



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 13, 2022 REPORT NO. HRB-22-005

HEARING DATE: January 27, 2022

SUBJECT: **ITEM #03 – William and Virginia Calloway/ Sim Bruce Richards House**

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

APPLICANT: Christopher Witt & Bethany E Karl; represented by IS Architecture

LOCATION: 10 East Roseland Drive, La Jolla Community, Council District 1
APN 346-531-0400

DESCRIPTION: Consider the designation of the William and Virginia Calloway/ Sim Bruce Richards House located at 10 East Roseland Drive as a historical resource.

STAFF RECOMMENDATION

Designate the William and Virginia Calloway/ Sim Bruce Richards House located at 10 East Roseland Drive as a historical resource with a period of significance of 1947-1968 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Contemporary style and retains a good level of architectural integrity from its 1947-1968 period of significance. Specifically, the resource exhibits a strong roof form in shed and gable styles, deep eave overhangs, exposed roof beams, large wood windows, board and batten siding, a wide brick chimney, clerestory windows, attached carport, angular massing, and recessed entry courtyard.
2. The resource is representative of a notable work of Master Sim Bruce Richards and retains integrity as it relates to the 1947-1968 design. Specifically, the resource retains excellent integrity and continues to reflect Richards' original design, intent and aesthetic. The house is significant as an example of Richards' residential work characterized by complex roof forms and angular massing. Additionally, the original 1947 structure and the 1967-1968 addition display two different phases of Richards' career and illustrate his evolution as a designer in the Contemporary style.

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 parcel consists of a one-story, single family residence located in the La Jolla community.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the William and Virginia Calloway/ Sim Bruce Richards House, has been identified consistent with the Board's adopted naming policy and reflects the name of William and Virginia Calloway, who constructed the house as their personal residence and the name of Sim Bruce Richards, a Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criteria C and D 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 is a single-family residence designed by Master Architect Sim Bruce Richards and constructed in 1947 in the Contemporary style. Richards also designed an addition to the house in 1967-1968. The one-story structure is clad in board and batten siding and features a roof with wide, unenclosed eaves. The original 1947 portion of the structure features a variety of low sloping roof forms including side gable and shed sections. The low slope of the roof and its wide eaves combined with a rhythmic range of windows on both the front and rear façades give this part of the building a horizontal emphasis. Wide hopper windows on the front façade also add to the horizontality. The primary entrance is accessed through a small, brick paved courtyard. Windows on both the front and rear façades make it feasible to see through the house to the backyard from the courtyard, integrating the interior with the exterior of the residence. On the street façade, a partially enclosed carport, part of the 1967-1968 addition, is easily visible. The remainder of the addition, the playroom, can be seen behind the carport, the vertical emphasis given by its front facing gable roof and clerestory windows distinguish it from the original home. The playroom addition features a large brick chimney, tall wood windows and emphasized exposed beams on the rear façade. Citrus trees planted in the 1980s surround the house.

Modifications to the property are few and include the conversion of the original attached carport to living space in 1956. This work included enclosing the carport and adding windows on the front façade. This modification was likely not designed by Richards; however, it was reviewed by him and included in plans for the 1967-1968 addition. The later addition designed by Richards included a new carport and playroom designed in the Contemporary style. Designed by the original architect, the addition is compatible with the original structure and adds to its architectural significance as a good example of the Contemporary style. Also, the carport was enclosed sometime after 2019

through the use of temporary wooden screens. These modifications do not significantly impair integrity of design, material, workmanship or feeling as it relates to HRB Criterion C.

Unlike earlier styles which are generally defined by exterior decorative details, the Contemporary style focused on interior spaces and their relation to the outdoors. Emphasis was placed on integrating the indoors with the outdoors by utilizing windows and exterior living areas such as balconies and courtyards. The style was popular in San Diego in the 1950's and 1960's largely because it could be easily adapted to hillside lots. Character defining features include strong roof forms with deep overhangs and exposed beams; large, aluminum framed windows; non-traditional exterior finishes including vertical wood siding, concrete block, stucco and flagstone; sun shades, screen or shadow block accents; broad masonry chimneys; and distinctive triangular, parabolic or arched forms. Contemporary houses often incorporate angular massing; attached carports or garages; courtyards or balconies; obscured or recessed entries; and split-level designs.

Significance Statement: The resources continues to convey the historic significance of the Contemporary style by embodying the historic characteristics associated with the style; including a strong roof form in shed and gable styles, deep eave overhangs, exposed roof beams, large wood windows, board and batten siding, a wide brick chimney, clerestory windows, attached carport, angular massing, and recessed entry courtyard. Therefore, staff recommends designation 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 subject property is a known work of Master Architect Sim Bruce Richards. In 1930, Richards began studying architecture at UC Berkeley but soon switched to art. He excelled in weaving fabrics and rugs with abstract designs. His weaving caught the attention of Frank Lloyd Wright, who personally invited him to study architecture at Taliesin. Richards left Berkeley in 1934 and studied at Taliesin until 1936.

Richards moved to San Diego around 1938 and initially worked as a civilian architect for the US Navy. He also worked in the architectural offices of William Templeton Johnson and Harold Abrams before opening his own practice around 1949. He focused on residential design, although he also designed several public and commercial structures. Reflecting his training in organic design at Taliesin, Richards' body of work is characterized by unpainted wood and often rough or unfinished appearances, as well as complex roof forms, angular massing, and site-specific design. Richards often collaborated with friends who were artists and craftsmen, incorporating their crafts such as metalworking, tilework, and masonry in his home designs.

Nine of Richard's works have been designated as historical resources by the Historical Resources Board. They include the Richard Olney / Sim Bruce Richards House (HRB #615), the Edward and Iris Bascomb/Sim Bruce Richards House (HRB #1310) and the Sim Bruce Richards House I (HRB #1410). The designation of the Fine Medical Building /Sim Bruce - 4 - Richards Building (formerly HRB #544) established him as a Master Architect by the HRB in 2002, but this designation was later overturned.

The subject resource was designed by Sim Bruce Richards for original owners William And Virginia Calloway. Richards later designed the carport and playroom addition in 1967-1968 for Nicholas and

Nancy Van Dorn. The house is representative of Richards residential structures as demonstrated through its complex roof forms and angular massing. Additionally, the resource displays two different phases of Richards work and illustrates his evolution as a designer.

Significance Statement: The subject resource retains excellent integrity and continues to reflect Richards' original design, intent and aesthetic. The house is significant as an example of Richards' residential work characterized by complex roof forms and angular massing. Additionally, the original structure and the 1967-1968 addition display two different phases of Richards' career and illustrate his evolution as a designer in the Contemporary style. Therefore, staff recommends designation under HRB Criterion D.

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 William and Virginia Calloway/ Sim Bruce Richards House located at 10 East Roseland Drive be designated with a period of significance of 1947-1968 under HRB Criterion C as a good example of the Contemporary style and Criterion D as a notable work of Master Architect Sim Bruce Richards.



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

ss/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 1/27/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/27/2022, to consider the historical designation of the William and Virginia Calloway/ Sim Bruce Richards House (owned by Christopher Witt & Bethany E Karl, 10 E Roseland Drive, San Diego, CA 92037) located at **10 East Roseland Drive, San Diego, CA 92037**, APN: **346-531-04-00**, further described as LOT 1286 POR 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 William and Virginia Calloway/ Sim Bruce Richards 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 Contemporary style and retains a good level of architectural integrity from its 1947-1968 period of significance. Specifically, the resource exhibits a strong roof form in shed and gable styles, deep eave overhangs, exposed roof beams, large wood windows, board and batten siding, a wide brick chimney, clerestory windows, attached carport, angular massing, and recessed entry courtyard. 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 Sim Bruce Richards and retains integrity as it relates to the 1947-1968 design. Specifically, the resource retains excellent integrity and continues to reflect Richards' original design, intent and aesthetic. The house is significant as an example of Richards' residential work characterized by complex roof forms and angular massing. Additionally, the original 1947 structure and the 1967-1968 addition display two different phases of Richards' career and illustrate his evolution as a designer in the Contemporary 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 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

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

10 East Roseland Drive, San Diego, CA 92037

ASSESSOR PARCEL NUMBER **346-531-04-00**

HISTORICAL RESOURCES BOARD NUMBER **0**