



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 11, 2012 REPORT NO. HRB-12-067

ATTENTION: Historical Resources Board
Agenda of October 25, 2012

SUBJECT: **ITEM #15 – Anna Norwood House**

APPLICANT: Adam M. and Ashley A. Feist

LOCATION: 2808 29th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Anna Norwood House located at 2808 29th Street as a historical resource.

STAFF RECOMMENDATION

Designate the Anna Norwood House located at 2808 29th Street as a historical resource with a period of significance of 1923 under HRB Criterion C. The designation excludes the non-historic shed addition behind the garage totaling approximately 288 square feet. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture with Prairie style influences and retains a good level of architectural integrity from its 1923 period of significance. Specifically, the resource features a modest, symmetrical primary façade; a low-pitch hipped roof; deep overhanging eaves; original wood lap siding; and fenestration consisting of wood fixed, casement and double hung windows.

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 a single story residence built in 1923 in the Craftsman style with Prairie style influences. It is situated on the west side of 29th Street between Palm and Nutmeg in the Blair's Highlands addition in the greater North Park Community.

Development Services Department

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The historic name of the resource, the Anna Norwood House, has been identified consistent with the Board's adopted naming policy and reflects the name of Anna Norwood, also known as Anna Anthony, who owned the property and with her husband John constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Adam M. Feist, 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 building is a 1,358 square foot single story residence built in 1923 in the Craftsman style with Prairie style influences. It features a modest, symmetrical primary façade; a low-pitch hipped roof; deep overhanging eaves; original wood lap siding; and fenestration consisting of wood fixed, casement and double hung windows. The front elevation is characterized by a covered central porch flanked by large fixed wood frame windows. The roof above the porch is supported by curved ornamental wood brackets. At the center of the façade sits the original front door and sidelights. The entire structure maintains its original footprint as seen in the earliest Sanborn map; original wood lap siding; and original wood windows.

In 2010-2011, the subject property underwent extensive restoration to undo non-historic modifications to the primary façade that were completed by previous owners. The restoration was guided by the US Secretary of the Interior's Standards, transitional photographs and forensic evidence. The work included restoration of the original concrete front porch and walkway; and the removal of non-historic elements including decorative metal porch supports, metal handrails, a concrete slab and stone masonry placed on top of the original porch, and a pergola.

Modifications to the structure are fairly minor. The wood fixed windows that flank the front entry are unusually large for the period and may have replaced double hung windows that are found elsewhere on the structure. Interior evidence indicates however that the window openings are original in size and configuration. Circa 2000 a sliding glass door entry was added to the master bedroom at the rear elevation. Also added at the rear of the house in 2011 are a wooden deck and two pergolas. Behind the original detached single car garage at the southwest corner of the lot is a non historic shed addition that was likely constructed at some time between the 1940s and the 1960s. This shed addition and the other modifications at the rear of the property are obscured from public view.

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 Prairie style originated in Chicago and was popular primarily in the Midwest for the early part of the 20th century. An indigenous American style, the Prairie School shared the ideals of the British Arts and Crafts movement and was popularized by architects including Frank Lloyd Wright, George Maher and others. Character defining features of Prairie style architecture include low-pitched, usually hipped roofs, wide overhanging eaves, and façade detailing emphasizing horizontal lines.

The subject property embodies the character defining features of the Craftsman style with Prairie influences with its symmetrical façade; conspicuous entrance with decorative porch braces; low-pitch hipped roof with very wide overhanging enclosed eaves; and wood cladding. The limited modifications to the building do not alter its character defining features or significantly impair the design, materials, workmanship or feeling aspects of integrity as it relates to the 1923 date of construction and period of significance. The house continues to convey the historic significance of the Craftsman style with Prairie influences by embodying the historic characteristics associated with those styles. 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 Anna Norwood House located at 2808 29th Street be designated with a period of significance of 1923 under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman architecture with Prairie style influences. The designation excludes the non-historic shed addition behind the garage totaling approximately 288 square feet. 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
Planning Intern



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

CP/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 10/25/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/25/2012, to consider the historical designation of the **Anna Norwood House** located at **2808 29th Street, San Diego, CA 92104**, APN: **453-632-21-00**, further described as BLK 6 LOTS 39 & 40 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 **Anna Norwood 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 style architecture with Prairie style influences and retains a good level of architectural integrity from its 1923 period of significance. Specifically, the resource features a modest, symmetrical primary façade; a low-pitch hipped roof; deep overhanging eaves; original wood lap siding; and fenestration consisting of wood fixed, casement and double hung windows. 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**. The designation excludes the non-historic shed addition behind the garage totaling approximately 288 square feet.

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: _____
KEITH BAUERLE
Deputy City Attorney