



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 14, 2011 REPORT NO. HRB-11-070

ATTENTION: Historical Resources Board
Agenda of October 27, 2011

SUBJECT: **Item 10 – J.A. and Mary Smith/ William Wahrenberger House**

APPLICANT: Jennifer M. Tuteur Trust represented by IS Architecture

LOCATION: 4188 Arden Way, 92103, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the J.A and Mary Smith/ William Wahrenberger House located at 4188 Arden Way as a historical resource.

STAFF RECOMMENDATION

Designate the J.A and Mary Smith/ William Wahrenberger House located at 4188 Arden Way as a historical resource with a period of significance of 1925 under HRB Criteria C and D. Portions of the interior are included with this designation. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic architecture style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource retains a low pitched multi-gabled roof with slight eave overhang and exposed rafter tails, decorative vegas embedded in a stucco cladding with a recessed arched entry way, casement windows, and a stucco chimney. Interior elements include the honeycomb tiled entrance, the metal railing along the stairs from the entryway to the living room, the arched entryway to the living room, the fireplace and hearth with decorative tile, and the barrel roof in the living room. The property also includes a detached garage and flat in the Spanish Eclectic style which features a flat roof with low parapet walls, stucco cladding, and casement windows.
2. The resource is representative of a notable work of Master Builder William Wahrenberger and retains integrity as it relates to the original design. Specifically, the resource is a good example of Wahrenberger's work in the Spanish Eclectic architectural style.

Development Services Department

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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 subject property is at 4188 Arden Way in the Uptown Community and consists of a one story Spanish Eclectic style house and detached garage with a second story flat.

The historic name of the resource, the J.A and Mary Smith/ William Wahrenberger House, has been identified consistent with the Board's adopted naming policy and reflects the name of J.A and Mary Smith who constructed the house as their personal residence and the name of William Wahrenberger, a Master Builder.

ANALYSIS

A historical resource research was prepared by IS 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 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.

The house at 4188 Arden Way was constructed in 1925 in the Spanish Eclectic architectural style. The house features a low pitched multi-gabled roof with slight to no eave overhang and exposed rafter tails. On the front of the home underneath the eave line are decorative timber vegas embedded in the smooth stucco cladding. Under the line of decorative vegas is a projecting bay window with a hipped roof, exposed rafter tails, a simple frieze, multi-paned operable windows and a brick window sill. The fenestration on the rest of the home primarily consists of single pane and multi-paned casement windows. The entrance to the home is accessed through a concrete walkway with stairs which leads to a recessed arched opening featuring an arched wood batten door with a low pitched shed roof. On the rear of the home is a veranda with an unglazed terra cotta tile floor and on the south end of the property is a stucco chimney. Located southwest of the house is a detached garage and second story flat which were originally built with the house in 1925. The structure has a flat roof with low parapet walls, stucco cladding and casement windows.

The owner has requested to have portions of the interior included in the designation which is indicated on the attached floor plan and photo key (See Attachment 2). These elements include the Honeycomb entryway floor tile (A), the metal handrails along the stairs between the entryway and living room (B), the arched entryway between the entryway and living room (C), the fireplace, mantle, hearth, and decorative tile (D) and the barrel roof located in the living room (E).

Slight modifications have occurred to the house over the years. A sliding glass door has been added to the rear of the house, a metal gate was added to the southern end of the property, the garage door has been replaced, and stairs and a metal handrail were added for entrance to the

second story flat. Staff had concerns that the Spanish Mission Tile traditionally found on Spanish Eclectic homes was not present and that there was instead composition shingles. An addendum was provided which indicated that investigation of the roof found that the original sheathing is a skip wooden sheathing which usually supports a wood shake roof. Pieces of red stained wood shingles were found in the rafters during the investigation which were believed to have been the original roof shingles. Further investigation through the use of Sanborn Maps indicate that the house in 1950 had a wood shingle and the Sanborn map of 1956 shows a composition shingle roof which is consistent with the consultant's findings. The modifications to the house do not significantly impact the integrity of the home. Therefore, staff recommends designation under Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

William Fredrick Wahrenberger was born in Colorado in 1892 to John J. and Emilie Wahrenberger. The family relocated to San Diego in 1910. His father became Secretary of the Bay City Construction Company in 1911. William was a draftsman and followed his father into the construction business, working with him until his father's death in 1918. Although William Wahrenberger designed many houses, his occupation is listed as contractor and he never obtained an architect's license. William designed all the homes he built and completed some of the interior finish work himself. The houses that he designed and built are found throughout San Diego, including Mission Hills, Inspiration Heights, Fleet Ridge, La Jolla, Loma Portal and Point Loma. Since he constructed houses for more than a half-century, his work evolved, employing several styles including Craftsman, Spanish Revival and Modern. Hallmarks of William Wahrenberger's work were high-quality design and solid functional construction that utilized appropriate detailing and built-ins, and openings that introduced natural light into the interior of each house. The large, comfortable rooms flowed together, a feature that makes the houses very livable and functional even under today's standards. Wahrenberger died at the age of 73 in December of 1965.

The house at 4188 Arden Way is a prime example of William Wahrenberger's work in the Spanish Eclectic style. Therefore, staff recommends designation under 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

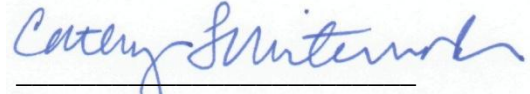
Based on the information submitted and staff's field check, it is recommended that the J.A and Mary Smith/ William Wahrenberger House located at 4188 Arden Way be designated with a period of significance of 1925 under HRB Criterion C as an example of Spanish Eclectic architecture and Criterion D for its association with Master Builder William Wahrenberger.

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.



for

Jennifer Feeley
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

JF/cw

Attachment(s):

1. Draft Resolution
2. Photo key of interior elements included in Designation
3. Applicant's Historical Report under separate cover
4. Consultant Addendum under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/27/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/27/2011, to consider the historical designation of the **J.A. AND MARY SMITH/ WILLIAM WAHRENBERGER HOUSE** (owned by Jennifer M. Tuteur Trust 09-16-09, 4188 Arden Way, San Diego, CA 92103) located at **4188 Arden Way, San Diego, CA 92103**, APN: **443-563-02-00**, further described as BLK 7 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 J.A and Mary Smith/ William Wahrenberger House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Spanish Eclectic style architecture. Specifically, the resource retains a low pitched multi-gabled roof with slight eave overhang and exposed rafter tails, decorative vegas embedded in a stucco cladding with a recessed arched entry way, casement windows, and a stucco chimney. Interior elements include the honeycomb tiled entrance, the metal railing along the stairs from the entryway to the living room, the arched entryway to the living room, the fireplace and hearth with decorative tile, and the barrel roof in the living room. The property also includes a detached garage and flat in the Spanish Eclectic style which features a flat roof with low parapet walls, stucco cladding, and casement windows. 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 Builder William Wahrenberger. Specifically, the resource is a good example of Wahrenberger's work in the Spanish Eclectic architectural style. 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, the exterior of the building, and part of the interiors as Designated Historical Resource **Site No.**

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

