



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 14, 2007 REPORT NO. HRB-07-032

ATTENTION: Historical Resources Board
Agenda of June 28, 2007

SUBJECT: **ITEM # 9 – Hazel Wier/Dennstedt Company House/Spindrifft
Archaeological Site #4**

APPLICANT: Christianne Knoop & Beth Montes and Brian F. Smith and Associates, on
behalf of Arthur & Rise Johnson, owners

LOCATION: 1857 Viking Way, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Hazel Wier/Dunnstedt Company
House/Spindrifft Archaeological Site #4, located at 1857 Viking Way, as a
historical resource.

STAFF RECOMMENDATION

Designate the Hazel Wier/Dunnstedt Company House/Spindrifft Archaeological Site #4 located at 1857 Viking Way as a historical resource under HRB Criterion A, exemplifying and reflecting special elements of the City's historical, archaeological and cultural development; Criterion C, as an excellent example of the Spanish Eclectic Monterey style of architecture evidencing many characteristic of the style including the street-facing cantilevered open columned balcony, and Criterion D, as an example of quality construction practices associated with Master Builder Dennstedt Company.



BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed restoration or a major building modification of a structure of 45 years or more, located at 1857 Viking Way, under San Diego Municipal Code Section 143.0212 as well as the owner's desire to have the site designated as a historical resource.

The one and two-story Spanish Eclectic Monterey style residence was constructed in the La Jolla Shores Community in 1935 by Master Builders Albert Lorenzo (A. L) and Aaron Edward (A. E.) Dennstedt (the Dennstedt Company). The house is a stucco-faced wood frame structure that rests on a concrete foundation. The property is located within the known boundaries of the regionally significant Spindrift Archaeological Site (SDM-W-1; SDI-39).

ANALYSIS

A historical report addressing the building was prepared by Christianne Knoop & Beth Montes that proposes designation under HRB Criteria C and D. A Cultural Resources Study addressing the archaeology site was prepared by Brian F. Smith and Associates that concludes the archaeological resource present on the property is significant and warrants designation under HRB Criterion A. Staff concurs that the site is a significant historical resource under HRB Criteria A, C and D as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

This property is located within the mapped boundaries of a regionally significant archaeological site known as the Spindrift Site, (CA-SDI-39/17,372, SDMM-W-1). This site encompasses a large habitation area known to its Kumeyaay inhabitants as *Mut kula xuy/Mut lah hoy ya* (place of many caves). The area is composed of several large midden areas, temporary camps, pottery and lithic scatters, various shell scatters, and burials. The site is composed of multiple, consecutive layers representative of different cultural phases found in the San Diego region. The 20-acre knoll, historically known as the Richards Tract and the La Jolla Vista Tract, was originally investigated and recorded by Malcolm Rogers during the late 1920s, and by James Moriarty in the 1960s, and has been associated with occupations by groups from the La Jolla Complex and the Late Prehistoric Kumeyaay.

The HRB's first designation of a portion of the Spindrift site was for the property at 1900 Spindrift in 1999 (HRB #390). Other portions of the Spindrift site located at 1876 Torrey Pines Road (HRB #638) and 1905 Spindrift (HRB #813) were designated in 2003 and 2007, respectively. Previously, the HRB considered whether to develop a policy of pre-designating the entire Spindrift site so that property owners would be informed before they embark on projects with the potential to adversely impact the significant site. Administrative issues associated with this approach resulted in a continuation of parcels being considered on a case-by-case basis as projects are processed through the Development Services Department. Currently, the Archaeology Subcommittee is reviewing the potential for creating an archaeological geographic

historic district encompassing all the properties within the known and mapped boundaries of this significant archaeological and Native American site.

The archaeological fieldwork conducted at this property resulted in the identification of artifacts that represent elements associated with the prehistoric occupation of SDI-39. Excavations indicated that cultural material is present in disturbed midden and imported fill mixed with midden. Overall, artifacts collected included a sparse deposit of lithic artifacts, and marine shell. A total of three shovel test pits were excavated to a maximum depth of 60 centimeters, resulting in the recovery of one piece of marine shell weighing less than one gram. The excavation of TU 1 documented the presence of a disturbed midden deposit approximately 30 centimeters deep, containing a sparse deposit of lithic artifacts and a minimal quantity of marine shell. The midden deposit was first identified approximately ten centimeters below the surface, but was mixed with historic construction debris. Approximately 20 centimeters below the surface, the midden appeared undisturbed and was concentrated in the western half of the test unit. The eastern half of TU 1 appeared to be mottled disturbed clay fill. The two halves of the subsequent level (20 to 30 centimeters) were excavated separately to determine the integrity of the midden deposit. No artifacts were recovered from the eastern half of the 20 to 30 centimeter level; all the artifacts recovered from this level came from the western half of the unit. Culturally sterile clay fill was encountered at approximately 40 centimeters below the surface, and excavations ceased at 50 centimeters. Due to the absence of historic artifacts within the 20 to 30 centimeter level, the level was initially treated as a possibly intact midden deposit, overlaid by disturbed midden in the 10 to 20 centimeter level. However, geotechnical borings conducted by Christian-Wheeler Engineering (2006) confirmed the presence of artificial fill to a depth of approximately 60 centimeters below the surface in the exact location of TU 1, indicating that the soil below the midden deposit is artificial fill. If the midden deposit does not overlay intact native soil, it has been re-deposited in this location and, therefore, is not intact and does not possess additional archaeological research potential.

Artifacts recovered include 38 pieces of lithic production waste (flakes, debitage, and one core), one utilized flake, and 12 sherds of Tizon Brown Ware pottery. The recovery of pottery indicates a Late Prehistoric Kumeyaay affiliation for the deposit. In addition to the artifacts, 8.2 grams of unsorted marine shell and 901.3 grams of fire-affected rock were recovered. The only exotic lithic material from the collection is represented by one chert flake. The remaining artifacts were derived from local sources such as medium-grained metavolcanics, fine-grained metavolcanics, quartz, and quartzite. No evidence of any features was observed during the excavations. Because of the association of the cultural materials within the 1857 Viking Way property with the surrounding areas of SDI-39, the character of this regionally significant site is reflected in the collection from the property. Furthermore, although no human remains have been recovered from the Viking Way property, the frequency of human remains found within other locations of Site SDI-39 represent special elements of a prehistoric archaeological site for its cultural and historic significance. Based upon these findings and observations, staff recommends designation of the Hazel Wier/Dunnstedt Company House/Spindrift Archaeological Site #4, located at 1857 Viking Way, as a historical resource under HRB Criterion A, reflecting special elements of the City's historical, archaeological and cultural development.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

The one and two-story Spanish Eclectic Monterey style residence was constructed in the La Jolla Shores Community in 1935 for Hazel B. Wier by Master Builders Albert Lorenzo (A. L.) and Aaron Edward (A. E.) Dennstedt (The Dennstedt Company).

The 3 bedroom/3 bath 3,525 sq. ft. Monterey style house is sited on an uphill-sloping (from the street) 5,123 sq. ft. lot and, as such, presents a two-story façade at the street and is one story at the rear. The white-painted stucco house evidences many of the characteristics of the Monterey style, most prominently the second-story open cantilevered balcony that has a series of paired square wood columns, wrought iron railings with shallow vertical ellipse balustrades, and exposed rafters and sheathing. The low pitched intersecting gable roofs are composition shingles that will be changed to the historically accurate wood shingles if the property is designated. The roof exhibits shallow eaves with exposed sheathing short rafters with decorative tails. A white-painted brick chimney exists at the left side of the house. The windows are the original wood frame 1x3 casements and a fixed 2x3 window at a street-facing bay of the house. Many windows are flanked by wood decorative shutters. Double hung windows occur at other elevations as well. There are French doors at the second-story balcony and elsewhere throughout the house. Although the house is primarily stucco, there are vertical wood boards at the balcony walls. Other decorative wooden exterior elements include scalloped trim on the edge of the balcony roof, horizontal boards at the roof peaks, and rectangular paneling below the street-facing living room windows at the lower level. Three original wooden garage doors exist at the subterranean garage facing the driveway and the street.

The only changes to the original historic fabric that currently exist are a minor single story addition at the rear of the home that is not visible to the public ROW and a visible kitchen jalousie window. Both of these will be corrected if the residence is designated.

It should be noted that the owner is planning on minor alterations to the residence that have been found by the HRB Design Assistance Subcommittee (DAS) to be consistent with the Secretary of the Interior's Standards for Rehabilitation (the Standards). The proposed project was reviewed by the DAS on several occasions, most recently on April 4, 2007.

As the subject structure is an excellent example of the Spanish Eclectic Monterey style of architecture evidencing many characteristic of the style including the street-facing cantilevered open columned balcony, staff recommends designation of the Hazel Wier/Dennstedt Company House/Spindrift Archaeological Site #4 at 1857 Viking Way 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.

Brothers Albert Lorenzo (A. L.), Chester Albert (C. A.), Aaron Edward (A. E.) and Edward L. (E. L.) Dennstedt sold real estate in Iowa and north to Canada until the market collapsed in 1923. Due to name similarities, the brothers always went by their initials. In 1924, the brothers moved to San Diego upon the recommendation of one of their former salesmen and, having training in house design and construction, began their construction company.

The first Dennstedt Company produced high-end custom homes in San Diego between 1926 and 1933. In 1933, the brothers split the company into two companies, and A. L. and A. E. Dennstedt continued in custom home construction. In 1935, the subject house was constructed by them. The Dennstedt Company produced houses in the Spanish Eclectic, Mexican Hacienda, Tudor, English Monterey and Ranch styles in San Diego communities including North Park, Talmadge, Kensington, La Jolla and Point Loma, as well as in Escondido and La Mesa. With several iterations of the firm name, the firm continued until 1988.

Although other homes built by the Dennstedt Company have been designated as local historical resources, the Dennstedt Company had not been previously established as a Master Builder. However, since four houses associated with their quality construction have been historically designated, staff agrees with the historical report that they qualify as Master Builders. These four historically designated houses are:

1. Site #535, the Carlos and Blanche Livers House on Dove Street in Middletown.
2. Site #627, the Antoine and Jeanne Frey House on 28th Street in North Park.
3. Site #664, the A. L. and Cleveland Dennstedt House on Ridgeway Street in Mid-City.
4. Site # 806, the Anne and Edward Lindley House on Arista Street in Uptown/Presidio Hills.

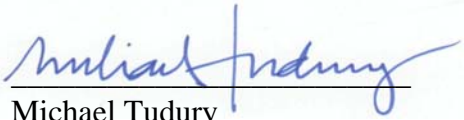
As the Dennstedt Company has constructed several historically designated residences, all associated with quality construction practices, staff recommends the Dunnstedt Company be determined to be a Master Builder and that the Hazel Wier/Dennstedt Company House/Spindrifft Archaeological Site #4 at 1857 Viking Way be designated under HRB Criterion D, Master Builder.

CONCLUSION

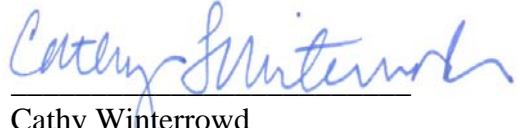
Based on the information submitted and staff's field check, it is recommended that the Hazel Wier/Dennstedt Company House/Spindrifft Archaeological Site #4 at 1857 Viking Way under HRB Criteria A, C and D exemplifying and reflecting special elements of the City's historical, archaeological and cultural development; as an excellent example of the Spanish Eclectic Monterey style of architecture evidencing many characteristic of the style including the street-facing cantilevered open columned balcony, and as an example of quality construction practices associated with Master Builder Dennstedt Company.

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.



Michael Tudury
Senior Planner/Architect



Cathy Winterrowd
Senior Planner/Program Coordinator

MT/cw

- Attachments: 1. Archaeological Site CA-SDI-39 (SDM-W-1) Designation Summary Report for
1857 Viking Way, La Jolla California
2. Applicant's Historical Report under separate cover