

CITY OF SAN DIEGO
M E M O R A N D U M

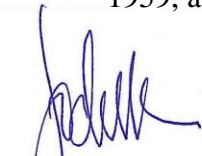
DATE: April 11, 2013
TO: Historical Resources Board and Interested Parties
FROM: Jodie Brown, Senior Planner
SUBJECT: **ITEM 6 — Louis and Carmelita Fontanel House**

This item was considered by the Historical Resources Board at the January 24, 2013 hearing, at which time staff recommended designation of the house located at 4243 Jackdaw Street under HRB Criterion C for embodying the distinctive character defining features of the Craftsman Bungalow style with American Colonial Revival style elements. The Board continued this item for three months due to concerns about the unusual layout of the front façade which features two sets of French doors flanking the front entrance with varying thresholds present at each door. Without historic photographs available, the Board questioned the historical accuracy of the design. The Board expressed that a more detailed history, some historic photographs, and a comparison to similarly designed homes would be helpful for their evaluation of the property.

Since the January hearing, the homeowner and consultant have obtained historic photographs from 1925 to 1935 that clearly show the front façade with two sets of French doors flanking the central entrance. The new photographic evidence demonstrates that the unusual design is original to the house. The consultant has also provided more details regarding a permitted French door located on the side of the house.

Due to new photographic evidence that demonstrates the design of 4243 Jackdaw Street's front façade is original, the recommendation from the Staff Report dated January 24, 2013 remains unchanged.

Designate the Louis and Carmelita Fontanel House as a historical resource with a period of significance of 1922 under HRB Criterion C. The designation excludes the circa 1950's detached garage and guest house, the 300 square-foot addition constructed in 1959, as well as the 2011 addition.



Jodie Brown, AICP
Senior Planner

Attachments: Staff Report dated January 10, 2013
Supplemental Information for 4243 Jackdaw Street



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 10, 2013 REPORT NO. HRB-13-002

ATTENTION: Historical Resources Board
Agenda of January 24, 2013

SUBJECT: **ITEM #7 – Louis and Carmelita Fontanel House**

APPLICANT: Lawrence Frank represented by IS Architecture

LOCATION: 4243 Jackdaw Street, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Louis and Carmelita Fontanel House located at 4243 Jackdaw Street as a historical resource.

STAFF RECOMMENDATION

Designate the Louis and Carmelita Fontanel House located at 4243 Jackdaw Street as a historical resource with a period of significance of 1922 under HRB Criterion C. The designation excludes the circa 1950's detached garage and guest house, the 300 square-foot addition at the southeast portion of the house constructed in 1959, as well as the 2011 east elevation addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman Bungalow style architecture with American Colonial Revival style elements and retains a good level of architectural integrity from its 1922 period of significance. Specifically, the resource retains its low-pitched, cross-gable roof with wide eave overhangs, exposed rafter tails, decorative braces in gables, paired circular attic vents, full-width inset porch, multi-light casement windows, large classical columns along the north and west elevations, multi-light French doors, and the bay and row windows on the north elevation.

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 within a primarily single-family residential area in the Mission Hills Neighborhood of the Uptown Community.

The historic name of the resource, the Louis and Carmelita Fontanel House, has been identified consistent with the Board's adopted naming policy and reflects the name of the Fontanel's, who constructed the house as their personal residence in 1922.

ANALYSIS

A historical resource research report was prepared by IS 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 one-story subject house was built in 1922 in the Craftsman Bungalow architectural style with American Colonial Revival elements. The building, sheathed in a fine sand float stucco finish, is symmetrical and rectangular in shape with a cross-gabled roof. The cross-gabled roof configuration has a low-pitch with exposed rafter tails and each of the four gables feature decorative braces and circular attic vents. On the front elevation, a full width L-shaped porch is inset under the principal gable supported by large tapered classical columns. These columns continue to wrap around a portion of the north side of the house. A large fixed multi-light window above wood paneling encloses the south side of the porch acting as a wind barrier. A very low-lying cobblestone garden wall stretches along the front and north perimeter of the property and a scored concrete walk up and steps lead to the newly reconstructed scored concrete porch floor. A wood paneled front door, that does not appear to be original, has two viewing windows in the upper portion. The front entrance is flanked by two sets of original multi-light French doors that access the porch. On the north elevation, two additional columns appear as pilasters on either side of a bay window. The report notes this may have been due to an early porch infill or design change during construction. On the north side, the cross-gable configuration sits on top of a curved row of windows while on the south side, the gable roof covers a set of new French doors that access the side yard. To the left of the south gable lies a reconstructed stucco chimney. The rear (east) elevation is made up of a recent addition and does not hold any historic materials. Fenestration on the house consists of mostly two-over-one wood casement windows but other multi-light wood casement windows do occur. All of the original windows have been repaired and reconstructed.

The subject house has undergone numerous modifications over the years but still continues to convey its historical significance. The first set of modifications occurred in the 1950's and included a front porch enclosure, a one room addition, and construction of a detached garage and guest house. Constructed at the eastern boundary of the property, the garage with the attached guest house mimic the overall style of the house with its decorative braces and circular attic vents but differentiates itself as it is detached and utilizes three-over-one and one-over-one casement windows. In 2010, the garage was slightly enlarged and now appears off center and asymmetrical. In 1959, a permit was issued for a 300 square-foot room addition at the southeast portion of the house. This one room addition is at the back corner of the house and not visible

from the street. The next set of modifications occurred more recently. In 2010-2011, homeowners began work removing the circa 1950's non-historic porch enclosure, reconstructing the chimney in-kind and removing the front doors and jams temporarily for repair. The unpermitted work was mitigated by a meeting in which the homeowners consulted with HRB staff to develop a restoration plan in accordance with the United States Secretary of the Interior's Standards. Staff recommended the homeowners put back the removed jams and doors, repair all historic wood windows, and reconstruct the chimney in-kind. The homeowners completed the work in line with staff's recommendations but during this project, a historic window that was expected to remain was replaced with a set of multi-light French doors on the south side of the house. This modification is behind a fence and not visible from the street. Also in 2011, a small permitted addition was added along the rear façade of the house containing a set of multi-light French doors and three casement windows. Overall the modifications made to the house do not detract from its historic integrity and most changes are not visible from the public right of way.

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. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties. One-story vernacular examples are often referred to as craftsman bungalows.

The subject house continues to convey the historic significance of Craftsman Bungalow style of architecture with American Colonial Revival elements by embodying the historic characteristics associated with the styles including: the low-pitched, cross-gable roof with wide eave overhangs; exposed rafters; decorative chamfered posts and braces in gable end walls; paired circular attic vents; dominant inset porch; multi-light casement windows; large classical columns, multi-light French doors, multi-light window and wood paneled porch wall, and bay and row windows. Therefore, staff recommends designation of the Louis and Carmelita Fontanel House under Criterion C with a period of significance of 1922. The designation excludes the detached garage and guest house, the one room southeast corner addition from 1959, and the 2011 addition at the rear of the house.

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 Louis and Carmelita Fontanel House located at 4243 Jackdaw Street be designated with a period of

significance of 1922 under HRB Criterion C. The designation excludes the detached garage and guest house, the 300 square-foot addition at the southeast corner built in 1959, as well as the 2011 addition at the rear of the house. 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.



Sarah Vonesh
Planning Intern



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

SV/jb/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 1/24/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/24/2013, to consider the historical designation of the **Louis and Carmelita Fontanel House** (owned by Lawrence D. Frank, 4243 Jackdaw Street, San Diego, CA 92103) located at **4243 Jackdaw Street, San Diego, CA 92103**, APN: **444-264-01-00**, further described as BLK 17 LOTS 1 & 2 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 Louis and Carmelita Fontanel 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 Craftsman Bungalow style architecture with American Colonial Revival style elements and retains a good level of architectural integrity from its 1922 period of significance. Specifically, the resource retains its low-pitched, cross-gable roof with wide eave overhangs, exposed rafter tails, decorative braces in gables, paired circular attic vents, full-width inset porch, multi-light casement windows, large classical columns along the north and west elevations, multi-light French doors, and the bay and row windows on the north elevation.

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 circa 1950's detached garage and guest house, the 300 square-foot addition at the southeast portion of the house constructed in 1959, as well as the 2011 east elevation addition.

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