



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 10, 2015 REPORT NO. HRB-15-042

ATTENTION: Historical Resources Board
Agenda of September 24, 2015

SUBJECT: **ITEM #10 – Jerome Winder and Ray Winder Spec House #1**

APPLICANT: Luis A. Valderrama represented by Vonn Marie May

LOCATION: 4308 Sierra Vista, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Jerome Winder and Ray Winder Spec House #1, located at 4308 Sierra Vista as a historical resource.

STAFF RECOMMENDATION

Designate the Jerome Winder and Ray Winder Spec House #1, located at 4308 Sierra Vista as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes the 80 square foot rear addition and the detached garage at the rear of the property. This recommendation is based on the following finding:

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 1912 period of significance. Specifically, the resource features a low-pitch gabled roof form; wood clapboard siding; triangular kneebraces; wide unenclosed eaves with exposed rafters; fenestration consisting of wood double hung windows; central partial width porch supported by wood columns and large concrete piers; decorative concrete block; and rounded verge boards.

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 a one-story Craftsman bungalow constructed in 1912 at the intersection of Valle Vista and Sierra Vista in the Mission Hills subdivision of the Uptown Community.

The building is located on APN 453-402-11-00. The property was identified in the 2012 Uptown Survey and given a Status Code of 5D3, "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 Jerome Winder and Ray Winder Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of the owner/builders who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Vonn Marie May, 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 Craftsman Bungalow built in 1912. The house is rectangular in form with a raised floor foundation. It features an asymmetrical façade with a cross-gabled, composition shingle roof. The low pitched roofs feature wide unenclosed eaves with decorative exposed rounded rafter tails as well as exposed triangular kneebraces on the gable ends. Fenestration consists of original and replacement, wood windows. The exterior is clad with horizontal wood clapboard siding with wood trim around openings. The front (south) elevation has a partial width porch supported by bracketed square wood columns set on molded concrete piers. The front gable end has wood shingle cladding. From the street, a concrete walkway and stairs are used to access the porch. The original wood door is flanked by two fixed replacement wood windows with 2x4 lite above. An original large, wood-framed, picture window with 2x14 lite above, sits at the east end of porch. A similar picture window is located on this same elevation just outside the porch. On the side (west) elevation, a centrally located bay window is flanked by pairs of double hung wood windows. All windows on this elevation are replacements. There is a concrete driveway used to access the detached garage at the rear of the property. On the rear (north) elevation, a non-historic french door is next to a double hung window and a grouping of four fixed windows. The 1946 addition is located on the east end of this elevation. The side (east) elevation shows the exterior chimney centered on the gable end. The chimney's molded concrete finish is consistent with porch piers and foundation. There is a small offset addition on north end of elevation. A secondary entry with molded concrete columns and contemporary fencing provides access to the rear yard.

Some modifications have occurred over the years which do not greatly affect the building's character defining features or detract from its integrity. A compatible 80 square foot rear addition and 4 square foot side extension were completed circa 2004. The detached garage, built prior to 1921, does not compliment the style or construction of original house. Non-historic aluminum windows have been replaced by wood windows. The non-historic enclosed front porch has been removed. The central porch piers and upper brackets have been restored to its original porch

design. The molded concrete foundation on the west elevation has been removed. On the north-west corner, the rounded edge of the varge board has been clipped.

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. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One story vernacular examples are often called simply bungalows. 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.

Significance Statement: Although there have been some minimally visible alterations to the house, it continues to convey the historic significance of the Craftsman Bungalow style by embodying the historic characteristics associated with the style; including a low-pitch gabled roof form; wood clapboard siding; triangular kneebraces; wide unenclosed eaves with exposed rafters; fenestration consisting of wood double hung windows; central partial width porch supported by wood columns and large concrete piers; decorative concrete block; and rounded varge boards. 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 Jerome Winder and Ray Winder Spec House #1, located at 4308 Sierra Vista be designated with a period of significance of 1912 under HRB Criterion C as a resource that exhibits the distinctive characteristics of Craftsman Bungalow style architecture and retains integrity. The designation excludes the 84 square foot rear addition and the detached garage at the rear of the property. 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.



Joseph P. Castro, RA
Associate Planner



Kelley Stanco
Senior Planner/HRB Liaison

JPC/ks

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/24/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/24/2015, to consider the historical designation of the **Jerome Winder and Ray Winder Spec House #1** (owned by Luis A. Valderrama, 4308 Sierra Vista, San Diego, CA 92103) located at **4308 Sierra Vista, San Diego, CA 92103**, APN: **443-281-09-00**, further described as BLK 2 LOT 9 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 Jerome Winder and Ray Winder Spec House #1 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 1912 period of significance. Specifically, the resource features a low-pitch gabled roof form; wood clapboard siding; triangular kneebraces; wide unenclosed eaves with exposed rafters; fenestration consisting of wood double hung windows; central partial width porch supported by wood columns and large concrete piers; decorative concrete block; and rounded verge boards. 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 84 square foot rear addition and the detached garage at the rear of the property.

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