



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 12, 2019 REPORT NO. HRB-19-033

HEARING DATE: September 26, 2019

SUBJECT: **ITEM #5 – A.L. and Margaret Horton Spec House #1**

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

APPLICANT: Todd Knowles; represented by Marie Burke Lia and Jennifer Ayala

LOCATION: 2453 Curlew Street, Uptown Community, Council District 3
APN 533-075-02-00

DESCRIPTION: Consider the designation of the A.L. and Margaret Horton Spec House #1 located at 2453 Curlew Street as a historical resource.

STAFF RECOMMENDATION

Designate the A.L. and Margaret Horton Spec House #1 located at 2453 Curlew Street as a historical resource with a 1920 period of significance under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1920 period of significance. Specifically, the resource exhibits a medium pitched gable roof with wide, overhanging eaves; multiple roof planes; a partial width front porch with a tapered column and stucco piers; a tripartite focal window; stucco cladding; decorative beams; attic vents; and fenestration consisting of double hung, wood windows.

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 subject resource is a single-family Craftsman style residence located within the Park West neighborhood in Uptown.

The property was identified in the *2016 Uptown Community Plan Area Historic Resources Survey Report* and given a Status Code of 7R, "Identified in Reconnaissance Level Survey: Not evaluated."

The historic name of the resource, the A.L. and Margaret Horton Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the names A.L. and Margaret Horton, who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report was prepared by Marie Burke Lia and Jennifer Ayala, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds that the resource located at 2453 Curlew Street 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 2453 Curlew Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Uptown'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 2453 Curlew 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 resource, 2453 Curlew Street, is a one-story single-family residence constructed in 1920 in the Craftsman style. The house features low pitched, gable roofs with a wide eave overhang on both the main massing and porch with decorative vents. The partial width front porch has a tapered column and stucco piers and features a tripartite focal window. The house features a number of original double hung wood windows. The subject resource is clad in stucco and features a stucco covered chimney on the south façade. The west and south façades also display decorative beams at the roofline which are characteristic of the Craftsman style.

Several alterations have been made to the subject resource since its construction in 1920. In 2015, the roof was replaced and the wood eaves were reconstructed. The detached garage was demolished in 2001. A concrete patio was added to the east elevation and a modern wood railing was added to the concrete patio on the south elevation. The timeline of these modifications is unknown. Additionally, the property was restuccoed at an unknown date, however, the stucco texture is consistent with what was originally on the house. The Historical Resources Research

Report asserts that the porch piers and chimney were originally brick but there is no evidence to determine that the piers were not originally covered in stucco. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

With origins in the British Arts and Crafts movement, 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. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One story vernacular examples are often called simply bungalows. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; multiple roof planes; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; decorative attic vents; 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 by embodying the historic characteristics associated with the style; and retains a good level of architectural integrity from its 1920 period of significance. Specifically, the resource exhibits a medium pitched gable roof with wide, overhanging eaves; multiple roof planes; a partial width front porch with a tapered column and stucco piers; a tripartite focal window; stucco cladding; decorative beams, attic vents; and fenestration consisting of double hung, 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.

Research into the construction of the property at 2453 Curlew Street failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for 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 2453 Curlew 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 2453 Curlew 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 A.L. and Margaret Horton Spec House #1 located at 2453 Curlew Street be designated with a period of significance of 1920 under HRB Criterion C as a good example of the Craftsman style.


Shannon Anthony
Junior Planner


Suzanne Segur
Senior Planner

SA/ss

Attachment(s):

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

RESOLUTION NUMBER N/A

ADOPTED ON 9/26/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/26/2019, to consider the historical designation of the **A.L. and Margaret Horton Spec House #1** (owned by Todd Knowles, 2453 Curlew Street, San Diego, CA 92101) located at **2453 Curlew Street, San Diego, CA 92101**, APN: **533-075-02-00**, further described as BLK 274 LOT B 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 A.L. and Margaret Horton Spec House #1 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 Craftsman style and retains a good level of architectural integrity from its 1920 period of significance. Specifically, the resource exhibits a medium pitched gable roof with wide, overhanging eaves; multiple roof planes; a partial width front porch with a tapered column and stucco piers; a tripartite focal window; stucco cladding; decorative beams; attic vents; and fenestration consisting of 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: _____
LINDSEY SEBASTIAN,
Deputy City Attorney