



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 9, 2017 REPORT NO. HRB-17-020

HEARING DATE: March 23, 2017

SUBJECT: **ITEM #13 – Judge William and Annie Sloane House**

CHRID: [CHRID Location](#)

APPLICANT: Deyan Spiridonov represented by IS Architecture

LOCATION: 4310 Avalon Drive, Uptown Community, Council District 3
APN 444-033-07-00

DESCRIPTION: Consider the designation of the Judge William and Annie Sloane House located at 4310 Avalon Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Judge William and Annie Sloane House located at 4310 Avalon Drive as a historical resource with a period of significance of 1906 under HRB Criterion C. The designation excludes additions completed after the 1906 period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style and retains a good level of architectural integrity from its 1906 period of significance. Specifically, the resource retains its horizontal massing, flat roof with wide overhanging eaves, frieze which emphasizes the width of the structure, stucco exterior, inconspicuous entrance and wood casement windows.

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 resource is a two story Prairie style home constructed in 1906.

The property was identified in the 2016 North Park Community Plan Update and given a Status Code of 5S3, "appears to be individually eligible for local listing or designation through survey evaluation" but incorrectly identified as a 1930 Colonial Revival.

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

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criteria B and C. Staff concurs that the site is a significant historical resource under HRB Criterion C but not HRB Criterion B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, 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.

Research into the history of the property at 4310 Avalon Drive did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Uptown's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Superior Judge William Sloane and his wife, Annie, constructed the property at 4310 Avalon Drive. Judge Sloane moved to San Diego in 1886 to practice law and eventually became a Justice of the Peace. In 1929 Sloane became the first Presiding Justice over the newly formed Fourth District Court of Appeal serving in this position until his death the following year. As a well-known member of the community, Sloane often held social events at his home and was also a founding member of the Avalon Heights subdivision which was created around his property on Avalon Drive.

Although Judge Sloane was a prominent member of the San Diego community, the consultant report does not sufficiently explain Sloane's importance beyond his job title. He did not preside over any significant court cases and his achievements were not demonstrably important to the history of San Diego in a way that surpasses his contemporaries of the same socio-economic status. Therefore staff does not recommend designation under HRB Criterion B.

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 stucco clad, two story, single family residence constructed in 1906 in the Prairie style. The house sits on an elevated lot with its primary façade facing Avalon Drive and its rear on Summit Place. The main massing is two stories with two one-story wings projecting from the front façade creating a small courtyard. The primary entrance to the house is located on a side elevation and features a semi-enclosed entry porch. The wide, flat roof with overhanging eaves, and frieze below emphasize the horizontal massing of the structure. Additionally, the short balustrade atop the wings adds to the horizontality of the design. A two story garage addition is located on the northwest corner of the house and is connected to the original structure by a two story curved

section, also an addition. The house features wood windows in a variety of fixed and casement sizes and styles. On the front façade, a chimney protrudes from each of the one-story wings.

Several modifications have been made to the property since its construction in 1906. According to Sanborn Maps, the garage was originally located on an adjacent parcel and was built in its current location sometime between 1921 and 1956. The curved section was also added to the structure sometime during this time period. In 1976 a spa was added to the courtyard on the front façade and the pool and deck were added to the rear in 1985. Additionally, the garage was expanded and a second story was added to this section of the house in 1984. The resource was restuccoed at an unknown time but examination of the original stucco has confirmed that the existing stucco is of a comparable texture. While doing a field check, staff noticed the chimney on the north façade had a thinner, more modern appearance and speculated that this may be a later addition. In addition, the building record indicates a fireplace addition or modification in 1985. A garden window was also added to the north façade of the home at an unknown date. These modifications do not have significant impacts to integrity of design, materials, workmanship or feeling, and the building retains integrity as it relates to architectural significance.

Although the garage addition is large, it does not have a significant impact on the integrity of the house and is clearly distinguished from the original structure. The windows are larger and grouped together, the second story projects out over the first story on two facades and the stucco texture is differentiated. The roof is flat with a parapet, although an overhang above the windows mimics the roof of the main structure. Additionally, the older, curved section serves as a bridge to distinguish the newer construction from the original. Neither the garage addition nor the curved addition significantly impact the design and are clearly differentiated from the original structure.

The Prairie style originated in Chicago and was popular primarily in the Midwest for the early part of the 20th century. An indigenous American style, the Prairie School shared the ideals of the British Arts and Crafts movement and was popularized by architects including Frank Lloyd Wright, George Maher and others. Character defining features of Prairie style architecture include low-pitched, usually hipped roofs, wide overhanging eaves, cornices and façade detailing emphasizing horizontal lines. Prairie style houses are typically two stories and often feature casement windows, one-story wings, porches, porte cocheres and inconspicuous entries. Pattern books and popular magazines spread vernacular examples widely to suburbs throughout the country, with most being built between 1905 and 1915.

Significance Statement: The house continues to convey the historic significance of the Prairie style by embodying the historic characteristics associated with the style; including horizontal massing, flat roof with wide overhanging eaves, frieze which emphasizes the width of the structure, stucco exterior, inconspicuous entrance and wood casement windows.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Research into the construction of the property at 4310 Avalon Drive failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

CRITERION E - *Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 4310 Avalon Drive has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - *Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

The property at 4310 Avalon Drive is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

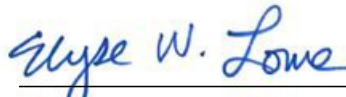
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Judge William and Annie Sloane House located at 4310 Avalon Drive be designated with a period of significance of 1906 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Prairie style. The designation excludes additions completed after the 1906 period of significance.



Suzanne Segur
Assistant Planner



Elyse W. Lowe
Deputy Director
Development Services Department

SS/ks/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/23/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/23/2017, to consider the historical designation of the **Judge William and Annie Sloane House** (owned by Deyan P. Spridonov, 4310 Avalon Drive, San Diego, CA 92103) located at **4310 Avalon Drive, San Diego, CA 92103**, APN: **444-033-07-00**, further described as LOT 14 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 Judge William and Annie Sloane 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 Prairie style and retains a good level of architectural integrity from its 1906 period of significance. Specifically, the resource retains its horizontal massing, flat roof with wide overhanging eaves, frieze which emphasizes the width of the structure, stucco exterior, inconspicuous entrance and wood casement windows. 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 exclude additions completed after the 1906 period of significance.

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: _____
COURTNEY ANN COYLE, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney