



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 8, 2019 REPORT NO. HRB-19-030

HEARING DATE: August 22, 2019

SUBJECT: **ITEM #5 – Otis Whitely House**

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

APPLICANT: Lance and Julia Andresen; represented by Brian F. Smith and Associates, Inc.

LOCATION: 3227 Browning Street, Peninsula Community, Council District 2
APN 450-072-03-00

DESCRIPTION: Consider the designation of the Otis Whitely House located at 3227 Browning Street as a historical resource.

STAFF RECOMMENDATION

Designate the Otis Whitely House located at 3227 Browning Street as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the garage and the rear porch enclosure which were completed outside 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 Spanish Eclectic style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource exhibits a textured stucco exterior over wood frame construction; varied roof forms with a gabled roof at the front and a flat roof with a simple parapet at the rear, red clay tiles and decorative clay pipe roof drains, tripartite arched focal window and fenestration consisting of decorative double hung, casement, and fixed wood windows.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property is located in the Loma Portal neighborhood of the Peninsula Community. The lot contains a single-family residence with a detached garage.

The property was evaluated as part of the Quieter Homes Program (QHP) and was identified as a potential contributing resource to the potential Loma Portal National Historic District.

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

ANALYSIS

A Historical Resource Research Report (HRRR) was prepared by Brian F. Smith and Associates, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds that the site is a significant historical resource under HRB Criterion C. 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 3227 Browning Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City'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 3227 Browning Street did not reveal any individuals who could be considered historically significant in local, state or national history. 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.

The subject property located at 3227 Browning Street is a one-story single-family home constructed in 1927 in the Spanish Eclectic style and features a textured stucco exterior over wood frame construction; a partially flat roof with a simple parapet; decorative clay pipe roof drains; a raised concrete entry porch and decorative wood windows. The primary façade features three decorative lite wood windows centrally located above a raised entry porch and under an added tile awning. The arched entry is set on the gable end of the primary façade next to a large single pane window. The gable end also features red clay tile roofing and a large arched tripartite focal window. The northeast elevation features casement fixed and double hung wood windows along with access to the enclosed rear patio. The northwest elevation features an arched wing wall as well as a stucco chimney flanked by narrow decorative lite casement windows. A small bump out features a larger pair of casement windows. A large portion of the rear of the property features the addition of an enclosed patio.

Modifications to the property include a rear porch enclosure completed between 1958-1972, a tiled awning permitted in 1974 and wrought iron railings on the entry porch. Additionally, a privacy wall and garage, which was constructed in the 1950s, are both located in the rear yard. Other modifications include the replacement of the original wood windows with wooden, dual pane windows when the property was voluntarily identified as a contributing resource to a potential National Register Historic District per the Quieter Homes Program. The HRRR calls out several other modifications including the possible addition of the wing wall, the addition of two large single pane windows located on the southeast façade, and the lite patterns of the windows prior to their 2008 replacement; however, the evidence to support these modifications is inconclusive. 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 textured stucco exterior over wood frame construction; varied roof form with gabled roof at the front and a flat roof with a simple parapet at the rear, red clay tiles and decorative clay pipe roof drains, tripartite arched focal window and fenestration consisting of double hung, casement, and fixed wood windows. 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 was built by the Ideal Building Company in 1927. Although Edward Depew, an established Master Builder, worked at the Ideal Building Company while the subject property was constructed, there is no evidence that he worked on its design or built the property. Additionally, the Ideal Building Company has not yet 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.

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 3227 Browning 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.*

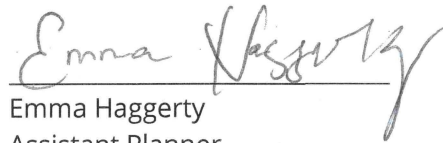
The property at 3227 Browning Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 Otis Whitely House located at 3227 Browning Street be designated with a period of significance of 1927 under HRB Criterion C. The designation excludes the garage and the rear porch enclosure which were both constructed outside the period of significance.



Emma Haggerty
Assistant Planner



Anna McPherson
Program Manager
Development Services Department

EH/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/22/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/22/2019, to consider the historical designation of the Otis Whitely House (owned by Lance and Julia Andresen, 3227 Browning Street, San Diego, CA 92106) located at **3227 Browning Street, San Diego, CA 92106**, APN: **450-072-03-00**, further described as BLK 227 LOT 10 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 Otis Whitely 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 Spanish Eclectic style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource exhibits a textured stucco exterior over wood frame construction; varied roof forms with a gabled roof at the front and a flat roof with a simple parapet at the rear, red clay tiles and decorative clay pipe roof drains, tripartite arched focal window and fenestration consisting of decorative double hung, casement, and fixed 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 designation shall exclude the garage and the rear porch enclosure which were completed outside 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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney