



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 11, 2017

TO: Historical Resources Board and Interested Parties

FROM: Camille Pekarek, Associate Planner, Historical Resources, Development Services Department

SUBJECT: **ITEM 11 – 1445 GRANADA AVENUE AND 2885 BEECH STREET**

This item was previously docketed for review by the Historical Resources Board for the September 22, 2016 meeting at which time staff did not recommend designation of the property under any HRB Criteria (Attachment 1). The item was not heard at that time, and was instead withdrawn by the applicant.

The applicant has since resubmitted their nomination of the subject property for historic designation with a narrowly revised Historic Resource Research Report (Attachment 2). The conclusion of the applicant's report is unchanged, recommending designation under HRB Criteria C and D of the subject property identified as 1445 Granada Avenue, consisting of a two-story single-family residence built in the Craftsman style in 1911-1912 by proposed Master Architect Joel L. Brown. The minor revisions to the applicant's report are chiefly concerned with an expanded integrity analysis of the building – primarily as it relates to the non-historic composition shingle roof, which is staff's highest concern and cause for its recommendation to not designate the property under any HRB Criteria.

Full analysis of the property's eligibility under HRB Criteria is provided in the staff memo dated September 8, 2016 and staff report HRB-16-035 (Attachment 1), which ultimately conclude that the resource is not eligible under any HRB Criterion due to a lack of integrity from the existing non-historic composition roof material. As detailed in the staff report, the subject property was originally designed and advertised with a tile roof – a feature unique to this particular property and not typically utilized in the original construction of Craftsman style residences of this era. The loss of the tile material and original appearance of the roof is considered a significant impact to a character defining feature unique to this building, critically impairing the building's integrity as it relates to its original 1911-1912 date of construction and period of significance. Accordingly, this impact to the

building's integrity impairs not only eligibility under HRB Criterion C, but also Criterion D, as the building no longer conveys the original design and intent of the original architect.

The applicant's revised integrity analysis asserts that the building was structurally never able to support a tile roof, but this assertion may be based on an understanding of modern structural building standards. It is certain that the building was originally a tile-roofed structure, as it was advertised and photographed as such at the time. If the building was indeed not adequately built to support a tile roof, it not only calls into question the merits of the proposed Master Architect, but a replacement roof consistent with the US Secretary of the Interior's Standards would still require that the new material adequately match the design or appearance of the original tile, which was much more bulky and massive than the existing composition shingle. Furthermore, the installation of a more historically appropriate tile roof should not necessarily require the removal of all the siding on the building as the report suggests – the strengthening of the roof to support tile once again may be achieved through modifications to the building's interior only. Therefore, the staff recommendation provided in the previous memo and staff report remains unchanged as follows:

Do not designate the property located at 1445 Granada Avenue and 2885 Beech Street under any adopted HRB Criteria.



Camille Pekarek
Associate Planner



Elyse W. Lowe
Deputy Director
Development Services Department

CP/ks/el

Attachments: 1. Memo dated September 8, 2016
2. Applicant's Historical Report under separate cover



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: September 8, 2016

TO: Historical Resources Board and Interested Parties

FROM: Camille Pekarek, Associate Planner, Historical Resources, Development Services Department

SUBJECT: **ITEM 6 – 1445 GRANADA AVENUE AND 2885 BEECH STREET**

This item was previously docketed for review by the Historical Resources Board on June 23, 2016, at which time staff did not recommend designation of the property under any HRB Criteria (Attachment 1). The item was not heard at that time, and was continued for 90 days at the request of the applicant.

The applicant has since provided an HRB Continuance Review Presentation (Attachment 2) addressing staff's concern with the loss of the original tile roofing material and the primary basis for the recommendation against designation due to a lack of integrity. The applicant recommends altering the proposed period of significance, expanding it to 1912-1971 to capture the installation of the existing replacement composition shingle.

No significant new information has been provided at this time, nor has sufficient research and analysis been provided to warrant expansion of the period of significance for this property built in 1911-1912. The period of significance for a resource must reflect why the resource is significant. In this case, the building is being evaluated for significance under HRB Criterion C as a good example of Craftsman architecture. A building potentially eligible under HRB Criterion C for embodying the distinctive characteristics of a style will achieve significance through high integrity of original materials and design from the original date of construction. A date of 1971 is well outside any accepted period for Craftsman architecture. The existing non-historic roofing material does not in any way contribute to the significance of the original 1911 building under applicable HRB Criterion C. Furthermore, the existing roofing material does not automatically gain historic significance when it reaches an age of 45 years or greater.

The applicant notes prior instances of HRB staff supporting designation of properties with replacement asphalt or composition shingle roofing materials. Staff has regularly determined that replacement asphalt or composition shingles on roofs that were originally sheathed in wood shingles was not a significant impact to integrity provided the replacement materials are historically appropriate in appearance. The subject property, however, was originally designed and built with a unique tile roof. As noted in the staff report, a non-historic composition shingle roof material is generally not out of character with the Craftsman style or with many properties currently on the register, however documentation

clearly shows that the subject property was uniquely designed and built originally with a tile roof. Replacement of an original tile roof with composition shingle is a considerable impact to the original building's integrity of materials and design and is not consistent with the US Secretary of the Interior's Standards. Therefore, the staff recommendation provided in Staff Report No. HRB-16-035 dated June 16, 2016 remains unchanged as follows:

Do not designate the property located at 1445 Granada Avenue and 2885 Beech Street under any adopted HRB Criteria.



Camille Pekarek
Associate Planner



Kelley Stanco
Senior Planner/HRB Liaison

CP/ks

Attachments: 1. Staff Report HRB-16-035 dated June 16, 2016
2. HRB Continuance Review Presentation from Applicant



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 16, 2016 REPORT NO. HRB-16-035

ATTENTION: Historical Resources Board
Agenda of Jun 23, 2016

SUBJECT: **ITEM #9 – 1445 Granada Avenue and 2885 Beech Street**

APPLICANT: Christoph Krieg and Gwendolyn Toczko represented by IS Architecture

LOCATION: 1445 Granada Avenue and 2885 Beech Street, Greater Golden Hill
Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 1445 Granada Avenue
and 2885 Beech Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1445 Granada Avenue and 2885 Beech Street under any adopted HRB Criteria.

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 building identified as 1445 Granada Ave is a two-story single family residence built in late 1911 to early 1912 in the Craftsman style, and the building identified as 2885 Beech Street is a two-story garage with apartment built in 1928 in the Spanish Eclectic style as an accessory building to the 1445 Granada Avenue residence. Staff located a sewer connection permit dated January 1912 suggesting the property was completed between late 1911 and early 1912 (Attachment 1). The buildings are located on a west-facing rectangular lot at the southeast corner of Granada Avenue and Beech Street in the South Park Addition of the Greater Golden Hill Community.

The buildings are located on APN 539-402-01-00. The 1445 Granada Avenue structure was identified in the 1996 Mid-City Survey as a potentially individually significant structure within the South Park Potential Historic District; and as "Non-Contributing" to the potential South Park Residential Historic District in the Draft Greater Golden Hill 2011 Historic Survey.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criteria C and D. Staff finds that the site is not a significant historical resource under any HRB Criteria. 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 property includes a two-story single family residence built in the Craftsman style in 1911-1912 identified as 1445 Granada Avenue, and a two-story garage with apartment built in the Spanish Eclectic style in 1928 identified as 2885 Beech Street. The 2885 Beech Street building was constructed as an accessory structure to replace the original detached garage for the 1445 Granada Avenue residence. Both buildings are of standard wood frame construction on concrete foundations with floor joists.

The 1445 Granada Avenue residence exhibits a rectangular plan form with asymmetrical façades and a partial-width covered porch at the front. The front-gabled roof is low-pitched, sheathed in composition shingle, and exhibits wide eave overhang with decorative exposed roof beams and rafter tails. Wood lattice attic vents mark the primary gable ends at the front and rear. A heavy textured stucco cladding marks the first floor, and wood shingle cladding is on the second floor with a flare just above the belt-course. Distinction between the first and second floors is continued in the exterior chimney on the north (side) elevation with unpainted brick appearing on the second floor and stucco on the first. A modified concrete walkway leads to the front porch supported by massive stucco columns with the entry beyond consisting of a pair of 20-lite French doors. Other features include a small secondary entry porch along the Beech Street elevation to the north and a second story open sleeping porch and balcony partially covered by the principal roof at the northwest corner of the building. Copious fenestration consists primarily of 4-over-1 wood casement windows, appearing frequently in groups.

The 1445 Granada Avenue residence was originally constructed with a small detached garage structure located at the southeast corner of the property, as seen in the 1920 Sanborn map provided in the report. In 1928, the original detached garage was replaced with a two-car garage with apartment above, identified as 2885 Beech Street and built in a generally Spanish Eclectic style with a stucco texture to match the existing Granada Avenue residence. The applicant's report proposes the 2885 Beech Street structure be designated under HRB Criterion C only, as it was not constructed by the proposed Master Architect Joel L. Brown. Staff finds that the 2885 Beech Street building, which was constructed as a replacement accessory structure for the 1445 Granada Avenue residence, does not relate to the significance of 1445 Granada Avenue as a Craftsman style structure built in 1911 by the proposed Master Architect, and is not individually significant in its own right as a Spanish Eclectic style residence. Therefore, staff does not recommend designation of the 2885 Beech Street building under any HRB Criteria.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled

roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Most of the modifications to the resource are fairly minor. These include the addition of a short balustrade to the second floor balcony; a small jalousie window to the right of the secondary entry along the north elevation; a rear deck and modified stair and landing at the rear of the garage structure; a stucco wall between the residence and garage structure; and various fencing and minor hardscape alterations detailed in the report. Also noted in the report is the infill of a pair of double hung windows at the rear of the south (side) elevation.

Among the various modifications, the most critical one impacting the building's integrity as it relates to the potential 1911-1912 date of construction and period of significance is the loss of the original tile roof material and its replacement with modern composition shingle. As indicated on the Assessor's Building Record, and shown in two San Diego Union ads provided in the report and dated 1911 and 1920, the 1445 Granada Avenue residence was originally designed and built with a tile roof. While the existing composition shingle roof appears a relatively benign replacement for the original, and while there are numerous Craftsman style homes of similar quality and appearance to the subject home listed on the local register (many of which have replacement composition roofs), the tile roof was clearly advertised as special feature on the subject house and was a unique, character-defining feature particular to this individual property. The loss of the tile roof material is a significant impact to the building's integrity of design, materials and feeling such that it no longer conveys its historic significance as a uniquely designed Craftsman structure of quality materials. Therefore, staff cannot recommend 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 residence at 1445 Granada Avenue was built by Joel L. Brown, who is proposed as a Master Architect by the applicant's report. Brown was born in Indiana in 1870. In the late 1890s and until around 1906-1908, Brown worked for the Indiana architecture firms of Powers & Kibele and Brown & Houck, and designed such locally prominent buildings as the Hartford City Public Library and the Hartford City High School built between 1902-1904. Brown moved to San Diego with his wife Edith between 1908 and 1909 and quickly became a prominent building contractor and architect. Brown was responsible for the development of a number of properties throughout San Diego, particularly in Mission Hills. His designs were primarily residences in the Craftsman and Prairie styles.

The report notes four properties currently listed on the local register that are attributed to Joel L. Brown:

- The Katherine H. Wagenhals/Joel Brown House built in 1913 at 2124 Sunset Boulevard (HRB Site #593)
- The Kirkland Apartments built in 1912 at 2309 5th Avenue (HRB Site #483)
- The J. L. Brown Spec House built in 1912 at 2858 Evergreen Street (HRB Site #575)
- The Joel L. and Edith M. Brown House built in 1916 at 4141 Lark Street (HRB Site #777)

The subject property was designed and built by Joel L. Brown in 1911. As shown in the San Diego Union advertisements in the report, the property was prominently displayed as a quality home for sale with unique and superior features, including a tile roof. As a result of the aforementioned alteration affecting the original character-defining tile roof, which is critical to the building's conveyance as a uniquely designed Craftsman home, the 1445 Granada Avenue residence lacks the historic integrity to honestly convey the original design and intent of the architect Joel L. Brown. Therefore, staff does not recommend the HRB establish Brown as a Master Architect at this time, and does not recommend designation of the 1445 Granada Avenue residence under HRB Criterion D.

OTHER CONSIDERATIONS

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 property located at 1445 Granada Avenue and 2885 Beech Street not be designated under any HRB Criteria. 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.



Camille Pekarek
Associate Planner



Kelley Stanco
Senior Planner/HRB Liaison

CP/ks

Attachments:

1. Sewer Permit No. 7536 dated Jan 29, 1912
2. Applicant's Historical Report under separate cover

OFFICE OF THE
DEPARTMENT OF SEWERS

No. 7536

SEWER PERMIT NO. 7536 29

San Diego, Calif., ~~Jan 1912~~ 1912

In consideration of the sum of \$2.50 for this permit and the sum of \$ 25.00

for the construction of a sewer lateral from the main city sewer on

Street, between

and

Streets,

to the property line of Lot 2, Block 26

Addition, paid to this Department by

receipt of which is hereby acknowledged, said Owner is hereby granted permission to connect to said lateral, in accordance with the provisions of Ordinance No. 4280.

DEPARTMENT OF SEWERS,

SUPERINTENDENT

BY

HRB Continuance Review Presentation

IS Architecture, on behalf of owners of 1445 Granada Avenue



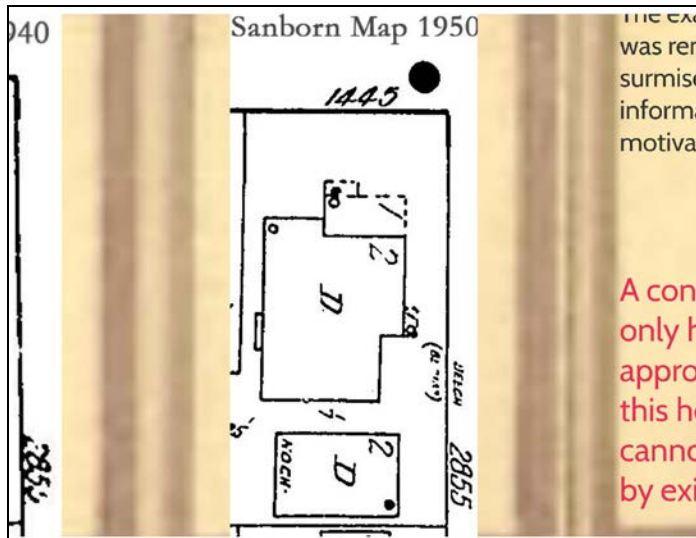
Clara J. Champlin/Joel L. Brown House:

1445 Granada Avenue

Period of Significance

**Recommend the period of
significance be amended
from 1912 to 1912-1971**

We propose changing the period of significance from 1912 (construction date) to 1912-1971 to encompass the continuing significance of this historic property.



Sanborn map from 1950 clearly indicates all roofing surfaces are composition.

The exact date the tile roof was removed cannot be surmised from this information, nor the motivation behind doing so.

The exact date the tile roof was removed cannot be surmised from this information.

A conclusion that the only historically appropriate roof for this house is tile cannot be supported by existing evidence.

The conclusion that the only historically appropriate roof for this house is tile cannot be supported by the existing evidence.

What is known is that the composition roofs of c. 1920 and c. 1950 are both
(1) potentially historic in their own right at over 45 years of age and
(2) appropriate for the architectural style of the house.

We do know that composition roofing material from c. 1920 and c. 1950 are historic in their own right and are appropriate for this architectural style.



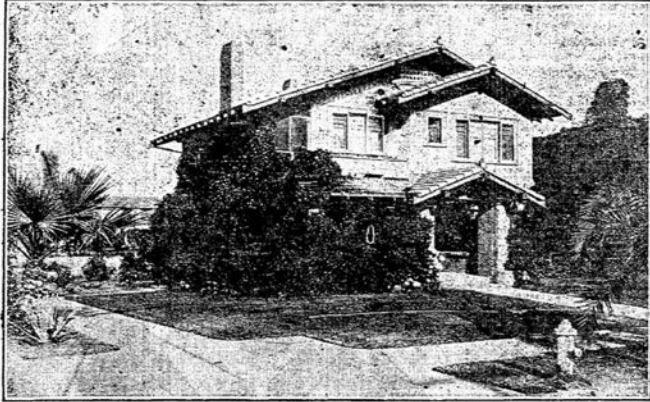
The type, shape, color, and size of the tiles cannot be determined from this picture and are not given in any other documentation.

To replace the existing roof with a 'best guess' tile selection would be conjecture at best and would create a false and inaccurate sense of historicism.

The only historic photo we have is from the 1920 newspaper advertisement.

The type, shape, color, and size of the tiles cannot be determined from this picture and are not given in any other documentation.

The type, shape, color, and size of the material cannot be determined from this photograph and no other documentation has been found.



Close up of photograph from 1920 newspaper advertisement.



The type, shape, color, and size of the tiles cannot be determined from this picture and are not given in any other documentation.

To replace the existing roof with a 'best guess' tile selection would be conjecture at best and would create a false and inaccurate sense of historicism.

To replace the existing roof with a 'best guess' tile selection would be conjecture at best and would create a false and inaccurate sense of historicism.

Also, roofing material is not a character-defining feature of the Craftsman style, unlike Spanish Colonial, etc.

The HRB and staff have repeatedly found asphalt (composite) shingles to be an acceptable alternative to other historic materials for Craftsman houses.

The current asphalt shingle roof does not alter the feeling, association, location, setting, or workmanship of the house's integrity. It is readily recognizable as a Craftsman house.



The HRB and staff have repeatedly found asphalt and composition shingles to be an acceptable alternative for Craftsman houses. The current shingles do not compromise integrity of location, setting, feeling association, and workmanship of the house.



HRB 1145 – The Stafford Cottage, 7415 Fay Ave., 1915

Criteria A & C, despite modifications including the addition of a small porch, one-story addition, and replacement of front wood steps with concrete, composition shingles.



HRB 1149 – Josephine Seaman Rental Cottage, 1327 Coast Walk, 1921

Criteria A & C, despite the later enclosed porch and addition and enlarged garage, cedar shingle roof.



HRB 1158 – Agnes Mosher House, 1511 29th St., 1912

Criterion C, despite a second-story addition, composition shingles.



HRB 1181 – Frederick and Delia Haman Spec House #2, 1840 W. Montecito Way, 1919

Criterion C, **despite permit in 2013 replacing roofing material with brown asphalt shingle.**



HRB 1185 – William Joel and Lavenia Butler Spec House #1, 1125 Fort Stockton Dr., 1909

Criterion C, composition shingles



HRB 1187 – W. F. Johnson Spec House #1, 4757 Edgeware Rd., 1912

Criterion C, composition shingles.



HRB 1190 – Jerome Winder and Ray Winder Spec House #1, 4308 Sierra Vista, 1912

Criterion C, composition shingles.



HRB 1196 – Adolphus Hatcher House, 4407 Georgia ST., 1910

Criterion C, composition shingles.

In a similar situation, the only other single family home designed by Joel L. Brown that has been designated was accepted despite the application of rock over the original brick of the chimney because it was appropriate to the style (Drown-Wagenhals-MacDonald House, HRB 593).



Similarly, the only other single family house designed by Joel L. Brown that has been designated was done so despite the application of rock over the original brick chimney.




Close up of house at 2124 Sunset Blvd.

Drown-Wagenhals-MacDonald House, HRB #593

Additionally, consultation with a roofing professional provided the following letter with three valid assessments:

- 1) installing a tile roof would be cost prohibitive
- 2) the original structure may not have supported the tile roofing material in the first place, and
- 3) even if tile is possible, the installation and code requirements may compromise the original siding and structures



Additionally, a roofing professional was consulted and proposed three assessments:

Installing a tile roof would be cost prohibitive and lack feasibility

The original structure may not have supported the tile roofing material in the first place, as evidenced by deflection of the roof structure. Such deflection is due to either excessive moisture or weight, and ventilation is abundant.

Even if tile is possible, the installation and code requirements at present may compromise the original siding and roofing structures.



Shadowcrest Roofing Inc.
Friday, August 12, 2016

Overdrive Tractor
1443 Granada Avenue
San Diego, California 92102

Re: Reroofing of home

Gentlemen:

Thank you for having us review your roof as a reroofing project. As per our conversation, the current standards for providing a tile roof have changed dramatically with the current seismic regulations. It would be cost prohibitive to install a tile roof as it would most likely require the removal of all of the siding and the application of a three panel as a base structure.

An engineering report would provide the needed information as to providing actual costs required from the foundation up.

As there is already deflection of the roof structure, the roof structure itself has to be pulled into quarters and inspected. Regardless of age, this deflection came to either due to excessive moisture or weight.

The ventilation that is visible at the peak of the ridge indicates that there is plenty of ventilation for the attic and so the building of moisture is not as likely. There is a good possibility that this deflection is from the original weight of the tile roof prior to the time when it was removed.

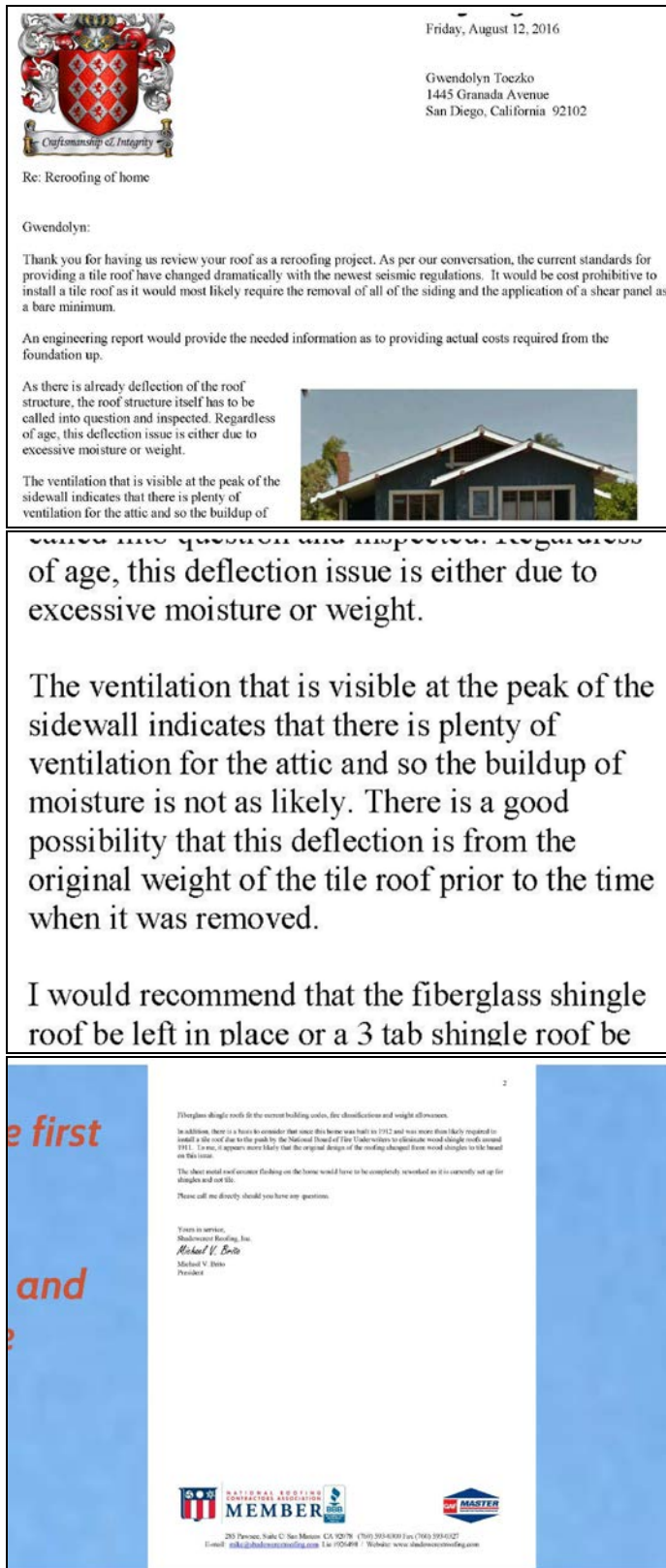
I would recommend that the Douglas fir ridge raft be left in place as a 1/4 inch straight and be installed as this would still conform to the code.



NATIONAL ROOFING CONTRACTORS ASSOCIATION MEMBER

285 Perrowe, Suite C, San Marcos, CA 92078 (760) 593-4000 Fax (760) 593-0227
E-mail: info@shadowcrestroofing.com Fax: (760) 593-0227 Website: www.shadowcrestroofing.com

Close up of roofing professional inspection letter page 1



Close up of “cost prohibitive” statement by roofer

Close up of explanation of roof deflection

Roofing professional explains that in this particular case, the deflection is caused by weight, not moisture.

Close up of roofing professional inspection letter page 2

Fiberglass shingle roofs fit the current building codes, fire classifications and weight allowances.

In addition, there is a basis to consider that since this home was built in 1912 and was more than likely required to install a tile roof due to the push by the National Board of Fire Underwriters to eliminate wood shingle roofs around 1911. To me, it appears more likely that the original design of the roofing changed from wood shingles to tile based on this issue.

The sheet metal roof counter flashing on the home would have to be completely reworked as it is currently set up for shingles and not tile.

Please call me directly should you have any questions.

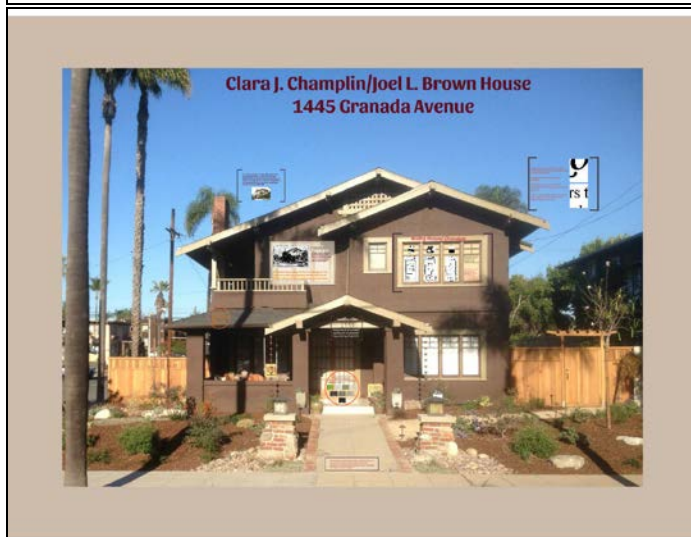
Yours in service,
Shadowcrest Roofing, Inc.
Michael V. Brito
Michael V. Brito

Close up of explanation of push for use of nonflammable materials by the National Board of Fire Underwriters in 1912

Not designating would open up the possibility that future owners of the house could undo the careful and historically-sensitive work of the Toczkos and irreparably damage the house's integrity.

Not designating could possibly be detrimental to the historically sensitive work completed by the Toczkos and damage the exemplary integrity.

Not designating would open up the possibility that future owners of the house could undo the careful and historically-sensitive work of the Toczkos and irreparably damage the house's integrity.



Not designating would open up the possibility that future owners of the house could undo the careful and historically-sensitive work of the Toczkos and irreparably damage the house's integrity.