



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 9, 2019 REPORT NO. HRB-19-022

HEARING DATE: May 23, 2019

SUBJECT: **ITEM #8 -James and Margret Anderson House**

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

APPLICANT: Michael T Curran Living Trust and Nancy E K Curran Living Trust; represented by Johnson and Johnson Architecture

LOCATION: 3427 Elliott Street, Peninsula Community, Council District 2
APN 450-102-04-00

DESCRIPTION: Consider the designation of the James and Margret Anderson House located at 3427 Elliott Street as a historical resource.

STAFF RECOMMENDATION

Designate the James and Margret Anderson House located at 3427 Elliott Street as a historical resource with a period of significance of 1925 under HRB Criteria C. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource exhibits smooth stucco exterior over wood frame construction; a partially flat roof with a simple parapet; decorative clay pipe roof drains; an entry porch with arched openings covered by a shed roof clad in clay tiles with little eave overhang as well as single and tripartite single-lite 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 located in the Point Loma neighborhood of the Peninsula Community. The lot contains a single-family residence with a detached garage.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

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

ANALYSIS

A Historical Resource Research Report was prepared by Johnson and Johnson Architecture, which concludes that the resource is significant under HRB Criteria C and D. Staff supports designation under HRB Criterion C, but not Criterion D. 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 located at 3427 Elliott Street is a one-story single-family home constructed in 1925 in the Spanish Eclectic style and features a smooth stucco exterior over wood frame construction; a partially flat roof with a simple parapet; decorative clay pipe roof drains; an entry porch with arched openings covered by a shed roof clad in clay tiles as well as single and tripartite single-lite wood windows. The primary façade features a central wing wall that leads to a partially uncovered porch surrounded by a low site wall. To both the left and right of the entry porch are groupings of tall, single lite wood windows that are either fixed or casements. The east elevation features a stuccoed chimney, a side porch with a site wall, partial clay tiled roof, and clay drains. Both the west and south elevation feature the same stucco finish used throughout, wood windows and decorative clay drains.

Modifications include in kind replacement to the roof tiles along the shed and gabled roof, a spark arrestor added to the chimney, and a change in material to the garage door. Additionally, in 2007 nineteen wood windows and three doors were removed and replaced with wood, dual glazed replacements as part of the Quieter Homes Program. While it is difficult to tell if they are present in the historic photograph of the subject property, the shutters on the primary façade were likely added at a later date. However, these modifications do not significantly impair integrity of design, materials, workmanship or feeling.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including a smooth stucco exterior over wood frame construction; a partially flat roof with a simple parapet; decorative clay pipe roof drains; an entry porch with arched openings covered by a shed roof clad in clay tiles with little eave overhang as well as single and tripartite single-lite wood windows.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The subject resource was built by William Bird, who is proposed as a Master Builder by the applicant's report. William Bird was born and raised in Smithville, Tennessee and once he was married, he and his wife moved to Los Angeles, California to start his family. During this time in Los Angeles, Bird served with the Los Angeles City Fire Department and registered for the Navy where he served as an officer on the S.S. Yemaha out of New York during World War I. Upon his return from the war in 1923, Bird moved his family to San Diego where he began building small houses in the South Park area. Bird acted as the builder, realtor, and sometimes auctioneer and began advertising himself as a "builder of artistic homes". Five years into his building profession in 1928, Bird tragically passed away in a plane crash.

Bird's known work includes fifty-five properties located throughout San Diego county. Presently, two of Bird's properties have been historically designated on the City's register:

- HRB Site #604 – William and Minerva Spec House #1, 3021 Elliott Street built in 1926 in the Spanish Eclectic Style.
- HRB Site #1119 – William and Minerva Welton House, 3033 Elliott Street built in 1926 in the Spanish Eclectic Style.

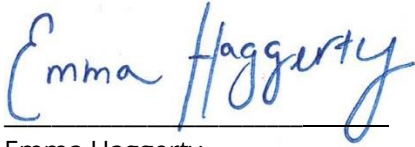
William W. Bird could potentially be a good candidate for a proposed Master Builder, but not at this time. Although the report compiled a detailed history of Bird's life and a large list of his works, an analysis of the identified properties specifically identifying their unique characteristics and character defining features would be necessary to gain a better understanding of what makes him rise to the level of a Master Builder. If the applicant or property owner wishes to return to the Historic Resources Board with the additional analysis of the existing properties at a future date to support designation under HRB Criterion D, they may do so. However, at this time staff is not recommending the property 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 James and Margret Anderson House located at 3427 Elliott Street be designated with a period of significance of 1925 under HRB Criteria C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style.



Emma Haggerty
Assistant Planner



Suzanne Segur
Senior Planner

EH/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/23/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/23/2019, to consider the historical designation of the James and Margret Anderson House (owned by Michael T Curran Living Trust 11-15-07 and Nancy E K Curran Living Trust 11-15-07, 9507 Barroll Lane, Kensington, MD, CA 20895) located at **3427 Elliott Street, San Diego, CA 92106**, APN: **450-102-04-00**, further described as BLK B LOT 4 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 James and Margret Anderson House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics. Specifically, the resource exhibits smooth stucco exterior over wood frame construction; a partially flat roof with a simple parapet; decorative clay pipe roof drains; an entry porch with arched openings covered by a shed roof clad in clay tiles with little eave overhang as well as single and tripartite single-lite wood windows.

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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney