



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 12, 2009 REPORT NO. HRB-09-043

ATTENTION: Historical Resources Board
Agenda of June 25, 2009

SUBJECT: **Item #8 – William F. Wahrenberger Spec House #2**

APPLICANT: Wesley and Lisa Lakey, owners
Represented by Scott Moomjian, consultant

LOCATION: 3311 Udall Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the William F. Wahrenberger Spec House #2 as a historical resource.

STAFF RECOMMENDATION

Designate the William Wahrenberger Spec House #2 at 3311 Udall Street as a historical resource under HRB Criterion C and D. This recommendation is based on the following findings:

1. The resource embodies distinctive characteristics through retention of character defining features of the Monterey style with Colonial Revival elements and retains a good level of architectural integrity from its 1947 period of significance; and
2. The resource is a notable work of established Master Builder William F. Wahrenberger.



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 owners request to have the property designated as a historical resource. The house at 3311 Udall Street is a single family home that was originally constructed in 1947 and exhibits character defining features of the Monterey style including two story massing, a second story cantilevered balcony covered by the low pitch roof, and a minimal eave overhang.

The house was designed by William F. Wahrenberger, an established Master Builder, as a speculative real estate investment in the Roseville subdivision of Point Loma. The house was then purchased two months after completion by Ruth B. Esterson. The historic name William F. Wahrenberger Spec House #2 is consistent with the adopted HRB naming policy as it recognizes the name of Wahrenberger, master builder; reflects the speculative nature of the construction; and will be the second speculative house named for Wahrenberger.

ANALYSIS

A historical nomination report was prepared by Scott Moomjian, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs with the determination that the resource is significant under HRB Criteria C as a good example of the Monterey style and Criteria D as a notable work by Master Builder William F. Wahrenberger, 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.

Constructed in 1947 and designed in the Monterey style, the subject house is two stories with a basement level garage, built on a concrete foundation. The roof is side gabled with a low pitch and wood shingles, and a minimal eave overhang. The second floor is characterized by a three quarter width wood balcony tucked under the open eaves of the roof structure and cantilevered over the first level. Colonial Revival style elements were frequently incorporated into the Monterey style, and the house exhibits several of these including the use of mixed siding material. The exterior finish is stucco on the first floor, wood shake accents on the second floor, and board and batten siding on the second floor at the balcony. A stucco finished chimney is present on the east elevation, centered on the gable.

Fenestration on the front elevation consists of a combination of original wood 1 over 1 double hung and wood 3-light casement windows with decorative wood shutters. A pair of single light French doors accesses the balcony and also feature wood shutters. Windows on the side and rear elevations are primarily original wood double hung, with modern style 2 light upper sashes. A non-historic pop-out window is present on the west elevation at the kitchen.

Brick steps lead from the sidewalk to the entry, which is partially enclosed by a curved half wall with open brick work. The entry door is wood with single upper and lower panels, and retains its original entry hardware, speakeasy viewing door, and kickplate. The entry also features a detailed door surround with Colonial Revival elements such as fluted Doric pilasters and an entablature with a central diamond shaped detail and dentils above.

The residential building record notes an addition dating from February 1946. Staff believes it is possible that this refers to the small 11 x 12 foot single story area at the western side of the rear elevation. Staff recognizes that this date is earlier than the date of construction for the house and hypothesizes that this area was perhaps designed after the plans were drawn for the house but constructed at the same time as the main portion of the house, rather than as a separate project. Additionally, this area is noted on the 1956 Sanborn Map which indicates that it was present early in the life of the home. Staff considers this area to be original to the house, not an alteration.

Alterations to the house include two single story additions located at the rear of the property. The small 5 x 5 foot addition present on the eastern side of this area appears to have been added after 1956 as it is not present on the Sanborn Map. The second addition is located at the eastern end of the rear elevation and measures 13 x 28, or 364 square feet. This addition also is absent from the 1956 Sanborn Map. The additions are small, single story, and are not visible from the public right of way, and staff feels that they do not detract from the architectural integrity of the house.

Staff recommends that the house is designated under Criterion C as a good example embodying distinctive characteristics of Monterey style architecture with Colonial Revival inspired elements.

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

William Fredrick Wahrenberger was born in Colorado in 1892 to John J. and Emilie Wahrenberger. The family relocated to San Diego in 1910, and his father became Secretary of the Bay City Construction Company. William was a draftsman and followed his father into the construction business, working with him until his father's death in 1918. Although William Wahrenberger designed many houses, his occupation is listed as contractor and he never obtained an architect's license.

William designed all the homes he built and completed some of the interior finish work himself. The houses that he designed and built are found throughout San Diego, including Mission Hills, Inspiration Heights, Fleet Ridge, La Jolla, Loma Portal and Point Loma. Since he constructed houses for more than a half-century, his work evolved, employing several styles including Craftsman, Spanish Revival and Modern. In addition to his architectural and building interests, he was an accomplished craftsman, carver, glass worker and calligrapher. Wahrenberger died at the age of 73 in December of 1965.

Houses designed by Wahrenberger that have been designated by the Historical Resources Board include HRB #680, The William and Grace Wahrenberger House at 4277 Trias Street, for which he was established as a Master; HRB #681, The Frances Herrick/William Wahrenberger Spec House #1 at 4285 Trias Street; and HRB #694, The John and Emilie Wahrenberger/William Wahrenberger Spec House #2 at 4267 Trias Street.

The subject property is thus far the only known Monterey style example of Wahrenberger's work. The uniqueness of this style in his body of work as well as the customization of the style through his use of Colonial Revival details makes this a notable example of Wahrenberger's work and staff recommends designation under Criterion D.

OTHER CONSIDERATIONS

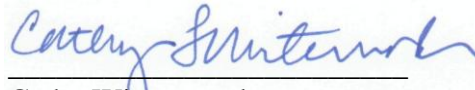
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Historical Resources Board designate the William Wahrenberger Spec House #2 at 3311 Udall Street as a historical resource under HRB Criterion C as a good example of the Monterey style with Colonial Revival influences, and HRB Criterion D as a notable example of the work of Master Builder William Wahrenberger. 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

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/25/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/25/2009, to consider the historical designation of the **William Wahrenberger Spec House #2** (owned by Wesley & Lisa Lakey, 3311 Udall Street, San Diego, CA 92106) located at **3311 Udall Street, San Diego, CA 92106**, APN: **450-031-07-00**, further described as Lot 8, Block 166, Roseville, Map 165 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 William Wahrenberger Spec House #2 on the following findings:

(1) The property is historically significant under CRITERION C as it embodies distinctive characteristics through retention of character defining features of the Monterey style with Colonial Revival elements and retains a good level of architectural integrity from its 1947 period of significance. Specifically, the building retains two story massing; a second story cantilevered balcony covered by the low pitch roof; a minimal eave overhang; and Colonial Revival details. 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 for its representation of a notable work of Master Architect, William F. Wahrenberger. Specifically, as the only known example of the Monterey style designed by Wahrenberger, this property is notable for the uniqueness of the style in his body of work as well as the customization of the Monterey style through his use of Colonial Revival details. 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 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