



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: February 11, 2016 REPORT NO. HRB-16-013

ATTENTION: Historical Resources Board  
Agenda of February 25, 2016

SUBJECT: **ITEM #8 – John and Grace Danner House**

APPLICANT: Grazyna and Michael Waters; represented by Johnson & Johnson  
Architecture

LOCATION: 4608 Vista Street, 92116, Kensington-Talmadge Community, Council  
District 9

DESCRIPTION: Consider the designation of the John and Grace Danner House located at  
4608 Vista Street as a historical resource.

STAFF RECOMMENDATION

Designate the John and Grace Danner House located at 4608 Vista Street as a historical resource with a period of significance of 1928 under HRB Criterion C. This recommendation is based on the following finding:

1. The resource embodies the distinctive characteristics through the retention of character defining features of a Spanish Eclectic style home, and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features an asymmetrical façade with a parapet, shed roof, and low-pitched tile roof; textured stucco walls; arcaded side wing; multi-light and double hung windows; and recessed arched entry porch.

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. This property sits on an irregular lot facing East on Vista Street, and is located in Kensington-Talmadge Neighborhood of the Uptown Community.

The building is located on APN 465-372-1100. The property was identified in the 1996 Mid-City Historical Survey, and given a Status Code of 5D2, "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 John and Grace Danner House, has been identified consistent with the Board's adopted naming policy and reflects the name John and Grace Danner, who appear to have constructed the house as their personal residence.

### ANALYSIS

A Historical Resource Research Report was prepared by Johnson & Johnson Architecture, which concludes that the resource is significant under HRB Criterion C. Staff concurs 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 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 is a single family residence built in 1928 in the Spanish Eclectic style. The residence sits on an irregular lot with its front façade facing east and a long driveway traveling away from the street with a detached garage to the rear. The building is stucco over wood frame construction on a raised concrete foundation. Its asymmetrical front façade consists (from left to right) a parapet with curved ends, shed roof over a recessed entry porch with original mission clay tile roofing with 6-inch overhang, and a low-pitched gable that extends into an arcaded wing wall. The entryway has three windows: one fixed 9 over 1 multi-light and two double hung 9 over 1 windows.

Along the side South elevation along the driveway are original double hung 1 over 1 windows and a protruding massing that is the property's living room, away from street view. The West elevation has one door and an adjacent 1 over 1 double hung window. The South and West elevations feature replacement vinyl windows that do not significantly detract from the property's architectural style. The North elevation has a total of six simple 1 over 1 double hung wood windows in addition to centered door.

The detached garage located in the Southwest corner of the lot closely matches the architectural style of the rest of the property in roofing and stucco, with original wood sliding doors. Therefore designation should include the detached garage. A small craftsman single-room storage space that predates the construction of subject property was relocated onsite in 1956 behind the detached garage, out of public view. Because this structure neither contributes towards nor detracts from the resources' architecture style, it will be excluded from designation.

Other alterations are minimal. The house was recently re-stuccoed and its front porch tile steps were reconstructed to match its original design. The vinyl replacement windows on the South and West elevations are hidden from view, as they are behind the side protruding mass of the home's living room and are far down the property's driveway, away from the street.

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 home by embodying the historic characteristics associated with the style including an asymmetrical façade featuring a parapet, shed roof, and low-pitched tile roof; textured stucco walls; arcaded side wing; multi-light and double hung windows; and recessed arched entry porch. Therefore, staff recommends designation under HRB Criterion C.

#### OTHER CONSIDERATIONS


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 staffs field check, it is recommended that the John and Grace Danner House located at 4608 Vista Street be designated with a period of significance of 1928 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style. Designation shall exclude the predated single-room storage space that was relocated onsite behind the garage in 1956. 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.



Jane Kang  
Planning Intern



Kelley Stanco  
Senior Planner/HRB Liaison

JK./ks

Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 2/25/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/25/2016, to consider the historical designation of the **John and Grace Donner House** (owned by Michael R. and Grazyna M. Waters, 4608 Vista Street, San Diego, CA 92116) located at **4608 Vista Street, San Diego, CA 92116**, APN: **465-372-11-00**, further described as LOT 19 POR LOT 24 RHO EX-MISSION & 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. o**, 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 John and Grace Danner House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics in Spanish Eclectic architectural style, and retains integrity to its 1928 period of significance. Specifically, the resource features an asymmetrical façade with a parapet, shed roof, and low-pitched tile roof; textured stucco walls; arcaded side wing; multi-light and double hung windows; and recessed arched entry porch. 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. o**.

BE IT FURTHER RESOLVED, the designation shall exclude the predated single-room storage space that was relocated onsite behind the garage in 1956.

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: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney