



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 2, 2017 REPORT NO. HRB-17-076

HEARING DATE: November 16, 2016

SUBJECT: **ITEM #8 – John and Mary Wright House**

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

APPLICANT: NDD on 13th Street Lofts, LLC represented by Marie Burke Lia

LOCATION: 454 13th Street, 92101, Downtown Community, Council District 3
APN 535-156-08

DESCRIPTION: Consider the designation of the John and Mary Wright House located at 454 13th Street as a historical resource.

STAFF RECOMMENDATION

Designate the John and Mary Wright House located at 454 13th Street as a historical resource with a period of significance of 1881 under HRB Criterion C. The designation excludes the rear addition completed in 1942. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Italianate style and retains a good level of architectural integrity from its period of significance. Specifically, the resource is a one story form sheathed with wood siding with primary façade bay windows detailed with an entablature, tall, narrow double hung windows with pediments, a recessed front porch with an entablature and a mansard roof.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The house is located on an interior lot in the East Village. The building is surrounded by multi-family and commercial properties.

The property was identified in the Historic Site Inventory of the Centre City East for Centre City Development Corporation (CCDC) and determined eligible for listing on the local register.

The historic name of the resource, the John and Mary Wright House has been identified consistent with the Board's adopted naming policy and reflects the name of Wright's who constructed the house as a rental house.

ANALYSIS

A Historical Resource Technical Report was prepared by Marie Lia 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 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 454 13th Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or East Village'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 454 13th Street did not reveal any individuals who could be considered historically significant in local, state or national history. While Master Architect John B. Stannard is associated with the property and lived there from 1902-1910, his office was located elsewhere. His career spanned 28 years from 1887 to 1915. His career is better represented by an association with his office where he worked as an architect. 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.

Constructed in 1881 in the Italianate style, the subject building is one story sheathed with wood siding. The east (primary) façade features multiple rooflines, bay windows and a recessed porch. This façade is dominated by two bays evenly spaced on the wall plane. The three sided bays have a central blank wall surface flanked by a tall narrow 1/1 double hung windows. Decorative surrounds are topped by pediments. Each bay is further topped by an entablature with frieze, brackets, dentils, soffit, fascia and cornice. Directly above the entablature is the roof for the main body of the house. The flat wall surface in just below the roof line features small covered vents. The cornice protrudes out from the flat wall surface and wraps around to the sides of the house with the only interruption at the porch. The cornice also features decorative brackets spaced evenly on the wall plane.

The front porch is located at the north east corner of the house. The porch is accessed via a non-historic deck with a wood rail. The historic porch is supported by a rounded Doric column set atop a low solid wall. A squared off beam with an entablature that matches the bays and a mansard roof defines the porch.

Fenestration at the north façade is limited to tall narrow windows topped with a pediment to match the windows on the front façade. The south façade of the house has limited visibility due its proximity to the property line and new construction. The west façade is dominated by a one story shed roof addition from 1942. The addition is sheathed with wood lap siding and features small framed windows.

Overall, modifications to the house appear to be limited. A small deck was added to the front of the house at the front porch, windows were modified on the south side and there was a rear addition completed in 1942. The modifications do not detract from the historic significance of the building and do not impact the character-defining features.

The Italianate style was part of the Picturesque Movement that began in England, and was a reaction to the formal classical ideals in art and architecture that had been fashionable for about 200 years. The movement expressed a desire for greater freedom of architectural expression and for more organic, complicated forms that were intended to complement their natural setting.

Popularized in the 1840s and 1850s, the Italianate style was in pattern books by architect Andrew Jackson Downing. Freestanding Italianate buildings displayed the cornice under widely overhanging eaves, while contiguous Italianate row houses or commercial buildings have a bracketed cornice on the front façade. Other markers of the Italianate style are tall, narrow windows, some with elaborate hoods, often shaped like an inverted U. Italianate windows often have round arch or square tops and can also be crowned by a pediment or entablature with brackets. Most Italianate buildings have columned porticoes or porches, sometime extending the full width of the front façade. The style was dominate from 1855 through 1880. As an easily adaptable style it became popular with residential, commercial, and institutional buildings alike.

Significance Statement: The house continues to convey the historic significance of the Italianate style by embodying the historic characteristics associated with the style; including its one story form sheathed with wood siding with primary façade bay windows detailed with an entablature, tall, narrow double hung windows with pediments, a recessed front porch with an entablature and a mansard roof. Therefore, staff recommends 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 subject property at 454 13th Street was built by John Wright. Wright has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him 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 454 13th 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 454 13th Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

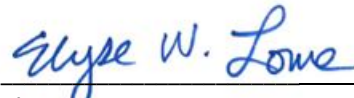
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 John and Mary Wright located at 454 13th Street be designated with a period of significance of 1881 under HRB Criterion C. The designation excludes the rear addition completed in 1942. This



Jodie Brown, AICP
Senior Planner



Elyse W. Lowe
Deputy Director
Development Services Department

JB/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 11/16/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/16/2017, to consider the historical designation of the **John and Mary Wright House** (owned by NDD on 13th Street Lofts LLC, 340 15th Street, Suite 1, San Diego, CA, 92101) located at **454 13th Street, San Diego, CA 92101**, APN: **535-156-08-00**, further described as BLK 106 LOT K N 8 FT LOT J & S 34 FT 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 John and Mary Wright 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 Italianate style and retains a good level of architectural integrity from its 1881 period of significance. Specifically, the resource is a one story form sheathed with wood siding with primary façade bay windows detailed with an entablature, tall, narrow double hung windows with pediments, a recessed front porch with an entablature and a mansard roof. 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 rear addition completed in 1942.

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