



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 9, 2011 REPORT NO. HRB-11-042

ATTENTION: Historical Resources Board
Agenda of June 23, 2011

SUBJECT: **ITEM #5 – Parker and Dorothy Seitz/Thomas Shepherd House**

APPLICANT: James and Alice Barry represented by Vonn Marie May

LOCATION: 7123 Olivetas Avenue, 92037, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 7123 Olivetas Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Parker and Dorothy Seitz/Thomas Shepherd House located at 7123 Olivetas Avenue as a historical resource with a period of significance of 1933 under HRB Criteria C and D. The designation shall include the large Camphor tree and exclude the c. 1950's addition at the veranda and the garage. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Colonial Revival style and retains a good level of architectural integrity from its 1933 period of significance. Specifically, the resource retains its multi-gabled roof with wooden shingles, multi-paned, wood framed windows flanked by decorative wooden shutters, wooden shingle cladding, a pointed arched door and a clinker brick chimney. The property also features an attached garage which is consistent



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with the style of the house including a multi-gabled roof with wooden shingles on the roof and walls.

2. The resource is representative of a notable work of Master Architect Thomas Shepherd and retains integrity as it relates to the original design. Specifically, the resource reflects Shepherds 1933 remodel and reuse of the original 1926 home into a larger Colonial Revival style home reflective of his work at the time.

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 subject property is located at 7123 Olivetas Avenue in the La Jolla community. The property consists of a one-story Colonial Revival single family home with an attached garage.

The historic name of the resource, the Parker and Dorothy Seitz/Thomas Shepherd House, has been identified consistent with the Board's adopted naming policy and reflects the name of Parker and Dorothy Seitz as the original owners of the house as well as Master Architect Thomas Shepherd who designed the 1933 remodel which reflects the most current state of the home to be evaluated for significance.

The property was previously docketed for the May HRB hearing and at the time staff was not in support of designation of this property. However, shortly before the hearing staff received the original 1933 Thomas Shepherd remodel plans from the applicant. Because of this new information staff requested a continuance in order to have time to review these documents. Upon review of the 1933 plans, staff has revised the recommendation to support designation as further detailed in this report.

ANALYSIS

A historical resource research was prepared by Vonn Marie May and Robert Broms which concludes that the resource is significant under HRB Criteria A, C, and D. An addendum was prepared which indicated the applicant wished to change this determination and that the property was significant only under HRB Criteria C and D. Staff concurs that the site is significant under HRB Criteria C and 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.

According to the applicant's report the house embodies the distinctive characteristics of the Colonial Revival style. The house features a multi-gabled roof with varying roof lines of medium to high pitch covered with wooden shingles. While there are no eave or rake overhangs the eave lines are comprised of flat fascia boards laying right under the roofline. With the exception of a portion of the eastern facing wall on the rear of the property, the house is clad in even rows of thin wooden shingles. Fenestration is primarily multi-paned, wood framed windows flanked by decorative wooden shutters as well as double-hung and casement wood framed windows. A

Tudor style pointed arch door serves as the front entrance to the home. The west elevation features an exterior tapering chimney made of clinker brick and is located on the wall perpendicular to the wall containing the front door. The original garage on the north end of the property is now a utility room with a Dutch door entry and flanking windows. On the south wing facing the rear of the property is a back porch with a flat roof covered in composition shingle and supported by wooden trellises. An attached double car garage is present on the southern end of the property and is consistent with the style of the rest of the home with a multi-gabled roof and wooden shingles on the roof and walls. The focal point of the front yard is a large Camphor tree.

The applicant states that the original house was a small cottage built in 1926 in the Cape Cod variant of the Colonial Revival style with Tudor influences and clad in shingles. A large addition was built in 1933, in the same Colonial Revival style, by established Master Architect Thomas Shepherd. The original 1933 remodel plans indicated repositioning of the entry door from a side-facing entry to a front-facing entry on a newly constructed south wing to the house. The wing was of narrow dimension and included a veranda facing the back yard. An attached double car garage was also added at this time with a diagonal pattern still present on the current garage door. The original garage was converted into a utility room which included adding a casement window on the north wall and the garage door was converted into a Dutch door entry with flanking windows. The plans also indicate a small concrete walkway and porch with steps to the front door including a brick wall framing the porch stairs. These features are still present on the property. Shepherd was able to successfully craft a much larger house while completely reusing the 1926 house incorporating all old and new materials into one comprehensive structure. Since the 1926 house was adapted into a new design staff recommends evaluating significance as of the 1933 remodel.

According to the report, the last known alterations to the house occurred in the post war era estimated between 1949 and 1950. This modification enclosed the rear veranda and extended the south wing back approximately ten feet. A pair of aluminum sliding glass doors was added to this addition along with plywood siding different from the cladding on the rest of the house. It is believed the attic studio above the garage was also added in the 1949/1950 addition. This included the addition of an entrance on the rear of the garage with a narrow glass door with a wooden panel and flanking sidelights. Both of these modifications were done to the rear of the property outside of public view and do not seem to significantly impact the integrity of the property.

The Parker and Dorothy Seitz/Thomas Shepherd House retains a good level of integrity and embodies the distinctive characteristics of the Colonial Revival style architecture. 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.

The applicant's report states that the house is representative of the notable work of recognized Master Architect Thomas Shepherd. Shepherd was born in 1897 and studied at the University of Wisconsin and Columbia University in New York, where he studied architecture. However, inspiration seems to have been drawn from his travels in Europe, particularly in the Mediterranean region.

In 1926, he had relocated to and was primarily designing residences in new subdivisions in La Jolla. His homes include the Darlington House and the John Scripps residence in addition to over 200 other residences. In addition to his houses, he designed the La Jolla Beach and Tennis Club, the Marine Room, the Spanish-style Arcade building and an addition to the La Valencia Hotel. His architectural influence on La Jolla is substantial having designed buildings and homes throughout his lengthy and prolific fifty-year career. He passed away at the age of 82 in 1979.

While the architect of the original 1926 house cannot be determined, we do know that Thomas Shepherd designed an addition to the small Colonial Revival cottage in 1933, as evidenced by the Notice of Completion as well as the original 1933 remodel plans. Shepherd was able to comprehensively reuse the original 1926 house into a larger structure in the Colonial Revival style. This house not only is an outstanding example of Shepherd's ability to adapt previous resources into a new design but the house also reflects Shepherd's interpretation of the Colonial Revival style of architecture. Therefore, staff recommends 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.

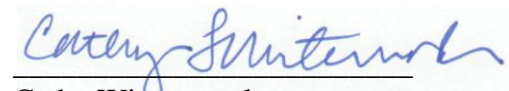
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Parker and Dorothy Seitz/ Thomas Shepherd House located at 7123 Olivetas Avenue be designated with a period of significance of 1933 under HRB Criterion C as an example of the Colonial Revival style and Criterion D as a notable work of Master Architect Thomas Shepherd. This designation includes the Camphor tree and excludes the c.1950s addition at the veranda and garage.

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 Feeley
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

JF/cw

Attachment(s): 1. Draft Resolution
2. Applicant's addendum under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 6/23/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/23/2011, to consider the historical designation of the **Parker and Dorothy Seitz/Thomas Shepherd House** (owned by James H. and Alice W. Barry, 7123 Olivetas Avenue, San Diego, CA 92037) located at **7123 Olivetas Avenue, San Diego, CA 92037**, APN: **351-142-15-00**, further described as BLK 8 LOT 13 N 20 FT OF LOT 7 & ALL OF LOTS 9 & 11 & S 20 FT OF 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 Parker and Dorothy Seitz/Thomas Shepherd House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Colonial Revival style. The resource embodies the distinctive characteristics through the retention of character defining features of the Colonial Revival style and retains a good level of architectural integrity from its 1933 period of significance. Specifically, the resource retains its multi-gabled roof with wooden shingles, multi-paned, wood framed windows flanked by decorative wooden shutters, wooden shingle cladding, a pointed arched door and a clinker brick chimney. The property also features an attached garage which is consistent with the style of the house including a multi-gabled roof with wooden shingles on the roof and walls. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect Thomas Shepherd and retains integrity as it relates to the original design. Specifically, the resource reflects Shepherds 1933 remodel and reuse of the original 1926 home into a larger Colonial Revival style home reflective of his work at the time. 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 designation shall include the large Camphor tree and exclude the c. 1950's addition at the veranda and garage.

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