



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: January 15, 2010 REPORT NO. HRB-10-003

ATTENTION: Historical Resources Board
Agenda of January 28, 2010

SUBJECT: **ITEM #10 – The Everett and Florence Marshall House**

APPLICANT: David Murphy, property owner
represented by Scott Moomjian, consultant

LOCATION: 2140 33rd Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Everett and Florence Marshall House as a historical resource.

STAFF RECOMMENDATION

Designate the Everett and Florence Marshall House at 2140 33rd Street as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics through retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1925 period of significance.



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 in conjunction with the owner's desire to have the house and site designated as a historical resource. The house at 2140 33rd Street is a single family home that was originally constructed in 1925 by Evert Marshall as his own residence in the Craftsman style.

The historic name of the house is based on the first owner and builder of the house and is consistent with the adopted naming policy.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian on behalf of the property owner, David Murphy, which concludes that the resource is significant under HRB Criteria C. Staff concurs with the determination that the resource is significant under HRB Criterion C as a good example of a Craftsman style. This determination is consistent with the *Guidelines for the Application of the 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.

Constructed in 1925 by Evert Marshall, this house is a one story Craftsman style residence. The house has a low pitched gable roof with exposed rafter tails and a composition shingle roof. The painted and scored concrete front porch is surrounded by low red brick wall in a running bond pattern. The gable porch roof is supported by tapered wood posts on top of a brick column base.

Large identical windows flank the front door. The windows feature a central fixed wood divided light window flanked by multi light casement windows. The front door, which is centrally located on the front façade, features a 15 light French door. The remaining windows on the house are a mixture of fixed, casement and double hung divided light wood windows.

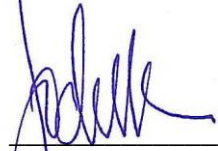
The rear of the property fronting Ivy Street features a detached garage in the same style of the main residence. The garage features a low pitched gable roof with exposed rafter tails and a composition roof. The wood siding matches the house and the garage door is a tilt-up wood and glass door.

Overall, the house has maintained much of its integrity. There are a few modifications to the property that include a side porch enclosure, small roof additions at the front porch and stained glass on the Ivy Street façade. The south façade of the house features an enclosed porch. It is unclear when the porch was enclosed. The 1940 Sanborn map indicates an open porch and the Residential Building Record also appears to show an open porch. The enclosure appears to be reversible with the interior walls still remaining and all new construction clearly distinguished with vertical wood siding. The porch enclosure has little visibility from the front of the house. The front porch roof has also been modified. It appears that a solid roof on either side of the central gable roof was added over the pergola as evidenced by the construction technique. As with the side porch enclosure, the roof modification is easily reversible. Staff also has some

questions regarding the historicity of the stain glass window on the Ivy Street façade. The stain glass appears to be a newer addition to the 1925 house. Regardless, the stain glass appears to be set within the original window opening. The integrity of the building is intact with minor reversible modifications and as such staff recommends that the property is designated under HRB Criteria C for its retention of character defining features of the Craftsman style and retaining a good level of architectural integrity from its 1925 period of significance.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that 2140 33rd Street is designated as a historical resource under HRB Criterion C as a good example embodying distinctive characteristics 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

jb/cw

Attachment(s): Applicant's Historical Report under separate cover
 Draft Resolution

RESOLUTION NUMBER N/A
ADOPTED ON 1/28/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/28/2010, to consider the historical designation of the **Everett and Florence Marshall House** (owned by David Murphy, 2140 33rd Street, San Diego, CA 92104) located at **2140 33rd Street, San Diego, CA 92104**, APN: **539-182-03-00**, further described as Lot 7, and the north 3,000 feet of the east 70 feet and the north 5 feet of the west 30 feet of Lot 8, Block 20, of the eastern addition to new San Diego, Map 295, 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 Everett and Florence Marshall 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 bungalow style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the house retains medium-pitched cross-gable roofs; overhanging eaves with exposed rafter tails; wood siding over wood frame construction; a nearly full-width porch spanning the front façade enclosed by a low wall flanked by tapered wood and brick square columns at either end; and multi-light wood 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**.

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