



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: July 12, 2018 REPORT NO. HRB-18-037

HEARING DATE: July 26, 2018

SUBJECT: **ITEM #10 – George and Ethel Worthington Spec House**

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

APPLICANT: Deborah Krongard; represented by Allen Hazard & Janet O'Dea

LOCATION: 1770 Fort Stockton Drive, Uptown Community, Council District 3  
APN 443-462-02-00

DESCRIPTION: Consider the designation of the George and Ethel Worthington Spec House located at 1770 Fort Stockton Drive as a historical resource.

### STAFF RECOMMENDATION

Designate the George and Ethel Worthington Spec House located at 1770 Fort Stockton Drive as a historical resource with a period of significance of 1913 under HRB Criterion C. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character-defining features of Prairie style architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains a two-story symmetrical front façade; flat roof with wide overhanging eaves; a segmented arched entry; large sculpted brackets; smooth stucco cladding; and tripartite, multi-light, double-hung 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 resource is a single-family residence built in 1913 as part of the Mission Hills Subdivision, in the community of Uptown. It faces southwest onto Fort Stockton Drive near the intersection of Sunset Boulevard.

The property was identified in the *2016 Uptown Community Plan Area Historic Resources Survey Report* and given a Status Code of 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The historic name of the resource, the George and Ethel Worthington Spec House has been identified consistent with the Board's adopted naming policy and reflects the name of George and Ethel Worthington, who constructed the house as a speculation property.

## ANALYSIS

A Historical Resource Research Report was prepared by Alan Hazard and Janet O'Dea 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 resource was built in 1913 as a two-story single-family residence in the Prairie style. The property is sited above the street level with a high, original, stucco-clad retaining wall that abuts the sidewalk. A central staircase ascends to the front porch, which features low side walls with an undulating curved-top pattern. The front façade is symmetrically arranged, centered about a decorative segmented arch above the entry. Second story bays flank the entry and project slightly forward, supported below by large sculpted wood brackets. Fenestration consists of tripartite wood windows in six-over-one and nine-over-one light patterns at the first and second stories. The house is covered by a flat composite roof with wide overhanging eaves. To the right of the house, a concrete driveway leads to a detached single-car garage with original paneled wood doors.

Alterations to the subject property include the replacement of original stucco with new smooth stucco appearing to be sympathetic to the original texture (date unknown), the addition of a metal gutter system at the roofline (date unknown), the addition of sliding doors and wood balcony railing above a single-story bump-out at the south elevation (date unknown), in-kind replacement of the second story sliding doors (2008), and a non-original wood front door. These noted modifications do not significantly impair integrity of design, materials, workmanship, feeling or association and the building retains integrity as it relates to architectural significance.

The Prairie style originated in Chicago and was popular primarily in the Midwest for the early part of the 20th century. An indigenous American style, the Prairie School shared the ideals of the British Arts and Crafts movement and was popularized by architects including Frank Lloyd Wright, George Maher and others. Character-defining features of Prairie style architecture include low-pitched, usually hipped roofs, wide overhanging eaves, cornices and façade detailing emphasizing horizontal lines. Prairie style houses are typically two stories and often feature casement windows, one-story wings, porches, porte cocheres and inconspicuous entries. Pattern books and popular magazines spread vernacular examples widely to suburbs throughout the country, with most being built between 1905 and 1915.

Significance Statement: The house continues to convey the historic significance of the Prairie style by embodying the historic characteristics associated with the style; including a two-story symmetrical front façade; flat roof with wide overhanging eaves; a segmented arched entry; large sculpted

brackets; smooth stucco cladding; and tripartite, multi-light, double-hung wood windows. Therefore, staff recommends designation of the subject property 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 George and Ethel Worthington Spec House #1 located at 1770 Fort Stockton Drive be designated with a period of significance of 1913 under HRB Criterion C as a good example of a Prairie Style residence.



Sonnier Francisco  
Senior Planner/ HRB Liaison

SF/ss

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 7/26/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/26/2018, to consider the historical designation of the **George and Ethel Worthington Spec House** (owned by Deborah S Krongard, 1770 Stockton Drive, San Diego, CA 92103) located at **1770 Fort Stockton Drive, San Diego, CA 92103**, APN: **443-462-02-00**, further described as BLK 14 LOT SE 60 FT OF SW 65 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 George and Ethel Worthington Spec 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 Prairie style and retains a good level of architectural integrity from its 1913 period of significance. Specifically the resource retains a two-story symmetrical front façade; flat roof with wide overhanging eaves; a segmented arched entry; large sculpted brackets; smooth stucco cladding; and tripartite, multi-light, double-hung 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: \_\_\_\_\_  
JEREMY JUNG,  
Deputy City Attorney