



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: July 11, 2013 REPORT NO. HRB-13-037

ATTENTION: Historical Resources Board
Agenda of July 25, 2013

SUBJECT: **ITEM #8 – Morris and Ida Irvin Spec House #2**

APPLICANT: Joel and Christine Torcolini represented by Legacy 106, Inc

LOCATION: 1530 Fort Stockton Drive, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Morris and Ida Irvin Spec House #2 located at 1530 Fort Stockton Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Morris and Ida Irvin Spec House #2 located at 1530 Fort Stockton Drive as a historical resource with a period of significance of 1921 under HRB Criteria C and D. The designation excludes the 300 square foot addition found at the northwest corner of the house. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman Bungalow style and retains a good level of architectural integrity from its 1921 period of significance. Specifically, the resource retains its low-pitched roof with unenclosed overhanging eaves; exposed rafter tails; decorative support beams and braces; eyebrow shaped attic vent; dominant full width porch; large round stucco columns on square piers; double hung windows; original front doors; and horizontal clapboard siding.
2. The resource is representative of a notable work of Master Builder Morris B. Irvin and retains integrity as it relates to the original design. Specifically, the resource reflects Morris Irvin's use of the Craftsman Bungalow style with oversized porch columns in the Mission Hills neighborhood.

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 house is located on a

corner lot with its primary elevation facing on to Fort Stockton Drive. The house is surrounded by single family one and two-story houses.

The historic name of the resource, the Morris and Ida Irvin Spec House #2, has been identified consistent with the Board's adopted naming policy and reflects the name of Master Builder Morris B Irvin and his wife, Ida Irvin, who constructed the house as a speculation house. The M.B. and Ida Irvin Spec House #1 (HRB #794) was designated on October 26, 2006.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D. 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 Craftsman Bungalow was built in 1921 and appears to be related to the "eyebrow" craftsman variant, a style prevalent in Mission Hills. The building is symmetrical and rectangular in shape with a front facing jerkinhead roof and exposed rafter tails at the overhanging eaves. The house is clad in medium sized clapboard, a belt course found along the house transitions the siding to a larger size clapboard which flairs at the foundation. Fenestration on the house consists of double hung windows and multi-light fixed windows with wide decorative surrounds.

The symmetrical front elevation is distinguished by an unique porch layout which is made up of a partial width, semi circular roof form flanked by two pergolas on each side that extend the entire width of the house. The partial width roof and pergolas rest on stucco, "elephantine" circular columns on top of square piers. Decorative wood beams beneath the semicircular roof structure reflect the pergola design. The porch floor is made up of scored concrete and is accessed by a scored concrete walk up and steps. Within the porch, a large central wood and glass door is flanked by two sets of mutli-light French doors. A simple and distinct light pattern is present on the front central door, the French doors, as well as some windows found at the west elevation. The west side elevation features a semicircular roof extension, similar to the one found at the front porch, above a bowing string of windows topped with a dentil cornice. The string of windows consists of three fixed multi-light windows in the center and two one-over-one double hung windows on the ends. At the rear, northwest elevation, there is a small addition from the 1950s topped by a flat shed roof with short straight cut rafter tails. The east side elevation maintains the simple brick chimney and a small projection topped by another semi-circular roof with decorative wood beams. The rear elevation is primarily made up of the 1950s addition at the corner but also features the same jerkinhead roof form found at the front of the house, decorative braces under the overhang, and an eyebrow shaped attic vent.

Modifications to the house are limited and do not detract from the property's overall historical significance. The largest modification that has occurred over the years is the 300 square foot addition from the 1950s. This alteration mimics the remainder of the house but is located under a

shed roof and is discernible. The addition resulted in the demolition of the rear detached single car garage. It appears that two historic windows from the original structure were reused at the north side of the add on. A more recent modification involved the restoration of the front stucco porch columns. The oversized columns and piers were covered in a Spanish lace style stucco texture and homeowners identified the original texture and replaced it. Finally, two windows on the east façade have been replaced with vinyl windows in their original openings, two windows have been replaced in kind on the west façade and a wood French door at the east side has been replaced. Overall the modifications made to the house do not detract from its historic integrity.

With origins in the British Arts and Crafts movement, which was 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 by embodying the historic characteristics associated with the style including the: low-pitched roof with unenclosed overhanging eaves; exposed rafter tails; decorative support beams and braces; eyebrow shaped attic vent; dominant full width porch; large round stucco columns on square piers; double hung windows; original front doors; and horizontal clapboard siding. Therefore, staff recommends designation of the Morris and Ida Irvin Spec House #2 under Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Morris B. Irvin was born in Illinois in 1868 to John Irvin, a stock grower, and his wife Hanna. Irvin grew up in Nebraska and by 1900, worked as a dry goods merchant in Creighton, Nebraska with his wife Ida and his daughter Doris. In 1912/1913, shortly before the Pan Pacific Exposition, the Irvin family moved to San Diego where Morris B. Irvin became a real estate developer and was supposedly the first person to engage in large scale speculative home building in San Diego. Irvin built over 125 homes in the Mission Hills community between the time of his arrival in San Diego till his death at the age of sixty-five in 1933.

While Irvin built a number of Craftsman houses during his early San Diego career (1912-1916), he is mostly recognized for his California Craftsman (stucco bungalows), called *sea gull* bungalows (sometimes called *eyebrow* bungalows) and Mission Revival and Spanish Revival single-story homes.

Morris B. Irvin has been previously established as a Master Builder and to date the Historical Resources Board has designated six residences built by him, all located in Mission Hills, including:

- HRB #611 – William E. Kier House, 2252 Fort Stockton
- HRB #794 – M.B and Ida Irvin Spec House #1, 3960 Alameda Place

- HRB #815 – Nathan Rigdon and Morris Irvin Spec House #3, 1885 Sheridan
- HRB #817 – Nathan Rigdon and Morris Irvin Spec House #2, 1760 West Lewis
- HRB #860 – Irvin Security Company Spec House #1/Morris B. Irvin House, 4167-4169 Jackdaw
- HRB #1044 – Morris B. Irvin Spec. House No. 2

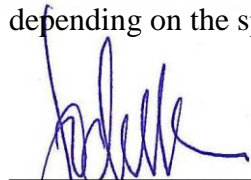
The design, materials, and workmanship of the residence located at 1530 Fort Stockton Drive reflects construction practices common to the early 20th century Craftsman style and Master Builder Morris B. Therefore, staff recommends designation under Criterion D.

OTHER CONSIDERATIONS

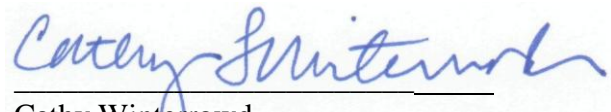
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Morris and Ida Irvin Spec House #2 located at 1530 Fort Stockton Drive be designated with a period of significance of 1921 under HRB Criteria C and D for embodying the distinctive characteristics of Craftsman Bungalow style of architecture and for being a notable work of Master Builder Morris Irvin. The designation excludes the 300 square foot addition at the northwest corner 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Interim Deputy Director/HRB Liaison

JB/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 7/25/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/25/2013, to consider the historical designation of the **Morris and Ida Irvin Spec House #2** (owned by Joel C. and Christine A. Torcolini, 1530 Fort Stockton Drive, San Diego, CA 92103) located at **1530 Fort Stockton Drive, San Diego, CA 92103**, APN: **443-662-05-00**, further described as BLK 8 LOTS 7 & 8 W 50 FT 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 **Morris and Ida Irvin Spec House #2** 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 Bungalow style and retains a good level of architectural integrity from its 1921 period of significance. Specifically, the resource retains its low-pitched roof with unenclosed overhanging eaves; exposed rafter tails; decorative support beams and braces; eyebrow shaped attic vent; dominant full width porch; large round stucco columns on square piers; double hung windows; original front doors; and horizontal clapboard siding. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Builder Morris B. Irvin and retains integrity as it relates to the original design. Specifically, the resource reflects Morris Irvin's use of the Craftsman Bungalow style with oversized porch columns in the Mission Hills neighborhood. 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 300 square foot addition found at the northwest corner of the house.

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