



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 13, 2021 REPORT NO. HRB-21-027

HEARING DATE: May 27, 2021

SUBJECT: **ITEM #1 – Henry and Catherine Dowd House**

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

APPLICANT: Aric Vonhenschen and Margaret Ward; represented by Legacy 106, Inc

LOCATION: 2836 Ivy Street, Golden Hill Community, Council District 3
APN 539-080-05-00

DESCRIPTION: Consider the designation of the Henry and Catherine Dowd House located at 2836 Ivy Street as a historical resource.

STAFF RECOMMENDATION

Designate the Henry and Catherine Dowd House located at 2836 Ivy Street as a historical resource with a period of significance of 1934 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 Spanish Eclectic style and retains a good level of architectural integrity from its 1934 period of significance. Specifically, the resource features an asymmetrical façade clad in smooth stucco; low-pitched, multi-level, side-gabled roof covered with Mission half-barrel tiles; eaves with little overhang and decorative rafter tails; elaborated chimney tops; decorative tile attic vents; metal window grilles; vertical wood slat front door; focal window with *mashrabiya* screen; and decorative Mission half-barrel tile porch balustrade.

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 resource is a two-story single-family residence with an attached double garage located in the Golden Hill community of San Diego.

The property was located within the boundary of the 2016 Golden Hill Community Plan Area Historic Resources Survey but was not identified in the survey because it was not evaluated.

The historic name of the resource, the Henry and Catherine Dowd House, has been identified consistent with the Board's adopted naming policy and reflects the names of Henry and Catherine Dowd who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc 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 property is a two-story Spanish Eclectic style residence which features an asymmetrical façade; rectangular plan; low-pitched, multi-level side-gabled roof covered in half-barrel Mission tile; wood windows; decorative red hollow clay tile attic vents; and smooth stucco cladding.

The primary façade faces south onto Ivy Street and features a low-pitched side-gabled roof covered in Mission half-barrel tiles. The property has two chimneys, both topped with decorative red tiles and metal spark arrestors. The multi-level roof is slightly dropped on the eastern side of the residence. The eastern volume covered by the lower roof features a pair of wooden three-light casement windows flanked by rusticated wooden shutters. The residence's primary entrance is accessed from a scored-concrete porch that features a decorative pierced balustrade wall consisting of a cemented stack of Mission half-barrel tiles supported by a stucco pier and post. The east-facing vertical wood plank front door is punctuated by a speakeasy window overlaid with a wrought iron grille.

Moving west along the primary façade, the roof line is slightly higher above the main volume of the residence. Fenestration includes a recessed fixed window with wrought iron grille; double-hung wood window with wooden shutter; fixed wood window with wooden shutter; and a three-part window consisting of a three-light fixed window flanked by three-light casement windows. Located on the west side of the second story, this three-part window sits above a decorative panel of crossed flat clay tiles known as a *mashrabiya* screen and serves as a focal window. Directly below this window is a small Mission half-barrel tile shed roof with ornamental rafter tails which shields the double garage on the ground floor. The double garage features crossed-board pattern wood doors.

The west elevation has limited visibility due to the site's downhill slope and heavy vegetation. This elevation features an ornamental flying buttress on the southwest corner which is intended to give the structure a wider profile. The gable is covered by a wide banding of dark brown horizontal board. Fenestration on this elevation includes a small double-hung window with a wood shutter, composite metal and wood two-over-three double-hung windows, one fixed window, and several two-over-two double hung wood windows.

The north elevation is the rear of the house which opens to a garden and is out of public view. The rear façade features a multi-level redwood deck which was permitted in 1989 and overlooks a garden and the surrounding canyon landscape. The ground level is accessed by a single wooden door, while the second-floor is accessed by a pair of wooden French doors which open onto

redwood deck. The ground-level concrete patio is terraced and has a concrete staircase which allows access to the backyard. Fenestration on this elevation includes a two-over-two double-hung composite window and one-over-one composite windows.

The east elevation is obscured by a steep slope and dense vegetation. As seen on the west elevation, the eastern gable is covered by a wide banding of dark brown horizontal venting. Fenestration includes wood-framed casement windows flanked by wooden shutters, a pair of casement windows without shutters, and a single pane fixed window.

Modifications to the property are minimal and include the two rear wooden decks permitted in 1989, an interior wall removal permitted in 1989, and an interior kitchen remodel permitted in 2018. Window modifications include the replacement of original wood-framed double hung windows with wood-framed dual pane windows, but only occur on the rear (north) elevation. Overall, these limited modifications noted do not significantly impair integrity of design, materials, workmanship, or feeling and do not result in a loss of integrity.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including an asymmetrical façade clad in smooth stucco; low-pitched, multi-level, side-gabled roof covered with Mission half-barrel tiles; eaves with little overhang and decorative rafter tails; elaborated chimney tops; decorative tile attic vents; metal window grilles; vertical wood slat front door; focal window with *mashrabiya* screen; and decorative Mission half-barrel tile porch balustrade. Therefore, staff recommends designation of the subject property 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 request for designation for the property located at 2836 Ivy Street did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be reevaluated at a future date pending submittal of additional information and analysis.

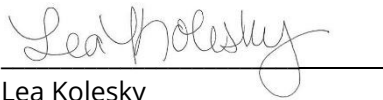
OTHER CONSIDERATIONS

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 Henry and Catherine Down House located at 2836 Ivy Street be designated with a period of significance of 1934 under HRB Criterion C as a resource that exhibits the characteristics of the Spanish Eclectic style.



Lea Kolesky
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

lk/ss

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 5/27/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/27/2021, to consider the historical designation of the Henry and Catherine Dowd House (owned by Aric Vonhenschen and Margaret Ward, 300 B Avenue, Coronado, CA 92118) located at **2836 Ivy Street, San Diego, CA 92104**, APN: **539-080-05-00**, further described as LOT E 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 Henry and Catherine Dowd 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 Spanish Eclectic style and retains a good level of architectural integrity from its 1934 period of significance. Specifically, the resource features an asymmetrical façade clad in smooth stucco; low-pitched, multi-level, side-gabled roof covered with Mission half-barrel tiles; eaves with little overhang and decorative rafter tails; elaborated chimney tops; decorative tile attic vents; metal window grilles; vertical wood slat front door; focal window with *mashrabiya* screen; and decorative Mission half-barrel tile porch balustrade. 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 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