



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 10, 2013 REPORT NO. HRB-13-052

ATTENTION: Historical Resources Board
Agenda of October 24, 2013

SUBJECT: **Item #11 – John C. and Marie O. Turner House**

APPLICANT: Brian Leslie

LOCATION: 4747 Panorama Drive, Greater North Park Community,
Council District 3

DESCRIPTION: Consider the designation of the John C. and Marie O. Turner House located at 4747 Panorama Drive as a historical resource.

STAFF RECOMMENDATION

Designate the John C. and Marie O. Turner House located at 4747 Panorama Drive as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the rear detached garage and dwelling unit. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style and retains a good level of architectural integrity from its period of significance. Specifically, the resource maintains its steeply pitched gable roof; wood siding exterior; multi-light, wood casement windows; gabled, brick front entrance with randomly placed protruding brick; and gable end gothic-style focal window.

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 building is a one-story home with a detached garage and an accessory unit above the garage. The house is located in the University Heights Neighborhood within the Greater North Park Community.

The property was originally reviewed by the Historical Resources Board (HRB) in January 2013. Staff was not recommending designation at that time due to a number of alterations. The windows had been replaced with a light pattern that did not replicate the original design, the front stoop had been replaced with slate and expanded, the roofing material had been replaced, and French doors had replaced a casement window on the front façade. The HRB declined to designate the property at that time. With the guidance of the Design Assistance Subcommittee (see Attachment 4), the owners restored select elements.

The historic name of the resource, the John C. and Marie O. Turner House has been identified consistent with the Board's adopted naming policy and reflects the name of original owners who constructed the house as their personal residence.

ANALYSIS

A historical resource research was prepared by Brian Leslie, the owner, which concludes that the resource is significant under HRB Criterion C and staff concurs. 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 house is a one-story, Tudor style home constructed in 1926 with a detached garage and an accessory unit above the garage that was constructed at an unspecified date in time. The main house has an asymmetrical floor plan and features a high-pitched cross-gabled composite shake roof with enclosed rafters. The exterior façade of the house features wide, horizontal lapped wood siding and a full-length chimney and recessed entryway both with decorative brick work located on the front elevation. The front door is an arched recessed wood door with a wicket. Wood attic vents are featured on the west, east and north elevations and a large Tudor-style arched picture window is located on the north elevation. Fenestration generally consists of multi-paned casement and double-hung windows that replaced the original windows.

Modifications to the house included most of the original windows on the east, west and south elevations being replaced with new windows that did not match the original windows. Historic photographs from circa 1973 show the original wood windows being divided 6-lite casements, which are currently divided 8-lite casements. A picture frame wood window on the south elevation was replaced with vinyl material. The original divided 6-lite casement window facing north on the front elevation was replaced with French doors that open to the front porch. Another substantial modification is the replacement of the original brick stepped entry and the concrete pedestrian walkway on the front elevation with a flagstone porch that connects the previously altered French doors to the front door with flagstone steps and a wider walkway leading to the street. These modifications to the structure occurred in the 1980's and have greatly impacted the architectural integrity of this Tudor style home. Additional modifications include replacement of the original roofing material with a composite shake roof in the late 1980's; window and door changes as well as a patio trellis to the rear elevation in 1983; and the construction of the

detached garage with an accessory unit above at an unspecified date in time but most likely before 1950 since it is identified on the 1950 Sanborn Map.

At the January 24, 2013 Historical Resource Board hearing, the owners requested designation of their house. Due to the number of modifications, staff did not recommend the property for designation. HRB members declined to designate and recommended that the owners discuss the modifications and possible restoration with the Design Assistance Subcommittee (DAS). On February 6, 2013, the owners discussed restoration of the property with DAS where it was recommended that the casement windows be restored to their original light pattern as evidenced by the 1973 photos of the house. Furthermore, DAS opined that the front façade French door, composite shake roof, and modifications to the stoop, porch and sidewalk did not greatly impact the integrity of the property.

Following the DAS meeting, the owners worked to restore the original light pattern for the windows. Restoration included replacing the existing windows with appropriate wood framed, 6-light wood casement windows to match the original design and restoration of the original wood double hung windows.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include the use of stucco as well as wood cladding and veneer, depending upon the subtype, and tall wood windows. Decorative half-timbering is present on only about half of the examples. The restoration of the subject house conveys the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style, including steeply pitched gable roof, wood siding exterior, multi-light, wood casement windows, gabled, brick front entrance with randomly placed protruding brick and gable end gothic-style focal windows. Therefore, staff recommends designation of the subject property under HRB Criterion C.

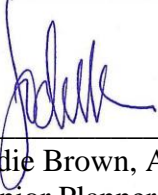
OTHER CONSIDERATIONS

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 staff's field check, it is recommended that the John C. and Marie O. Turner House located at 4747 Panorama Drive be designated with a period of significance of 1926 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Tudor Revival style and retains integrity to the date of construction. The designation excludes the rear detached garage and dwelling unit. If the property is designated by the HRB, 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Interim Deputy Director/HRB Liaison

jb/cw

Attachment:

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. Applicant's Addendum
4. Design Assistance Subcommittee Minutes from February 6, 2013

RESOLUTION NUMBER N/A
ADOPTED ON 10/24/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/24/2013, to consider the historical designation of the **John C. and Marie O. Turner House** (owned by Brian P. Leslie, 4747 Panorama Drive, San Diego, CA 92116) located at **4747 Panorama Drive, San Diego, CA 92116**, APN: **438-161-10-00**, further described as BLK P LOT 18 POR 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 John C. and Marie O. Turner 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 Tudor Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource maintains its steeply pitched gable roof; wood siding exterior; multi-light, wood casement windows; gabled, brick front entrance with randomly placed protruding brick; and gable end gothic-style focal window. 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 detached garage and dwelling unit.

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 AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, February 6, 2013, at 4:00 PM
5th Floor Large Conference Room
City Operations Building, Development Services Department
1222 First Avenue, San Diego, CA

MEETING NOTES

1. ATTENDANCE 4:00

Subcommittee Members	Alex Bethke (Chair); Gail Garbini; Linda Marrone; Ann Woods; Tom Larimer
Recusals	
City Staff	HRB Kelley Stanco; Jodie Brown; Cathy Winterrowd; Sarah Vonesh
Guests	Item 3A Samantha Strack, Brian Leslie

2. Public Comment (on matters not on the agenda)

None

3. Project Reviews

▪ **ITEM 3A:**

Listings: N/A

Address: 4747 Panorama

Historic Name: N/A

Significance: N/A

Mills Act Status: No

PTS #: N/A

Project Contact: Brian Leslie

Treatment: Rehabilitation

Project Scope: The property owners are attending DAS at the request of the HRB. They would like to discuss the restoration of the windows, stoop, patio and converting the non historic French door back to windows.

Existing Square Feet: 1,287

Additional Square Feet: 0

Total Proposed Square Feet: 1,287

Prior DAS Review: N/A

Staff Presentation: This property was recently reviewed at HRB. There have been a number of modifications to the property-changes of the light pattern to the windows, flagstone added to the front and deck added, change from a window to a pair of French doors. When staff initially met with the property owner, we recommended that these issues be addressed. The property owner wanted to go forward to the HRB to see if their house would go forward. From a staff perspective, we felt that each of the alterations were significant.

Applicant Presentation: From the HRB, we heard three things-the windows, the French doors and the patio. We are here to figure out what is acceptable. Our big question is the patio. We found out that the patio has some pretty substantial concrete work so it will be a big job. We have a good sense of what the work will cost. We would also like to ask about the vinyl window on the side. Our existing photos show that it is a fixed single light window. Is this acceptable? We also have questions about the double hung windows in the bathroom and the bedroom. They are painted shut-could they be replaced?

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
I thought I heard that the roofing material was changed from slate to composite shake?	Staff identified that the existing roof is not the original roof based on the 1973 photos and the Sanborn map.
What are the dates of the historic photos?	1973
I was interested in Gail's comments on the patio. The patio used different material so it portrays itself as historic.	
I like the French doors as they relate to the patio out front.	
You could keep the French doors the same and then change the windows back so the lights are different to help distinguish	
You may need to have someone come in and evaluate the property by taking it apart to determine the window type.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	The windows should be returned to their original light pattern. The patio would be OK, I don't see it as a character-defining feature. I think the French doors are a little different. I don't think that it is in keeping with the Standards. I don't think they are a significant impact but there should be something to help distinguish them from the historic. Maybe something should be done to the frame to distinguish it.
Garbini	I am not bothered by the patio but the lights in the windows bother me. I don't think that the French doors detract from the design.
Marrone	
Woods	I am not bothered by the French doors either.
Larimer	I don't have a problem with the patio. It looks like it is part of the house. The French doors, I don't have a problem with them but I would like to hear how it fits in with SOI. We have a number of historic homes that don't have their original roof so I am not bother by it.

Staff Comment:

None

Recommended Modifications: The windows should be restored to their original light configuration. The other features at the front of the house (French doors, patio, and stoop) can remain in their current configuration.

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

4. Adjourned at 4.38 PM

The next regularly-scheduled Subcommittee Meeting will be on March 6, 2013 at 4:00 PM.

For more information, please contact Jodie Brown at JDBrown@sandiego.gov or 619.533.6300