



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 12, 2009 REPORT NO. HRB-09-022

ATTENTION: Historical Resources Board
Agenda of March 26, 2009

SUBJECT: **ITEM #11 – Laura A. Tyler House**

APPLICANT: Frank and Lauren Downey, represented by Happy Hazard LLC

LOCATION: 1832 Dale Street, Greater Golden Hill Community, Council District 3

DESCRIPTION: Consider the designation of the Laura A. Tyler House located at 1832 Dale Street a historical resource.

STAFF RECOMMENDATION

Designate the Laura A. Tyler House as a historical resource under HRB Criterion C as an example of Craftsman style architecture. This recommendation is based on the following finding (Attachment 1):

The resource embodies distinctive characteristics through retention of character defining features of the Craftsman architectural style and retains integrity from its period of significance, the construction date of 1913.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

BACKGROUND

This item is being brought before the Historical Resources Board at the owner's request to have the site designated as a historical resource. The house is a one story plus basement Craftsman style home built in 1913 by Charles Thomas Hoar for the owner, Laura A. Tyler, and her husband James. The Tyler family owned and lived in the house until 1977 when the property was sold by Henry Austin Tyler, the son of Laura and James.

The historic name of the resource, the Laura A. Tyler House, has been identified consistent with the Board's adopted naming policy as Laura A. Tyler was the first owner and occupant of the house, and hers is the only name listed on the deed.

ANALYSIS

A historical resource research report was prepared by Happy Hazard LLC, which concludes that the property is significant under HRB Criterion C. Staff concurs and finds that the Laura A. Tyler House is a significant historical resource under HRB Criterion C, 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 plus basement Craftsman style home constructed in 1913 is wood frame with a rectangular floor plan and concrete foundation. The house is side gabled, with a central front attic dormer. Rectangular vents are located at the top of each side gable. Knee brackets and open eaves are present beneath the composition roof. The roofline extends on the front elevation to form a full width front porch supported by concrete half columns with battered posts above. The porch is raised two steps above street level, accessed by a straight concrete path from the sidewalk leading to the front door. The exterior finish of the house is horizontal wood narrow lap siding.

Fenestration throughout the home consists of double hung and fixed wood windows. The front attic dormer features a pair of 8 over single light fixed wood windows. Beneath the porch roof on the front façade, the original wood front door is centered between identical sets of 10 over single light fixed windows flanked by double hung windows. A similar set of windows is centrally located on the north elevation. Also on the north elevation is a small 8 light piano window and a pair of small double hung windows. The piano window has been walled off in the interior, however the window and window opening is intact. The south elevation features three double hung windows. The rear elevation includes a wood patio and stairway that provides access to the kitchen door, which was relocated during a kitchen remodel in the 1990's. This elevation also provides entry to the basement level through a wood door with upper glass panel. Windows on this elevation are wood double hung. An original one-story, detached garage with horizontal narrow lap siding matching the house is located at the southwest corner of the property.

Overall, the house retains integrity and embodies distinctive characteristics of Craftsman architecture. Therefore, staff recommends designation of the Laura A. Tyler House under HRB Criterion C.

OTHER CONSIDERATIONS

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 HRB Designate the Laura A. Tyler House as a historical resource under HRB Criterion C as an example of Craftsman style architecture. 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.



Tricia Olsen
Associate Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

TO/cw

- Attachment(s):
1. Draft Resolution
 2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/26/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/26/2009, to consider the historical designation of the **Laura A. Tyler House** (owned by Frank & Lauren Downey Revocable Trust, 1832 Dale Street, San Diego, CA 92102) located at **1832 Dale Street, San Diego, CA 92102**, APN: **539-226-13-00**, further described as Lot 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.**, 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 Laura A. Tyler House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through retention of character defining features of the Craftsman architectural style and retains integrity from its period of significance, the construction date of 1913

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.** .

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: _____
NINA FAIN
Deputy City Attorney