



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: February 13, 2014 REPORT NO. HRB-14-013

ATTENTION: Historical Resources Board
Agenda of February 27, 2014

SUBJECT: **ITEM #8 – Agnes Mosher House**

APPLICANT: Richard Dupuis and Lauren Espinosa represented by Scott A. Moomjian

LOCATION: 1511 29th Street, Greater Golden Hill Community, Council District 3

DESCRIPTION: Consider the designation of the Agnes Mosher House located at 1511 29th Street as a historical resource.

STAFF RECOMMENDATION

Designate the Agnes Mosher House located at 1511 29th Street as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes the 1943 second story rear addition. 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 1912 period of significance. Specifically, the resource features a prominent hip on gable roof form with wide eave overhang and exposed rafters and knee braces; combination of wood shingle with clapboard siding; decorative corbels between the first and second story; a partial width gabled front porch with decorative half-timbering and supported by square columns and brick piers; and extensive fenestration consisting of wood double hung windows of various light patterns.

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 resource is a two story Craftsman style single family residence constructed in 1912 on the east side of 29th Street, just north of Beech Street in the South Park Addition of the Greater Golden Hill Community.

The building is located on APN 539-354-05-00. The property was identified as “Contributing” to the potential South Park Residential Historic District in the Draft Greater Golden Hill 2011 Historic Survey.

The historic name of the resource, the Agnes Mosher House, has been identified consistent with the Board’s adopted naming policy and reflects the name of Agnes Mosher, who constructed the house as a personal residence.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian, 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 resource is a two story Craftsman style single family residence built in 1912 of standard wood frame construction on a concrete foundation. The building generally exhibits a symmetrical primary façade and rectangular plan form with two story bay along the south (side) elevation. The prominent, moderate pitch hip on gable roof is sheathed in composition shingle and features wide eave overhang with exposed rafters and triangular knee braces. The first story is clad in wood clapboard siding and the second features wood shingle supported by decorative corbels separating the two levels. The concrete front porch is centered along the main elevation and features a gabled roof with false half-timbering and supported by wood square columns and painted brick piers. The wood entry door is off-center and features six beveled glass inserts. Fenestration consists generally of 9 over 1 and 12 over 1 wood double hung windows. At the north (side) elevation, an ascending set of three 12 light fixed wood windows provides light for the home’s staircase within.

Alterations to the subject property are minimal and do not greatly affect the building’s character defining features or detract from its integrity as it relates to the 1912 date of construction and period of significance. In 1943 a second story rear addition was built, followed by a 1952 rear addition beyond it. This 1952 rear addition was subsequently removed some time in c. 1989-2003. At an unknown date, the detached garage and carport seen at the east (rear) end of the property on the Residential Building Record were removed. The extant 1943 second story rear addition is not readily visible from the public right of way – located behind the south elevation bay – and is distinguished from the original structure by its dissimilar eave overhang. While not mentioned in the report, an unusual shed roof overhang exists on the left side of the front porch roof. Staff was unable to determine its origin or purpose but does not consider it a significant alteration enough to impair the integrity of the building.

With origins in the British Arts and Crafts movement, which 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.

The limited modifications to the structure allow it to continue to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a prominent hip on gable roof form with wide eave overhang and exposed rafters and knee braces; combination of wood shingle with clapboard siding; decorative corbels between the first and second story; a partial width gabled front porch with decorative half-timbering and supported by square columns and brick piers; and extensive fenestration consisting of wood double hung windows of various light patterns. Therefore, staff recommends designation of the subject property under HRB Criterion C.

OTHER CONSIDERATIONS

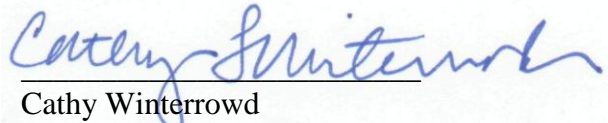
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Agnes Mosher House located at 1511 29th Street be designated with a period of significance of 1912 under HRB Criterion C as a good example of the Craftsman style of architecture. The designation excludes the 1943 second story rear addition. 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.



Camille Pekarek
Junior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

CP/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 2/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/27/2014, to consider the historical designation of the **Agnes Mosher House** (owned by Richard Dupuis and Lauren Epinosa, 1511 29th Street, San Diego, CA 92102) located at **1511 29th Street, San Diego, CA 92102**, APN: **539-354-05-00**, further described as BLK 12 LOT 5 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 Agnes Mosher 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 the Craftsman style and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the resource features a prominent hip on gable roof form with wide eave overhang and exposed rafters and knee braces; combination of wood shingle with clapboard siding; decorative corbels between the first and second story; a partial width gabled front porch with decorative half-timbering and supported by square columns and brick piers; and extensive fenestration consisting of wood double hung windows of various light patterns. 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 1943 second story rear 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