



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 10, 2017 REPORT NO. HRB-17-050

HEARING DATE: August 24, 2017

SUBJECT: **ITEM #8 – Henry Clyde Walters Spec House #1**

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

APPLICANT: Michael and Rebecca Roberts; represented by Johnson & Johnson

LOCATION: 2726 Gregory Street, North Park Community, Council District 3
APN 4453-832-0500

DESCRIPTION: Consider the designation of the Henry Clyde Walters Spec House #1 located at 2726 Gregory Street as a historical resource.

STAFF RECOMMENDATION

Designate the Henry Clyde Waters Spec House #1 located at 2726 Gregory Street as a historical resource with a period of significance of 1929 under HRB Criterion C. This recommendation is based on the following finding:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits an asymmetrical façade, varied roof forms with clay tile, focal window, clay tile vents, stucco exterior and wood 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 property is a one-story, single family residence constructed in the Spanish Colonial Revival style.

The property was located within the boundary of the 2016 North Park Survey Report but was not identified in the survey because the property was not evaluated.

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

ANALYSIS

A Historical Resource Research Report was prepared by Johnson & Johnson Architecture, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 2726 Gregory Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or North Park'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.

Research into the owners and tenants of the property at 2726 Gregory Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for 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 one-story, single family dwelling constructed in the Spanish Colonial Revival style in 1929. The property sits on a sloped lot that allows for a basement level at the rear. The house has a U shaped plan with a concrete entry courtyard in the center of the main façade. The street façade is asymmetrical with the garage, which still features its original doors, located on the right side. The house is covered by a combination of gable, flat and shed roofs. The left side of the front façade projects forward and its gable roof is covered with red clay tiles. The house features a large wooden focal window beneath the gable section of the front façade. The majority of the structure's remaining windows are wood double hung. The exterior of the house is coated in a medium sand stucco.

Several modifications have been made to the property since its construction in 1929. Around 1945 the roof was retiled and a steel window was added to the lower level of the rear façade. At an unknown date two windows were added to the rear of the house and the structure was restuccoed with a historically inappropriate stucco texture. In 2011 improvements were made to the rear of the house which included a patio enclosure, deck and the addition of French doors. These changes were deemed consistent with the Secretary of the Interior's Standards by historic resources staff.

Although it was not in the scope of work, a skim coat matching the original stucco texture was added to the rear façade at this time. In July of 2017 the owners again worked with staff to restore the stucco on the front and side facades to its original texture. The new stucco has integral color which results in an uneven color appearance, but this can be mitigated with the addition of a coat of paint. Additionally, based on historic photos the concrete walkway at the front of the house was modified at an unknown date. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style and retains integrity from its 1929 period of significance. Specifically, the resource exhibits an asymmetrical façade, varied roof forms with clay tile, focal window, clay tile vents, stucco exterior and wood windows. 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 subject property at 2726 Gregory Street was built by Henry Clyde Walters and Joseph Henry Walters. Henry Clyde Walters and Joseph Henry Walters have not been established by the Historical Resources Board as Master Architects, Designers or Builders, and there is insufficient information to designate either as such at this time. Therefore, staff does not recommend 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 2726 Gregory Street 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.

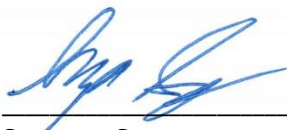
The property at 2726 Gregory Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

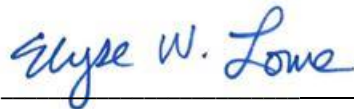
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Henry Clyde Waters Spec House #1 located at 2726 Gregory Street be designated with a period of significance of 1929 under HRB Criterion C.



Suzanne Segur
Associate Planner



Elyse W. Lowe
Deputy Director
Development Services Department

SS/el

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. Addendum to Applicant's Historical Report dated August 1, 2017

RESOLUTION NUMBER N/A
ADOPTED ON 8/24/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/24/2017, to consider the historical designation of the **Henry Clyde Walters Spec House #1** (owned by Michael and Rebecca S Roberts, 2726 Gregory Street, San Diego, CA 92104) located at **2726 Gregory Street, San Diego, CA 92104**, APN: **453-832-05-00**, further described as BLK F LOT 16 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 Henry Clyde Walters Spec House #1 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 Colonial Revival style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource exhibits an asymmetrical façade, varied roof forms with clay tile, focal window, clay tile vents, stucco exterior and wood 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 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