



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 14, 2017 REPORT NO. HRB-17-056

HEARING DATE: September 28, 2017

SUBJECT: **ITEM #10 – Anna Vickers House**

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

APPLICANT: Brett and Michelle Lanuti; represented by IS Architecture

LOCATION: 1419 Virginia Way, La Jolla Community, Council District 1
APN 350-370-0600

DESCRIPTION: Consider the designation of the Anna Vickers House located at 1419 Virginia Way as a historical resource.

STAFF RECOMMENDATION

Designate the Anna Vickers House located at 1419 Virginia Way as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the shed dormer on the southwest façade and the garage addition both constructed outside of the 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 Tudor Revival style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features a steeply pitched gable roof; brick veneer; board and batten siding; tall, narrow wood windows with multi-pane glazing; a front-facing gable on the main façade; gable wall dormers; and a massive chimney.

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 contains a two story Tudor Revival style single family home constructed in 1928 in the Villa Tract of La Jolla Park.

The property was identified in the 2004 Draft La Jolla Survey and given a Status Code of 7R, "*identified in reconnaissance level survey but not evaluated.*" Properties in this survey that were not identified as potential contributors to a potential historic district were assigned this status code.

The historic name of the resource, the Anna Vickers House, has been identified consistent with the Board's adopted naming policy and reflects the name of Anna Vickers, who constructed the house as her personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, 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.

The subject property contains a two story single family residence constructed in 1928 in the Tudor Revival style. The residence sits at the top of an incline with its main elevation facing Virginia Way. Originally, the house was constructed in a modified U-shaped plan with a motor court that opened onto Olivet Lane at the rear. A garage addition constructed in 2014 closed most of the motor court off from the back lane.

The Tudor Revival style home features a brick veneer façade with board and batten accents. The steeply pitched gable roof is constructed of slate shingles and has very little eave overhang. The front elevation features a large projecting front gable section and two gable wall dormers. Windows on the main façade are tall and narrow with multi-pane glazing. A massive brick chimney and porch are present on the southwest façade. On the rear façade a gabled porch covers the rear entry and a balcony protrudes from the second floor.

Several modifications have been made to the property since its construction in 1928. A remodel occurred in 2001 which expanded the floor plan and relocated the basement stairs to the exterior of the structure. The shed dormer on the southwest façade was added at this time. Other modifications occurred at the northeast corner of the house but these were overtaken by a subsequent remodel in 2014 and are no longer present. The 2014 remodel was reviewed by Historic Resources staff and included the modification of window and door openings on the rear façade, a new roof, as well as the addition of the new garage wing. Alterations included the modification of windows and doors on the second floor balcony, the replacement of the original garage doors with steel casement windows and a glass wall system was installed in the location of an original window and door. A new slate roof, which was determined to be stylistically compatible, was also added at this time. The new two story garage addition is complimentary but distinct from the original house. Unlike the 2001 remodel which was not required to be reviewed by Historic Resources staff, the 2014 modifications were determined to be consistent with the Secretary of the Interior's Standards. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character-defining features of the style include decorative half-timbering; tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing; massive chimneys, sometimes with decorative chimney pots; entry porches with round or Tudor arches; and gable dormers. Relatively uncommon before World War I, widespread adoption of masonry veneering techniques in the 1920s accompanied a

dramatic rise in the style's popularity as even the most modest examples began to closely mimic the brick and stone veneers of their English prototypes. Tudor Revival style houses usually include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype.

Significance Statement: The house continues to convey the historic significance of the Tudor Revival style and retains integrity from its 1928 period of significance. Specifically, the resource exhibits a steeply pitched gable roof; brick veneer; board and batten siding; tall, narrow windows with multi-pane glazing; a front facing gable on the main façade; gable wall dormers; and a massive chimney. 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.

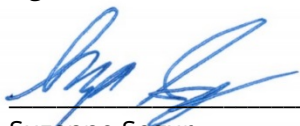
The subject property at 1419 Virginia Way was designed by Webber, Staunton & Spaulding and built by Henry Barkey. Neither Webber, Staunton & Spaulding nor Henry Barkey have been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate them as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

OTHER CONSIDERATIONS

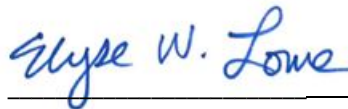
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Anna Vickers House located at 1419 Virginia Way be designated with a period of significance of 1928 under HRB Criterion C as an example of the Tudor Revival style. The designation excludes the shed dormer on the southwest façade and the garage addition both constructed outside of the period of significance.



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

RESOLUTION NUMBER N/A
ADOPTED ON 9/28/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/28/2017, to consider the historical designation of the **Anna Vickers House** (owned by Leroy B and Michelle B Lanuti Family Trust 02-08-00, 1419 Virginia Way, San Diego, CA 92037) located at **1419 Virginia Way, San Diego, CA 92037**, APN: **350-370-06-00**, further described as BLK 74 LOTS 7 & 8 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 Anna Vickers 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 Tudor Revival style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, , the resource features a steeply pitched gable roof; brick veneer; board and batten siding; tall, narrow wood windows with multi-pane glazing; a front-facing gable on the main façade; gable wall dormers; and a massive chimney. 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 the shed dormer on the southwest façade and the garage addition both constructed outside of the 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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney