



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 14, 2010 REPORT NO. HRB-10-021

ATTENTION: Historical Resources Board
Agenda of May 27, 2010

SUBJECT: **ITEM # 7 – Irving and Anna Brockett House**

APPLICANT: Gary and Lisa Lavin, property owner; represented by Archaeos

LOCATION: 3725 Wellborn Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Irving and Anna Brockett House located at 3725 Wellborn Street as a historical resource.

STAFF RECOMMENDATION

Designate the Irving and Anna Brockett House located at 3725 Wellborn Street as a historical resource with a period of significance of 1927 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics of the Spanish Eclectic architectural style and retains a high level of integrity from its period of significance, the construction date of 1927. Specifically, character-defining features of Spanish Eclectic architecture reflected in the building include asymmetrical composition, flat roof with a stepped and curved parapet, prominent tower, stucco finish, decorative scrollwork, focal arched windows, and use of wrought iron window grilles.



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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 house was built in 1927 by Irving and Anna Brockett. According to the Sheldon Brockett, one of the sons of Irving and Anna Brockett, the home was partially designed by Ralph Birden and constructed by Tom Russell.

The historic name of the resource has been identified consistent with the Board's adopted naming policy and includes the name of the owners who built the home.

ANALYSIS

A historical resource research report was prepared by Archaeos which concludes that the resource is significant under HRB Criteria B and C. Staff concurs that the site is a significant historical resource under HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION B – Is identified with persons or events significant in local, state, or national history.

The home at 3725 Wellborn Street was built by Irving and Anna Brockett as their personal residence. Irving Brockett came to San Diego in 1903 and was co-owner and co-founder of the Ballard & Brockett Department Store. He lived in the house at 3725 Wellborn Street from 1928 until his death in 1953. Though Brockett was a prominent businessman in San Diego, founded the San Diego Merchants Association, and was active with other community groups including the San Diego Rotary Club and the San Diego Community Chest, the report did not demonstrate how these activities were significant in local history. As the *Guidelines for the Application of Historical Resources Board Designation Criteria* state, additional documentation must establish the historical significance of the person through documented written history and archival references. Therefore, staff does not recommend designation under HRB Criterion B.

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 home at 3725 Wellborn Street was built in 1927 and is a two-story, Spanish Eclectic residence. The asymmetrical building is located on a canyon and two stories are visible from the street while the third (former garage) is not visible. The north and west facades are the most visible portions of the building from Wellborn Street.

The building features a flat roof with parapet walls; some portions of the parapet are stepped and some portions are curved. A primary character-defining of the home is the five-sided tower located on the northwest corner of the building. This tower features a low pitched, tiled hip roof with narrow eaves. Decorative scrollwork work is also located directly below the eave line on

two facades of the tower. Fenestration in the tower is arched and consists of both fixed and double hung windows. Several of these windows feature wrought iron grilles. In addition, the upper sashes of the double hung windows feature divided lights.

Along with the tower, other character-defining features of the home include its use of stucco wall cladding, asymmetrical composition, combination of wood double hung and fixed windows, and the use of arches above principal windows and doors. One long arched window (two-stories in height) is located between the tower and main entrance. A tripartite window is centered above the main entry along the west façade. The wing adjacent to the main entry also features an arched focal window flanked by double hung windows. Centered above this focal window is a pair of double hung windows with divided light upper sashes. This section of the façade is framed by a slightly recessed arched detail in the stucco.

Alterations to the property include the addition of a swimming pool in the backyard (1960), the construction of a second story room on the east side of the house (1968), and the conversion of the original garages below the house to living space (1968). The central sash of the tripartite window above the main entrance has also been replaced. The historic photograph included in the report indicates this window used to be three divided light casement windows. Other modifications include the addition of awnings over several windows and the main entrance as well as the addition of the wrought iron gate at the entryway.

The home exhibits character-defining features of the Spanish Eclectic architectural style through its asymmetrical composition, flat roof with a stepped and curved parapet, prominent tower, stucco finish, decorative scrollwork, focal arched windows, and use of wrought iron window grilles. Therefore, staff recommends designation under HRB Criterion C.

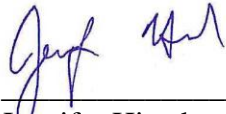
OTHER CONSIDERATIONS

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.

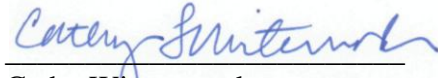
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Quality Building and Securities Company Speculative House #1 located at 3725 Wellborn Street be designated under HRB Criterion C as an example of Spanish Eclectic 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.



Jennifer Hirsch
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JH/cw

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

RESOLUTION NUMBER N/A
ADOPTED ON 05/27/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/27/2010, to consider the historical designation of the **Irving and Anna Brockett House** (owned by Gary J. and Lisa Lavin, 3725 Wellborn Street, San Diego, CA 92103) located at **3725 Wellborn Street, San Diego, CA 92103**, APN: **451-142-01-00**, further described as BLK 66 LOTS 13 THRU 16 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 Irving and Anna Brockett House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Spanish Eclectic architectural style and retains a high level of integrity from its period of significance, the construction date of 1927. Specifically, character-defining features of Spanish Eclectic architecture reflected in the building include asymmetrical composition, flat roof with a stepped and curved parapet, prominent tower, stucco finish, decorative scrollwork, focal arched windows, and use of wrought iron window grilles.

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