



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 19, 2011 REPORT NO. HRB-11-015

ATTENTION: Historical Resources Board
Agenda of May 26, 2011

SUBJECT: **ITEM #11 – George F. Hopkins House**

APPLICANT: Myron & Susan Fleming Trust represented by Scott A. Moomjian

LOCATION: 3223 2nd Avenue, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the George F. Hopkins House located at 3223 2nd Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the George F. Hopkins House located at 3223 2nd Avenue as a historical resource with a period of significance of c.1909 under HRB Criterion C. The garage addition is excluded from the designation. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a broad side gable roof with a wide, centered shed roof dormer; overhanging eaves; exposed rafter tails and triangular braces; decorative half-timbering; heavy dash stucco and shingle siding; decorative block at the chimney, wrap-around porch and foundation; shallow bays at the north façade, the northwest corner, and the south façade; and 1-over-1 double hung and single pane fixed wood frame windows with single lite transoms.



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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 property is a one and one-half story Craftsman style residence built c.1909 and is surrounded by other residential structures within the subdivision of Horton's Addition. It should be noted that the exact date of construction cannot be determined for the property with the documentation available. The Residential Building Record lists a 1909 date of construction. A Notice of Completion and water and sewer permit records are not available. Review of the County Lot and Block books show that the subject property was assessed as unimproved from 1896-1899. Unfortunately, the years 1900-1910 did not include information for block 383. Assessed improvements are first shown at the subject property on the 1911 Lot and Block book. The owner of the property in 1911, George F. Hopkins, obtained partial ownership of the property in 1908 and full ownership of the property at the end of 1909. Based on the limited documentation available, a construction date of c.1909 has been established.

The historic name of the resource, the George F. Hopkins House, has been identified consistent with the Board's adopted naming policy and reflects the name of George F. Hopkins, who constructed the house as his personal residence.

ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 subject property is a one and one-half story residence built in the Craftsman style and features a broad side gable roof with a wide, centered shed roof dormer; asphalt shingle roofing; overhanging eaves; exposed rafter tails and triangular braces; decorative half-timbering; a decorative block chimney; heavy dash stucco and shingle siding over wood frame construction; and a concrete foundation with a decorative block finish. The house is accessed via a scored concrete walkway leading to a wrap-around porch at the southwest corner of the house. The porch walls are constructed of the same decorative block as the foundation, and are stacked to create an open lattice appearance. The porch is covered with a wood trellis supported by classical columns. Shallow bays measuring one foot deep and finished with shed roofs and exposed rafter tails are a character defining feature of the house and are found at the north façade, the northwest corner, and the south façade. Fenestration consists of 1-over-1 double hung wood frame and sash windows as well as fixed wood frame windows with single lite transoms. A detached garage constructed concurrent with the house is located at the southeast corner of the lot.

Modifications include the addition of wired glass on top of the porch trellis, installation of a glass door and block lite transom at the rear façade, and an addition to the front of the garage at an unknown date. Upon review of the nomination and completion of a site visit, staff noted that the

original dormer at the front had been refinished with composite shingle material with faux wood grain, and the four original 1-over-1 double hung wood windows had been replaced with 4-over-1 vinyl windows. Staff discussed the modifications with the owner, who completed the modifications a number of years back to address water intrusion and rot. Staff worked with the owner to remove the vinyl windows and install historically appropriate 1-over-1 wood frame and sash windows and replace the composite shingle siding with cedar shingle siding. The new shingles are comprised of cedar boards routed to create shingle and are finished with stain. The restoration work is consistent with the historic materials and appearance of the house, as supported by historic photographs and information provided by the owner. The remaining modifications are limited to the wire glass at the porch, the glass door and transom at the rear, and the addition at the front of the garage. These modifications do not significantly detract from the overall integrity of the resource.

The subject property embodies the character defining features of Craftsman architecture and retains integrity to its date of construction. Therefore, staff recommends designation under HRB Criterion C. The garage and garage addition is excluded from the designation.

OTHER CONSIDERATIONS

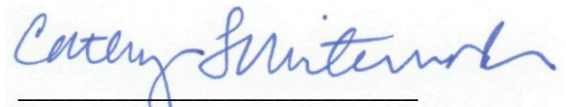
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the George F. Hopkins House located at 3223 2nd Avenue be designated with a period of significance of c.1909 under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman style architecture. The garage addition is excluded from the designation. 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

- Attachments:
1. Draft Resolution
 2. Lot and Block Book Page
 3. Applicant's Historical Report and addendum under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 5/26/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2011, to consider the historical designation of the **GEORGE F. HOPKINS HOUSE** (owned by Myron and Susan Fleming Trust, 3223 2nd Avenue, San Diego, CA 92103) located at **3223 2nd Avenue, San Diego, CA 92103**, APN: **452-554-36-00**, further described as BLK 383 LOT E 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 George F. Hopkins House on the following findings:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics of Craftsman architecture and retains integrity from its c.1909 date of construction and period of significance. Specifically, the resource exhibits a broad side gable roof with a wide, centered shed roof dormer; overhanging eaves; exposed rafter tails and triangular braces; decorative half-timbering; heavy dash stucco and shingle siding; decorative block at the chimney, wrap-around porch and foundation; shallow bays at the north façade, the northwest corner, and the south façade; and 1-over-1 double hung and single pane fixed wood frame windows with single lite transoms. 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**. The garage addition is excluded from the designation.

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

Index to Property in

HORTON'S ADD.

Addition

Township

South, Range

See Map Book No.

Page No.

NAME OF OWNER OF RECORD At Non Mark	TRANSFERRED TO	Date	DESCRIPTION OR BOUNDARY	Lot Sec	Blk Twp	Site R Eor	Acres	Mortgage Book and Page of Record	Surface												Value 100	Value 100	Value 100	Value 100	Improvements Houses, Barns, etc	Value of Improvements.			Value of Trees, Vines, Etc.				Tax Sales Year and No. of	High School District	School District	Eed Market	A-12	A-13	A-14	Remarks	
									Level	Buildings	Drainage	Gravel	Grass	Gravel	Gravel	Gravel	Gravel	Gravel	Gravel	Gravel						Gravel	Gravel	Gravel	Gravel	Gravel	Gravel	Gravel									Gravel
<i>Will. Geo. H.</i>			<i>Acres of</i>	A	381										110	200		170																							
				B	381											250	175		150																						
				C	381												250	175		150																					
				D	381												250	175		150																					
				F	381												250	175		150																					
				H	381												400	200		170																					
				G	381												400	200		170																					
				I	381												250	175		150																					
				K	381												250	175		150																					
				L	381												250	175		150																					
				M	381												400	200		170																					
	<i>Eston. Granville A.</i>					A	382										150	350		220																					
			B	382											325	175		150																							
			C	382												325	175		"																						
			D	382												325	175		"																						
			E	382												325	175		"																						
			F	382												450	250		220																						
			G	382												450	250		220																						
			H	382												325	200		170																						
			I	382												325	175		150																						
			J	382												325	175		"																						
			K	382												325	200		170																						
			L	382												450	300		260																						
<i>Dillingham, Thomas H. Dillingham Pitt</i>				A	383										560	350		300																							
			B	383											345	275		250																							
			C	383												345	275		250																						
			D	383												345	275		250																						
			E	383												345	275		250																						
			F	383												345	275		250																						
			G	383												560	300		260																						
			H	383												560	350		300																						
			I	383												345	275		235																						
			J	383												345	275		235																						
			K	383												345	275		235																						
			L	383												560	400		340																						

THE LAST NAME GIVEN IS THE ONE TO WHOM PROPERTY IS ASSESSED.

THE LAST VALUE GIVEN IS THE ASSESSED VALUE FOR THE PRESENT YEAR.

To Whom Assessed, 1911	To Whom Assessed, 1912	To Whom Assessed, 1913	To Whom Assessed, 1914	To Whom Assessed, 1915	Description or Boundary for Assessment	Lot No.	BL.	Size Acres	Value 1911	Value 1912	Value 1913	Value 1914	Value 1915	Value of Houses, Bldgs., Etc.	Value of Trees and Vines	School District	
Saunders, J.W.	J.W. Saunders	Wm. Flynn, L.R.			383			1000		1200	✓	✓	✓				
Hunt, A.J.	A.J.	Otis, Adele V.				800		800		950	✓	✓	✓	1100	1150	✓	
Mason, Mrs. S.	Mrs. S.	Mrs. C.W. Gulagher, Mary L.				800		800		950	✓	✓	✓		1050	✓	
Wood, Carrie Mills	Carrie Mills					800		800		950	✓	✓	✓	600		✓	
Leatham, Helen L.	Helen L.					800		800		950	✓	✓	✓	700		✓	
Carnhart, T.W.	T.W. Carnhart					1000		1000		1200	✓	✓	✓		1200	✓	
Lacey, D.S.	D.S. Lacey					1100		1130	1500	1500	✓	✓	✓	400	1240	✓	
d'Amico, Ana L.	Ana L.				800		800	670	800	✓	✓	✓		1000	✓		
Amacher, Hattie Amachu.	Hattie Amachu.				800		800		950	✓	✓	✓	600	700	✓		
Chapman, James L.	James L.				800		800		950	✓	✓	✓	500		✓		
Burnell, Barker McKie	Barker McKie				800		800		950	✓	✓	✓	600	800	✓		
					1000		1000		1200	✓	✓	✓	800	850	✓		
Bonaguid, Alferetta	Alferetta	Price, Alice		Samisch, G.H.	384			1100		1300	✓	✓	✓				
Burns, Lora A.	Lora A.		Barker, B.M.			800		800		950	✓	✓	✓				
Andrew, Annie B.	Annie B. Andrew	Anna W. Wolf	L.D.			800		800		950	✓	✓	✓	400	1000	1200	✓
Hedemarker, J.A.	J.A.					800		800		950	✓	✓	✓	440	500	✓	
						1100		1100		1300	✓	✓	✓	200	300	✓	
Rayhorn, Mrs. L.V. Romero	Mrs. L.V. Romero	James A. Rayhorn	L.V.			1200		1200		1450	✓	✓	✓				
Walker, Mrs. E.K. Walker	Mrs. E.K. Walker	E.K. Walker	Mrs. G.L.			900		900		1100	✓	✓	✓	1400		✓	
Woolman, W.H.	W.H.	Woolman, May H.			900		900		1100	✓	✓	✓	560		✓		
Lacey, D.S.	D.S. Hazard, Evangeline S. Speyer	Hattie I.		Speyer, Hattie	900		900		1100	✓	✓	✓		1360	✓		
Stegerman, G.J. Overholser	G.J. Overholser	Overholser, W.H.			1200		1200		1450	✓	✓	✓		2000	✓		
Moestler, Mr. J.S.	Mr. J.S.	Moesholder, Marked Morgan		Moesholder, Marked Morgan, Ada Ware	385			1400		1400	✓	✓	✓	460			
Moesholder, Mr. J.S.	Mr. J.S.					1000		1000		1200	✓	✓	✓				
Barnham, Carrie P.	Carrie P.			Barnham, Herbert H.		1000		1000		1200	✓	✓	✓		920	✓	
Pickett, Bern A.	Bern A.	Peters = Stans				1000		1000		1200	✓	✓	✓	1200	1310	✓	
McCutchen, A.	A.					1200		1200		1500	✓	✓	✓	410		✓	
Riley, Nattie R.	Nattie R.	Peterson, A.J.				1400		1400		1700	✓	✓	✓				
Barnham, Carrie C.	Carrie C.			Barnham, Herbert H.		1400		1400		1700	✓	✓	✓		540	800	✓
Morgan, J.A.	J.A.				1200		1200		1600	✓	✓	✓	500	500	✓		
Holliston, Othman	Othman				1400		1400		1800	✓	✓	✓	500		✓		
Kingman, J.P.	J.P.				1400		1400		1800	✓	✓	✓	500	600	710	✓	
					1400		1400		1800	✓	✓	✓	500				

383

384

384

385

385

S. 8 ft by lot H Hall N. 1/2 ft

E 1/2 - E 1/2 W 1/2 - "