

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: November 6, 2009

TO: Historical Resources Board

FROM: Kelley Saunders, Senior Planner, Historical Resources

SUBJECT: Item 11 – Irving and May Watson House

Background

This item was heard by the Historical Resources Board at the October 22, 2009 hearing, at which time staff recommended designation of the resource under HRB Criterion C as a resource which embodies the character defining features of the Craftsman bungalow style with a 1912 period of significance. Board discussion of the item centered around two main issues of concern: the fact that the original brick porch had been stuccoed in recent years to prevent further deterioration of the brick; and whether or not the porch configuration itself was original. Some members of the Board questioned whether the northern portion of the porch, which had a different roofline and an odd intersection with the wall and window of the main house, was a later extension.

After deliberation, the motion to designate the property consistent with the staff recommendation failed by a vote of 5-3-0, with 6 votes required for designation. Following the hearing, the property owner conducted additional research and uncovered historic photographs which support the position of the applicant and staff that the porch configuration is indeed original. Based on this significant new documentation unavailable to the Board at the October hearing, staff is returning the item to the Board for consideration in light of the new information.

Analysis

Historic photographs found by the property owner dating to 1973, 1964, 1952 and 1946 all show the northern-most portion of the porch with the modified roofline, half-column and unusual porch wall-to-building wall intersection as it exists today. The only change occurs between the 1964 and 1973 photograph, when the small, one or two foot tall planter was added in front of the porch wall. The addition of the planter was an insignificant addition which does not impair the integrity of the resource.

The 1946 and 1952 photographs are particularly significant because, in addition to documenting that the porch configuration is at least 63 years old, they illustrate that the Sanborn Maps, which were unchanged from 1920 through 1950 and 1956, did not accurately depict the width of the porch (Attachment 2). The Sanborn Map documentation, in addition to the historic photographs support that the existing porch configuration is the original porch configuration, and that the only significant change to the porch was the stucco coat, which did not result in the loss of original materials or configuration.

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Recommendation

Therefore, staff reaffirms the prior recommendation to designate the Irving and May Watson House located at 3136 Grim Avenue as a historical resource with a period of significance of 1912 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman bungalow style and retains a good level of architectural integrity from its 1912 period of significance.

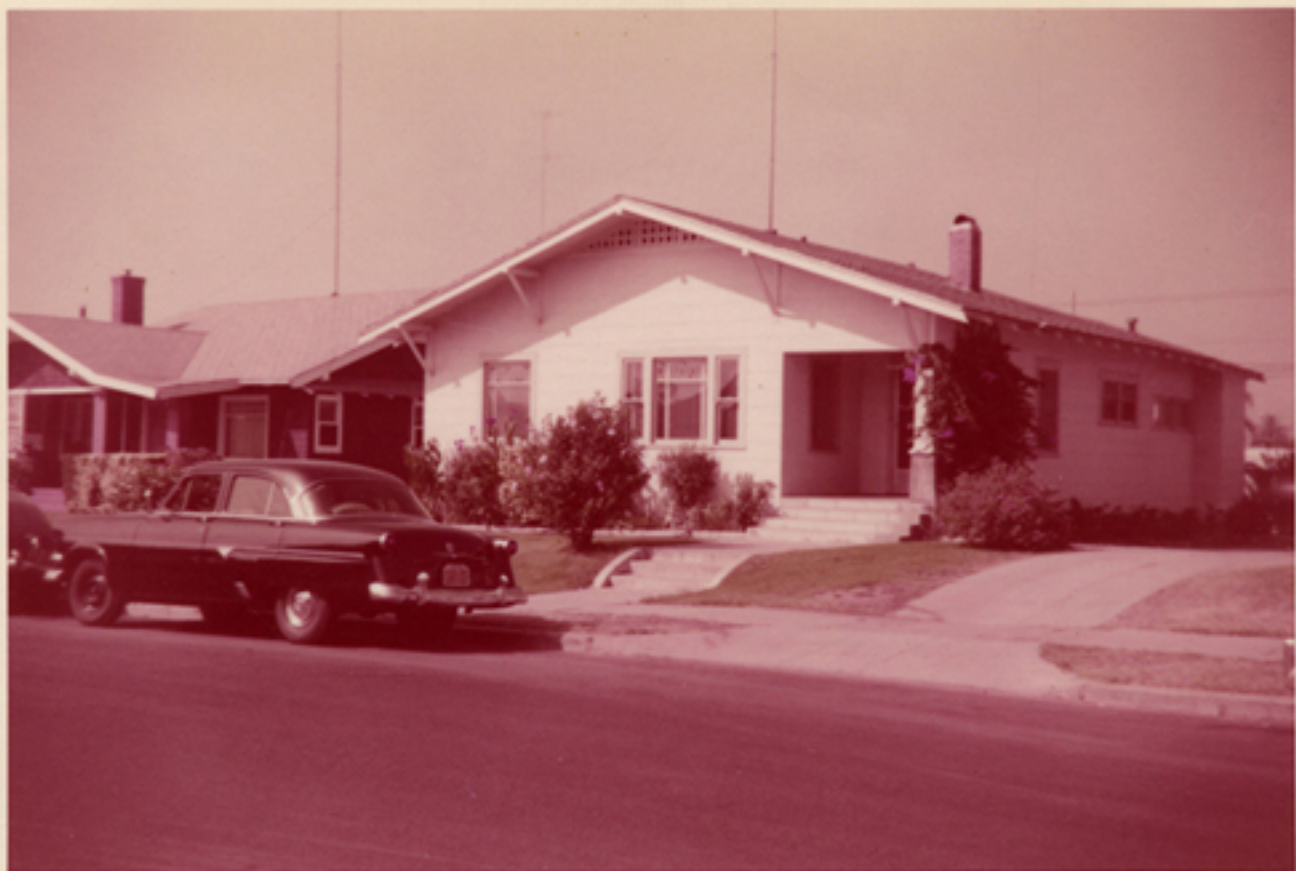


Kelley Saunders
Senior Planner

- Attachment:
1. Historic Photos from 1946, 1952, 1964 and 1973
 2. Sanborn Map Comparison
 3. Draft Resolution
 4. Staff Report 09-065



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KODACOLOR PRINT
MADE BY
EASTMAN KODAK COMPANY
R. M. REGIS, U. S. PAT. OFF.
Week Ending Sept. 23, 1946
V PA 2



35mm 135 X
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MADE BY

EASTMAN KODAK COMPANY

R. M. REGIS U. S. PAT. OFF.

Week Ending Nov. 8, 1952

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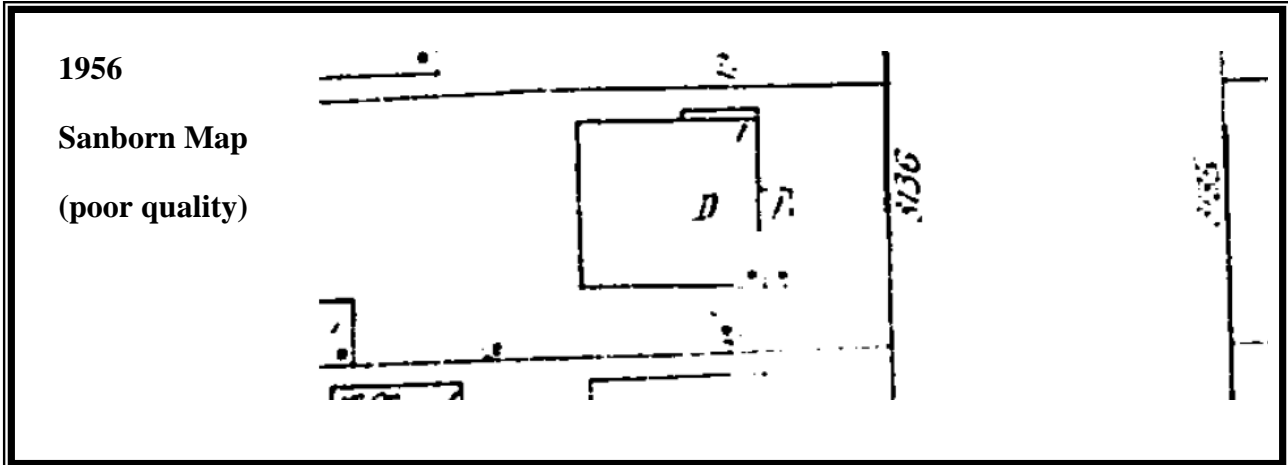
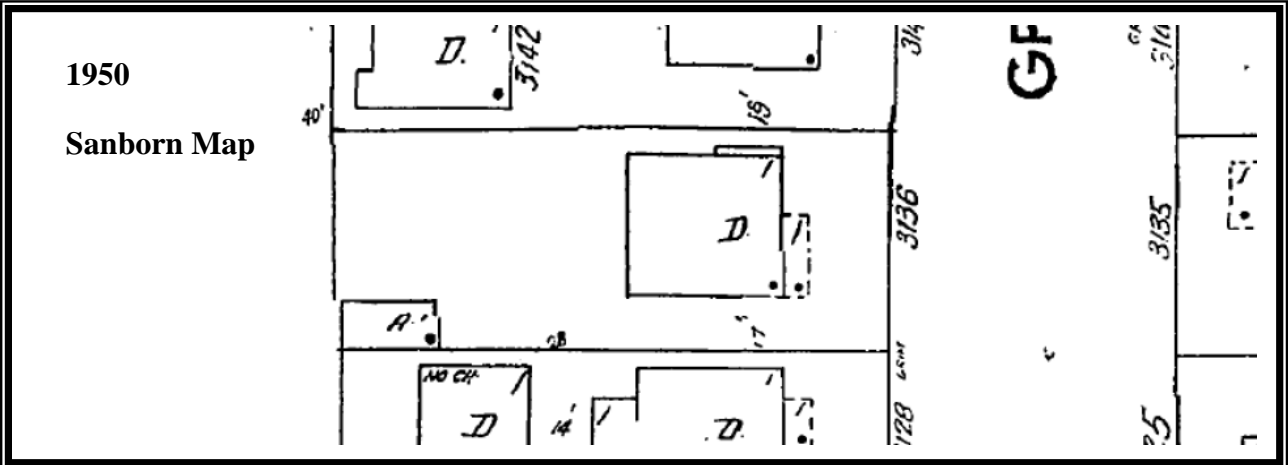
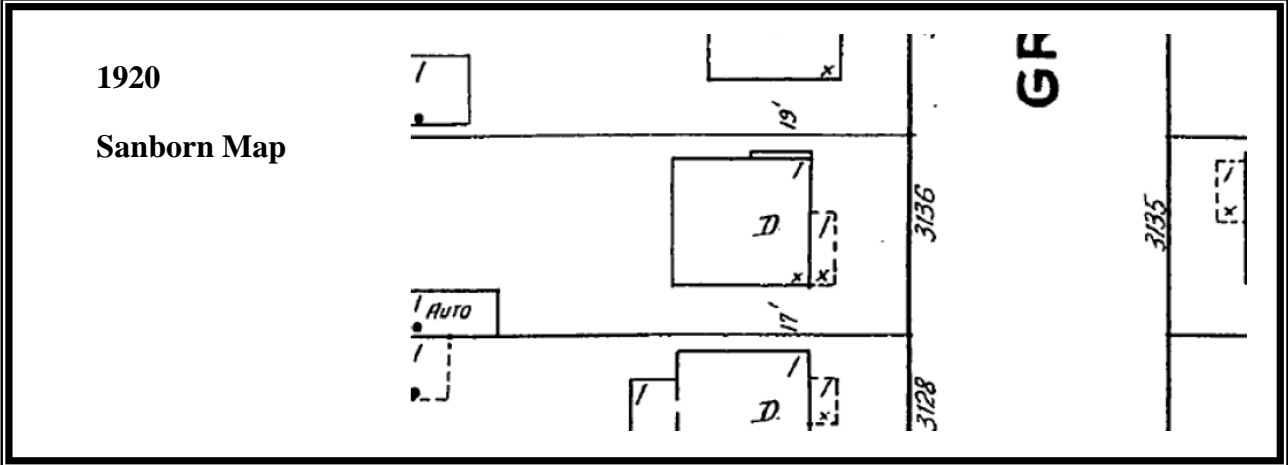
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MAY 73

SANBORN MAPS 3136 GRIM AVENUE



RESOLUTION NUMBER N/A
ADOPTED ON 11/20/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/20/2009, to consider the historical designation of the **Irving and May Watson House** (owned by John Aganon, 3136 Grim Avenue, San Diego, CA 92104) located at **3136 Grim Avenue, San Diego, CA 92104**, APN: **453-551-16-00**, further described as Lots 33 and 34, Block 8, Frary 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 Irving and May Watson 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 the Craftsman bungalow style and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the house retains medium-pitched cross-gable roofs; overhanging eaves with exposed rafter tails; wood lattice attic vents in the gable end; wood shingle siding over wood frame construction; a nearly full-width porch spanning the front façade enclosed by a low wall with arched drains flanked by square columns at either end; large single pane fixed wood frame windows with 14-lite uppers and 6-over-1 double hung wood frame windows on the front façade; and 1-over-1 double hung and single pane fixed wood frame windows on the side and rear facades. 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 and specific elements of the interior as Designated Historical Resource **Site No. 0**. Interior elements included in the designation include the built-in cabinetry in the dining room; the beamed ceilings in the living room and dining room, and the brick fireplace in the living room.

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



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: October 9, 2009 REPORT NO. HRB-09-068

ATTENTION: Historical Resources Board
Agenda of October 22, 2009

SUBJECT: **ITEM #6 – Irving and May Watson House**

APPLICANT: John Aganon represented by Christianne Knoop

LOCATION: 3136 Grim Avenue, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Irving and May Watson House located at 3136 Grim Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Irving and May Watson House located at 3136 Grim Avenue as a historical resource with a period of significance of 1912 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman bungalow style and retains a good level of architectural integrity from its 1912 period of significance.

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 is a one story Craftsman bungalow built in 1912 in the residential subdivision of Frary Heights.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

The historic name of the resource, the Irving and May Watson House, has been identified consistent with the Board's adopted naming policy and includes the name of Irving and May Watson, who constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Christianne Knoop, 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, 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 3136 Grim Avenue is a one story Craftsman style bungalow built in 1912 and features medium-pitched cross-gable roofs; asphalt shingles; overhanging eaves with exposed rafter tails; wood lattice attic vents in the gable end; wood shingle siding over wood frame construction; and a concrete foundation. A nearly full-width porch spans the front façade and consists of square columns flanking a low wall with arched drains. Originally exposed brick, the porch was recently stuccoed by the owners to prevent further deterioration of the weathered brick. The original form of the porch remains intact. Fenestration consists of large single pane fixed wood frame windows with 14-lite uppers and 6-over-1 double hung wood frame windows on the front façade. Side and rear facades exhibit 1-over-1 double hung and single pane fixed wood frame windows. An aluminum replacement window is present on the rear façade. A detached garage was constructed at the rear of the lot in 1953. Modifications are minimal, and are limited to the aluminum window at the rear, the stucco at the porch and painting of the shingle siding, which was exposed until a few years ago. The house retains a good degree of integrity and embodies the character defining features of the Craftsman style. Therefore, staff recommends designation under HRB Criterion C. Intact interior elements to be included in the designation include the built-in cabinetry in the dining room; the beamed ceilings in the living room and dining room, and the brick fireplace in the living room.

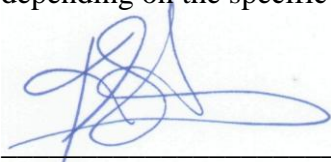
OTHER CONSIDERATIONS

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 Irving and May Watson House be designated under HRB Criterion C as a resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman bungalow style and retains a good level of architectural integrity from its 1912 period of significance. 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 Saunders
Acting Principal Planner

KS/to

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