



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 5, 2020 REPORT NO. HRB-20-057

HEARING DATE: November 19, 2020

SUBJECT: **ITEM #7 – Edward T. Guymon Sr House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Martin and Jennifer Smith Living Trust; represented by Heritage Planning & Architecture

LOCATION: 2055 Sunset Boulevard, Uptown Community, Council District 3  
APN 443-55201-00

DESCRIPTION: Consider the designation of the Edward T. Guymon Sr House located at 2055 Sunset Boulevard as a historical resource.

### STAFF RECOMMENDATION

Designate the Edward T. Guymon Sr House located at 2055 Sunset Boulevard as a historical resource with a period of significance of 1921-1930 under HRB C. The designation excludes the pool, pool house and ramada, and includes the garage/guest quarters, the Orizaba Street stone wall, and the pine trees on the north and northwest facades. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Italian Renaissance Eclectic style and retains a good level of architectural integrity from its 1921-1930 period of significance. Specifically, the resource features a symmetrical design; both a flat and low pitched, hip roofs; roof-line balustrades; stucco finish; dentiled cornice; wooden double hung windows, elaborated cast-stone central bay entry with a second story Palladian window above; decorative pilaster; decorative iron features; smaller windows in the upper story and original wooden doors.

### 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 located on the south side of Sunset Boulevard between Coutts Street and Orizaba Street and consists of a two-story and

basement level single family home, and a second two-story building that functions as both a garage and guest house.

The property was identified in the Uptown Community Plan Area Historic Resources Survey (2016) and given a Status Code of 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Edward T. Guymon Sr House, has been identified consistent with the Board's adopted naming policy and reflects the name of Edward T. Guymon Sr, who constructed the house as their personal residence.

### ANALYSIS

A Historical Resource Research was prepared by Heritage Planning & Architecture, which concludes that the resource is significant under HRB Criterion C and staff concurs. 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 resource at 2055 Sunset Boulevard is a two-story single-family residence constructed between 1921 and 1930 in the Italian Renaissance Eclectic style and features the resource features a symmetrical design, both a flat and low pitched, hip roofs, roof-line balustrades, stucco finish, dentiled cornice, wooden double hung windows with an upper divided lite patterns, elaborated cast-stone central bay entry with a second story Palladian window above; decorative pilaster; decorative iron features; smaller windows in the upper story and original wooden doors. The primary residence is set back from the road and surrounded by stately grounds, a semi-circle driveway to the front, a separate building that serves as both the guest quarters and a multi-car garage to the left, and two different walls surrounding the property.

The sprawling landscape and hardscape on the Sunset Boulevard side of the property includes includes a stucco cover wall topped with metal spindles with metal gates for entry and exit on the concrete circular driveway. Two Weeping Pines (*Pinus Patula*) are planted between the north wall and the driveway. Through out the property are several shrubs and trees, including a large Torrey Pine (*Pinus Torreyana*) and Star Pine (*Araucaria Herterophylla*) on the northwest side. On the west side is a sunken inground pool, as well as a pool house that is connected on either side to the perimeter walls. Additionally, a balustrade surrounds the sunken pool area which also features a fireplace. Along Orizaba Street the perimeter wall has two metal gates. The central gate has two doors and is attached to a set of stairs leading up to a walkway to the main house. The walkway has a decorative well, not original to the house, at the halfway point, and two large trees on either side near the back of the main house. The right most gate is a much simpler one door metal gate that leads to garden area featuring a replicated ramada covered in Cup of Gold (*Solandra Maxima*) vine with a brick fireplace along the east side.

On the eastern side of the property is the building that works as both a garage on the first floor and a guest quarters on the second. The building is rectangular in shape, and features dash texture re-stucco exterior finish, wood double-hung windows with wood sills, a flat roof with a parapet, and a cast-concrete belt course is featured beneath the parapet. The north façade features a simple doorway entry, a pergola, and three windows on the first floor and two larger windows on the second floor. The pergola's roof top continues over onto the west and south facades, visually separating the two floors and housing vines. The west façade's first floor has a simple a one door entryway, four lamps, and the original three wooden garage doors. The second-floor features six double-hung windows, with the two at its center being smaller. On the south façade a small wing pops out, and the walls are covered in windows of varying sizes on both the first and second floors. The first floor has a simple entry way with a multi-lite door facing the main house. The second floor on this facade does not extend to cover the first floor on the east side. The east façade faces the neighbor's property and features eight double-hung windows of varying sizes.

The front façade of the main house faces Sunset Boulevard and is generally symmetrical. At the center is an elaborated central entry door. The entry surround features a cast-stone finish with a Palladian window above it. The recessed wood door with decorative wrought iron panels is surrounded a spiral cast-stone casing and decorative light sconces. To the left is the original metal mail chute that includes the raised lettering stating "PAPERS". The entry is flanked by lanterns and narrow one-over-one double-hung windows. The Palladian window and entry are surrounded by decorative pilaster features. To both sides on the first floor are double-hung windows which flank a smaller one-over-one double-hung window covered by a wrought iron grille on the east side, and just the wrought iron on the west side. On the second floor are smaller double-hung windows with stucco sills that flank the Palladian window. On both sides are recessed wings; a one-story loggia at the west and a two-story wing east. The east wing's first floor exterior features a non-original decorative wrought iron over the glazing, one narrow four lite window, and two double-hung windows with stucco sills. The kitchen wing also has a hipped roof, while the rest of the house has a flat roof with ornate parapet balustrades and dentil details below the cornice with plain cast-concrete frieze. The second-floor balconies on both wings are lined with the same balustrades as the roof. The bedrooms above the kitchen wing are further recessed in order to provide access to roof decks overlooking both the north and south gardens and have divided lite doorway entries on the north and west facades respectively. There are simple, stucco covered chimneys on both the east and west faces just before the individual wings start.

The east facades is simpler as it contains the first and basement levels entryways intended for the servants' use. Three double-hung windows and a narrow casement window with an eight lite pattern, all with stucco sills, exist on the first floor along with a paneled door with nine-lite uppers and a three lite transom. On the second floor of the wing is a small centrally placed double-hung window flanked by larger double hung windows, all with wood sills

At the center of the south facade is one-story curved central bay topped with parapet balustraded with floor-to-ceiling ten lite windows and four lite transoms flanking a central French door with transoms with the same lite patterns. Flanking the central bay are large tripartite wood windows with nine-lite uppers, wood lintel, and stucco sills. On the second floor are smaller double-hung windows with stucco sills. The first floor of the south facade of the kitchen wing includes French doors with a ten lite pattern and two transoms with fanlight mutins, and five lite side lites with two lite transoms. Featured pilasters also accentuate the wall space between the door and their side

lites. The second floor includes one double hung window. The south façade of the loggia's mimics the French doors, side lites, and transoms found at the east wing. This window pattern and size wraps around the west and north facades of the loggia. There are simple stucco covered chimneys on both the east and west faces just before the individual wings start that are most visible from the south facade.

The west façade includes the first-floor loggia with topped by a second-floor deck and multiple entries to the basement level rooms. To the left of the loggia is a wrought iron balconette in front of two long windows with a ten lites pattern two transoms with a four lite pattern. Below a pair of French doors leading to the basement. To their left is pair double-hung windows. To the right is a north facing entry are French doors with a ten lites pattern and two transoms with a two lite pattern. A series of double-hung windows on the right side face the pool. The second floor double-hung windows are smaller than those below them.

The resource has undergone several modifications since its initial date of construction in 1921. Modifications included the 1925 garage/guest quarters and the pre-1930's perimeter wall along the west and south property lines. These features are included in the designation and the period of significance has been extended to 1930 in order to incorporate these elements. Other modifications include the 1957 pool and pool house, the 1990s north wall along the Sunset Boulevard, and the 2016-2019 southeast garden, gazebo and exterior fireplace, and the replica of the original ramada, the undated kitchen wing non-original decorative wrought iron over the glazing located at the enclosed entry porch. Between 2016 and 2019 restoration work occurred on the property including the re-stuccoing of the buildings, repair of dentils and frieze, replacement in-kind of balustrades and cornice, and in-kind replacement of thirty-two windows. These modifications were approved by historical resources staff and determined to be consistent with the Secretary of the Interiors Standards. The cumulative modifications to the property do not impair integrity of design, materials, workmanship or feeling as it relates to Criterion C.

The Italian Renaissance Revival style gained popularity beginning in the late 1880s and had largely fallen out of fashion by the 1940s. The major character-defining features of the Italian Renaissance Revival Style are low-pitched hipped roofs with deep eaves (though flat roofs were also used), and symmetrical façades featuring pilasters and/or columns. A variation of the style includes a flat roof with a prominent dentiled cornice and roof-line balustrade. Other character-defining features are arched openings, cornice brackets, tile roofs, and upper-story windows that are simpler than first-story windows. In contrast to the Italianate style that preceded it and was also a revival style, Italian Renaissance Revival architecture more accurately reflected its historic precedents. According to McAlester, this was likely because more architects had visited Italy and photographs of Italy's Renaissance buildings had become accessible by the late 19th century. Additionally, while Italianate buildings were often wood clad, Italian Renaissance Revival buildings used stucco or masonry, like the historic Italian precedents.

Significance Statement: The house continues to convey the historic significance of the Italian Renaissance Eclectic style by embodying the historic characteristics associated with the style; including the resource a symmetrical design; both a flat and low pitched, hip roofs; roof-line balustrades; stucco finish; dentiled cornice; wooden double hung windows, elaborated cast-stone central bay entry with a second story Palladian window above; decorative pilaster; decorative iron

features; smaller windows in the upper story and original wooden doors. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

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. 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 Edward T. Guymon Sr House located at 2055 Sunset Boulevard be designated with a period of significance of 1921-1930 under HRB Criterion C as a good example of the Italian Renaissance Revival style. The designation excludes the pool, pool house and ramada, and includes the garage/guest quarters, the Orizaba Street stone wall, and the pine trees on the North and northwest facades.

  
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Megan Bacik  
Junior Planner

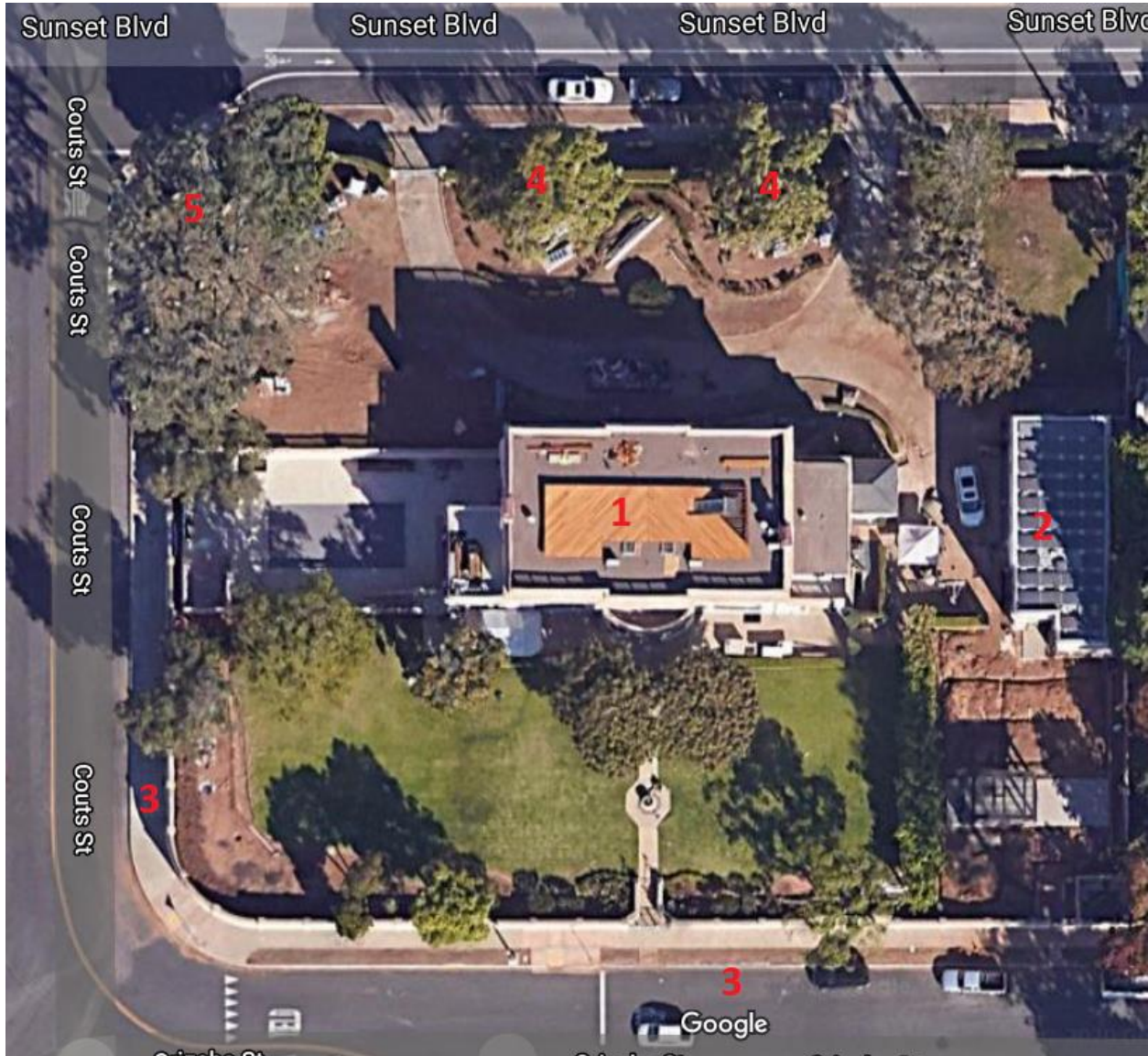
  
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Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

MB/ss

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. A map and map key to be used as reference

1	Main House
2	Garage/Guest Quarters
3	Pre-1930's Wall
4	Weeping Pines (Pinus Patula)
5	Torrey Pine (Pinus Torreyana)



RESOLUTION NUMBER N/A  
ADOPTED ON 11/19/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/19/2020, to consider the historical designation of the Edward T. Guymon Sr House (owned by Martin Smith & Jennifer Living Trust 07-02-18, 2055 Sunset Boulevard, San Diego, CA 92103) located at **2055 Sunset Boulevard, San Diego, CA 92103**, APN: **443-552-01-00**, further described as BLK 10 LOT 24 LOTS 1 THRU 5 & LOTS 20 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 Edward T. Guymon Sr 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 Italian Renaissance Eclectic style and retains a good level of architectural integrity from its 1921-1930 period of significance. Specifically, the resource features a symmetrical design; both a flat and low pitched, hip roofs; roof-line balustrades; stucco finish; dentiled cornice; wooden double hung windows, elaborated cast-stone central bay entry with a second story Palladian window above; decorative pilaster; decorative iron features; smaller windows in the upper story and original wooden doors. 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**.

BE IT FURTHER RESOLVED, the designation shall include the garage/guest quarters, the Orizaba Street stone wall, and the pine trees on the north and northwest facade

BE IT FURTHER RESOLVED, the designation shall exclude the pool, pool house and ramada.

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:

BY: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney