



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: May 11, 2017 REPORT NO. HRB-17-033

HEARING DATE: May 25, 2017

SUBJECT: **ITEM #9 – Ingimore and Veiga Johnson Spec House #1**

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

APPLICANT: Ben Barnik represented by Legacy 106, Inc.

LOCATION: 3522 Villa Terrace, 92104, North Park Community, Council District 3  
APN 453-331-18-00

DESCRIPTION: Consider the designation of the Ingimore and Veiga Johnson Spec House #1 located at 3522 Villa Terrace as a historical resource.

### STAFF RECOMMENDATION

Designate the Ingimore and Veiga Johnson Spec House #1 located at 3522 Villa Terrace as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the 1982 rear addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Colonial Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource retains its flat roof with stepped parapet; stucco exterior; divided light, wood frame and sash windows; centrally located gable roof front porch, flared wing walls, rectangular clay vents and Salomónica columns at the front porch.

### 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 the Park Villas subdivision of the North Park community. The house is located on a street surrounded by predominantly single family homes close to Balboa Park.

The property has not been identified in any recent historic surveys.

The historic name of the resource, the Ingimore and Veiga Johnson Spec House #1 has been identified consistent with the Board's adopted naming policy and reflects the name of Ingimore and Veiga Johnson who constructed the house as a speculation house.

## 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.*

Constructed in 1926, the subject house faces east. The exterior of the house is sheathed with sand finish stucco. The roof is flat with a stepped parapet. The front entrance is accessed by a centrally located small gable roofed porch cover. The porch cover is sheathed with clay tiles and an arched opening provides entrance to the covered portion. Either side of the arched opening flares out and has Salomónica columns inset in the stucco on the interior portion of the arch. The main entrance is located just to the right just inside the entrance with a wood window centered in the arch opening. To the right of the front entrance is a tripartite window with a three part decorative stucco arch above the windows. To the left of the front entrance, the wall plane steps back and presents decorative wing walls at each corner and evenly spaced windows on the wall planes. The south side of the house continues the window spacing and features the drive access to the detached one car garage. The north side of the house features a wing wall with an arched opening that accesses the side yard. A chimney flanked by two smaller windows is located near the front façade while the remaining windows are spread along the wall plane. The chimney narrows as it rises above the parapet and features a shallow niche on the lower portion. The rear façade of the house has been modified with the construction of a rear addition and a deck.

The resource has been subject to relatively few modifications that do not significantly impact character defining features or impair integrity as it relates to the 1926 date of construction and period of significance. Review of historic photos and the building record provided in the report suggest that the front focal window has been modified. The historic photo shows an 8/1 double hung window where there is currently a six light window. Based on the construction of the existing window, it appears that the window was replaced some time ago. Just above the center window, a decorative bas-relief element was removed at some point. The outline of this element is still visible. In 1982 an addition was added to the rear of the house and in 2005 a deck was added to the rear. These do not detract from the original structure's historicity. The additions are located at the rear and are subordinate to the historic structure. The window modification and the loss of the bas-relief are also considered minimal impacts to the integrity of the house.

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.

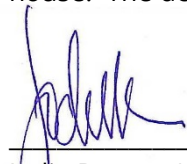
Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including flat roof with stepped parapet; stucco exterior; divided light, wood frame and sash windows; centrally located gable roof front porch, flared wing walls, rectangular clay vents and Salomónica columns at the front porch. Therefore, staff recommends designation under HRB Criterion C.

#### OTHER CONSIDERATIONS

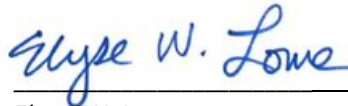
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Ingimore and Veiga Johnson Spec House #1 located at 3522 Villa Terrace be designated with a period of significance of 1926 under HRB Criterion C as a good example of a Spanish Colonial Revival style house. The designation excludes the 1982 rear addition.



Jodie Brown, AICP  
Senior Planner



Elyse W. Lowe  
Deputy Director  
Development Services Department

JB/ks/el

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 5/25/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/25/2017, to consider the historical designation of the **Ingimore and Veiga Johnson Spec House #1** (owned by Ben Barnik, 3522 Villa Terrace, San Diego, CA 92104) located at **3522 Villa Terrace, San Diego, CA 92104**, APN: **453-331-18-00**, further described as BLKS 75 LOTS 43 & 44 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 Ingimore and Veiga Johnson Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of Spanish Colonial Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource retains its flat roof with stepped parapet; stucco exterior; divided light, wood frame and sash windows; centrally located gable roof front porch, flared wing walls, rectangular clay vents and Salomónica columns at the front porch. 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 excludes the 1982 rear addition.

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

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney