east end of the south elevation. Rear portions of the home have a flat roof with built-up parapet walls and round stucco vents to the attic.

Overall, the home is characterized by its asymmetrical front-facing (south) façade. The home features stucco wall cladding. The front-facing gable features a focal window with a tripartite composition and heavy stucco surrounds. The arched central section of the focal window is

flanked by multi-light casement windows (replaced through the Quieter Home Program). The main entrance to the home features a wood door with a decorative tile surround. While the tile appears to be original, the door is not original to the home. A triple casement window (replaced through the Quieter Home Program) is located adjacent to the main entrance. Though the concrete scored porch has been painted, the front walkway remains as unfinished concrete.

Along the east elevation, the double casement windows located below the side gable towards the front elevation, have been replaced with wood windows through the Quieter Home Program. The windows at the rear of the east elevation have also been replaced through the Quieter Home Program, however vinyl windows were installed in the original window openings. Vinyl windows have also been installed along the north elevation and the rear section of the west elevation. Along with the replacement of windows, other alterations include the addition of fabric awnings along the front facing façade and the replacement of the wrought iron porch railing.

The home exhibits character-defining features of the Spanish Eclectic architectural style through its asymmetrical composition, cross-gabled roof with mission tiles, wood vigas, stucco finish, use of a focal arched window, tile surround at the front door, and scored concrete patio and walkway. Therefore, staff recommends 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.

Quality Building and Securities Company built the home at 3036 Elliott Street. The company has not been established as a master builder by the HRB and the applicant's report does not provide sufficient documentation or analysis to establish the company as a master builder. In addition, the applicant's report does not clearly document how the building is a *notable example* of the Quality Building and Securities Company. While the report does provide photographs of other buildings constructed by Quality Building and Securities Company, it does not provide an analysis of the company nor define why the firm should be considered a master builder.

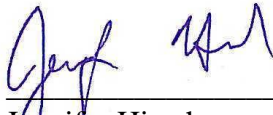
The *Guidelines for the Application of Historical Resources Board Designation Criteria* state to establish a master builder several items need to be provided beyond a list of projects. Information and documentation to provide includes, but is not limited to, examples of articles on the architect from trade journals, scholarly journals, acknowledgement of designs through awards, and an analysis of other works by the proposed master with identification of features that match stylistic characteristics of the master's development. Therefore, at this time staff does not support the establishment of the Quality Building and Securities Company as master builders and does not recommend designation under HRB Criterion D.

OTHER CONSIDERATIONS

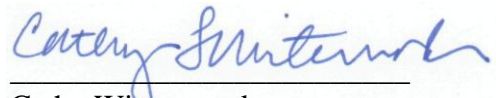
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Quality Building and Securities Company Speculative House #1 located at 3036 Elliott Street be designated under HRB Criterion C as an example of Spanish Eclectic 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 3/25/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/25/2010, to consider the historical designation of the **Quality Building and Securities Compnay Speculative House #1** (owned by Delaine H. Davis, 3036 Elliott Street, San Diego, CA 92106) located at **3036 Elliott Street, San Diego, CA 92106**, APN: **450-323-10-00**, further described as Block 266, Lot 2 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 Quality Building and Securities Compnay Speculative House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Spanish Eclectic architectural style and retains a high level of integrity from its period of significance, the construction date of 1926. Specifically, character-defining features of Spanish Eclectic architecture reflected in the building include an asymmetrical composition, cross-gabled roof with mission tiles, wood vigas, stucco finish, use of a focal arched window, tile surround at the front door, and scored concrete patio and walkway.

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