



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 9, 2018 REPORT NO. HRB-18-040

HEARING DATE: August 23, 2018

SUBJECT: **ITEM #7 – Michael Falahy House**

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

APPLICANT: Lemon Family Trust represented by Ginger Weatherford

LOCATION: 1030 26th Street, 92102, Golden Hill Community, Council District 3
APN 534-290-01-00

DESCRIPTION: Consider the designation of the Michael Falahy House located at 1030 26th Street as a historical resource.

STAFF RECOMMENDATION

Designate the Michael Falahy House located at 1030 26th Street as a historical resource with a period of significance of 1910 under HRB Criterion C. The designation excludes the rear porch enclosure, the rear second floor sleeping porch, and the two-car detached garage built in 1969. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style and retains a good level of architectural integrity from its 1910 period of significance. Specifically, the resource retains its medium pitched gable roof with side-gabled dormers; overhanging eaves and exposed rafters; exterior horizontal wood lap siding; full-width porch with partial trellised roof supported by piers topped with wood columns, and wood frame and sash 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 subject resource is a two-story single-family residence built in 1910 in the Craftsman style on the west side of 26th Street between C Street and Broadway in the Golden Hill Community. The property has not been identified in any historic surveys.

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

ANALYSIS

A Historical Resource Research Report was prepared by Ginger Weatherford Historic Preservation Consulting, which concludes that the resource is significant under HRB Criteria B and C. Staff concurs that the site is a significant historical resource under HRB Criterion C but not HRB Criterion B. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Michael Falahy owned and managed the Sanitary Laundry Company of San Diego along with his wife Lottie, located at 472 16th Street. Under their leadership and management, it would become the largest industrial laundry company in San Diego. In 1913, they participated in a pilot project to give women working in laundries access to library books. Lottie Falahy would take over management of the business after Michael's death in 1917. Under Lottie's management, the Sanitary Laundry Company provided emergency support to the Red Cross during the influenza epidemic of 1918 and had expanded their business to include delivery service by 1918. Lottie managed the company until her death in 1922.

While the Falahys were successful entrepreneurs, they do not rise to the level of significance necessary for designation. Therefore, staff does not recommend designation under 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 1910, the subject structure is a two-story, asymmetrical Craftsman style house with a medium pitched roof and gables on each side of the structure. Overhanging eaves and exposed rafters are visible on the north and south facades. There are two gabled dormers located on the south façade of the house facing the alley and one gabled dormer on the north façade. Horizontal wood lap siding covers the entire structure. A full-width open porch is partially covered by a trellised roof that extends over the front entryway and is supported by large rectangular piers topped with square wood columns. The front entry is offset to the north of the façade and is accessed by concrete steps that lead up from the sidewalk. Fenestration consists of wood frame and sash windows with a variety of operations including double-hung, sliding, and fixed types; including two sets of Chicago style windows on the front elevation and two on the south elevation.

Modifications to the resource includes installation of wrought iron gates and handrails at the porch entry, trimming of the rounded rafter tails at the south elevation, a rear porch enclosure, and the addition of a rear second floor sleeping porch, which was also enclosed. The timeline of these modifications is unknown. It was also noted that the siding on the front porch railing differs from the rest of the house and it is not known when or if the siding was replaced at some point. In 1969, a two-car detached garage was constructed at the rear of the property and then in 2018, solar panels

were added to the roof of the garage. These modifications do not significantly impair integrity of design, workmanship or feeling.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style and retains a good level of architectural integrity from its 1910 period of significance. Specifically, the resource retains its medium pitched gable roof with side-gabled dormers; overhanging eaves and exposed rafters; exterior horizontal wood lap siding; full-width porch with partial trellised roof supported by piers topped with wood columns, and wood frame and sash windows.

OTHER CONSIDERATIONS

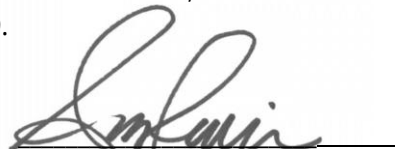
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Michael Falahy House located at 1030 26th Street be designated with a period of significance of 1910 under HRB Criterion C. The designation excludes the rear porch enclosure, the rear second floor sleeping porch, and the two-car detached garage built in 1969.



Shannon Anthony
Junior Planner



Sonnier Francisco
Senior Planner/ HRB Liaison

SA/sf

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/23/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/23/2018, to consider the historical designation of the **Michael Falahy House** (owned by Lemon Family Trust 07-02-16, 1030 26th Street, San Diego, CA 92102) located at **1030 26th Street, San Diego, CA 92102**, APN: **534-290-01-00**, further described as BLK 27 LOTS 1 TO 4 S 40 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 Michael Falahy 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 Craftsman style and retains a good level of architectural integrity from its 1910 period of significance. Specifically, the resource retains its medium pitched gable roof with side-gabled dormers; overhanging eaves and exposed rafters; exterior horizontal wood lap siding; full-width porch with partial trellised roof supported by piers topped with wood columns, and wood frame and sash 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 designation shall exclude the rear porch enclosure, the rear second floor sleeping porch, and the two-car detached garage built in 1969.

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