



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: July 15, 2010 REPORT NO. HRB-10-032

ATTENTION: Historical Resources Board
Agenda of July 22, 2010

SUBJECT: **ITEM #7 – George P. and Carrie Goodman Muchmore House**

APPLICANT: Michael Braddon & Scott Holder represented by Legacy 106, Inc.

LOCATION: 2825 B Street, Greater Golden Hill Community, Council District 8

DESCRIPTION: Consider the designation of the George P. and Carrie Goodman Munchmore House located at 2825 B Street as a historical resource.

STAFF RECOMMENDATION

Designate the George P. and Carrie Goodman Muchmore House located at 2825 B Street as a historical resource with a period of significance of 1909-1921 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style with Neoclassical elements and retains a good level of architectural integrity from its period of significance, 1909-1921. Specifically, the resource features a cross-gable roof with half timbers, narrow wood siding, shingle siding, a porch with Tuscan columns and entablature, wood windows, triangle brackets, and an oriel bay window. The designation excludes the exterior stair along the front façade and the south porch enclosure and second story addition.



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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 two-story home was built in 1909 by George Muchmore.

The historic name of the resource, the George P. and Carrie Goodman Muchmore House, has been identified consistent with the Board's adopted naming policy and includes the name of George Muchmore, who constructed the house as his personal residence and his wife Carrie Goodman Muchmore.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc. which concludes that the resource is significant under HRB Criterion 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 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 two-story home was built in 1909 by George Muchmore, a carpenter from Ohio. The home cannot be easily classified as one architectural style, but rather represents the transition from Victorian era architectural styles of the late 19th Century to the use of period revival styles popular at the start of the 20th Century such as Spanish Eclectic, Mission Revival, Tudor, Colonial Revival, and Neoclassical as well as the movement toward Arts and Crafts styles such as Craftsman. The home displays features of both Craftsman with Neoclassical architecture. The consultant report identified the home as Colonial Revival with Neoclassical elements.

The home features a cross-gable, moderate pitch roof with half timbers along the face of the gables. The first story is clad with narrow wood siding, a common feature of Craftsman homes and the second story is clad with wood shingles, also a Craftsman element. An off-center front porch along the north elevation is supported by two wood Tuscan columns that sit on a low wall. The porch is enclosed by low walls clad in wood siding along its north and west sides. The use of Tuscan columns indicates the influence of Neoclassical architecture. Other Neoclassical elements include the entablature above the Tuscan columns at the porch. A portion of this entablature continues around the entire house to separate the first and second stories. Along with the porch, the most prominent feature along the first story of the north elevation is the oriel bay window located at the northwest corner of the building. This bay window is supported by triangle brackets and features a gable roof that is identical to the straight flare overhang of the house and porch.

Alterations to the home include replacement of the majority of the windows as well as the conversion of the single-family home to a multi-family building. Other modifications as detailed

in the attached report by Union (attached to this report) include the enclosure of the porches along the west elevation between 1909 and 1921. A second story addition was constructed above the larger porch along the west elevation and featured a gable roof. These modifications are considered to have acquired historic significance as they were completed soon after the home was built and they are compatible with the Craftsman style and Neoclassical elements of the home. They were constructed within the original footprint of the home and are sympathetic to the home's architectural features. Therefore the period of significance for the property extends to 1921.

After 1921, due to the conversion of the home to a multi-family building, an exterior staircase was added along the north elevation to provide access to one of the units. As indicated in the consultant report, the addition of this stair was likely completed in the 1940s. The porch on south elevation was enclosed between 1921 and 1957. Between 1947 and 1957 an addition with a gable roof was constructed above this porch.

Based on its representation of the transition from Victorian era architectural styles to period revival styles such and its representation of Craftsman architecture with Neoclassical elements, staff recommends designation of the George P. and Carrie Goodman Muchmore House under HRB Criterion C.

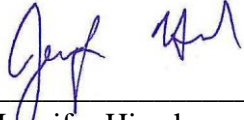
OTHER CONSIDERATIONS

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.

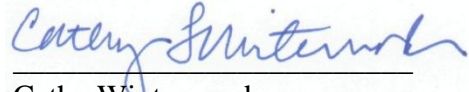
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the George P. and Carrie Goodman Muchmore House located at 2825 B Street be designated with a period of significance of 1909- 1921 under HRB Criterion C for its representation as a Craftsman home with Neoclassical elements. The designation excludes the exterior stair along the front façade and the porch enclosure and second story addition at the rear (south) of the property. 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
Letter dated April 28, 2010 from Union
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 7/22/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/22/2010, to consider the historical designation of the George P. and Carrie Goodman Muchmore House (owned by Michael Braddon & Scott Holder, 2825 B Street #C, San Diego, CA 92102) located at **2825 B Street, San Diego, CA 92102**, APN: **539-521-07-00**, further described as BLK 63 LOTS 15 & 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 George P. and Carrie Goodman Muchmore 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 style with Neoclassical elements and retains a good level of architectural integrity from its period of significance, 1909-1921. Specifically, the resource features a cross-gable roof with half timbers, narrow wood siding, shingle siding, a porch with Tuscan columns and entablature, wood windows, triangle brackets, and an oriel bay window. The designation excludes the exterior stair along the front façade and the south porch enclosure and second story addition. 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

UNION

April 28, 2010

For: Jennifer Hirsch
Historic Planner
Community Investment and Planning Department
202 "C" Street. 4th floor
San Diego, Ca. 92101

Subject: Analysis of existing construction at 2825 "B" Street.

Dear Ms. Hirsch,

An assessment of the property at 2825 "B" street was conducted on Friday, April 22nd, 2010 and again on Wednesday, April 28th, 2010. The assessment was exclusive to understanding the construction dates of the West and South addition of the original main structure, which was constructed in 1909.

Please review the attached plan diagrams and photos in context with the following conclusions.

The West addition 1910-1921

The 1921 Sanborn Maps indicate a two story west "bump out" addition. After review of the structure, the original first floor consisted of a small porch on the northwest corner. The second floor was originally a roofed porch with a simple shed roof. The exterior elevation consisted of three openings on the west elevation and one opening at the north and south elevations. Most likely, these openings were in filled with window units at the same time the gable roof was constructed over the shed roof.

Field investigation in the attic revealed lead flashing at the edge of the main roof fascia indicating a transition from the slope roof to a "low sloped roof." It appears the low sloped shed roofing material was removed but the ceiling framing was left in place. The ceiling consists of typical 1x bead board material. All framing lumber at the gable is consistent with pre-1924 lumber dimensions. The framing construction of the gable is full dimension 2x4's with various size boards, salvaged and new, used as skip sheathing. This leads to the conclusion, that the second floor sleeping porch was re-roofed close to the original building date. This addition is within the period of significance 1909-1921 and retains its integrity in spatial form and detailing from the period. The original wood shingle roofing is still present under the composition roofing.

See attached photos #1, 2,3 and 4 and History of Building outline diagram.

The South Addition 1947-1957

The 1940 and 1956 Sanborn Maps both indicate a one story structure at the south "bump out" addition. The one story porch is original to the 1909 house. The concrete foundation, 3x framing and sloped tongue and grooves flooring are consistent with this period. The porch had a low sloped roof evidenced by field investigation of the second floor. The enclosure of the first floor porch most likely occurred prior to the 1957 addition of the second floor above. (Note: Residential Building Record addition 3747, March 7th 1947) This record may have included the second floor addition above, but this would indicate an inaccurate 1956 Sanborn Map.

The aerial photo from October of 1957, which is shown in the historical report, shows the fully enclosed two story structure. If the Sanborn Map of 1956 is accurate then it is logical

fully enclosed two story structure. If the Sanborn Map of 1956 is accurate then it is logical to conclude that the second floor addition is from 1957. The dimensional framing lumber in the roof rafters and ceiling joists are consistent with lumber from 1924-1963 period. The size of window openings, utilitarian gable vent, different corner knee bracing at second floor and the casing at the windows is consistent with construction from 1957.

In summary, one can conclude that the addition is most likely from 1957. An earlier date of 1947 is possible since Sanborn Maps are not 100% accurate and the building records indicate a permit for an addition in 1947. In either case this addition outside the period of significance. The enclosure and second floor addition are sympathetic to the original house, and conform to the U.S. Secretary of Interior Standards for Rehabilitation.

See attached photos #3 and 4 and History of Building outline diagram.

Sincerely,

John H. Eisenhart Architect C 25743

Union

1530 Brookes Ave.

San Diego, Ca. 92103

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john@unionarch.com



#1 PHOTO: View of attic showing roof framing at the west gable addition 1909-1921. Note the flashing left in place, lower ceiling joists above original porch.



#2 PHOTO: View of attic showing roof framing at west gable addition 1909-1921. Note skip sheathing of main roof with new cross gable framing above. All lumber dimensions are the same.



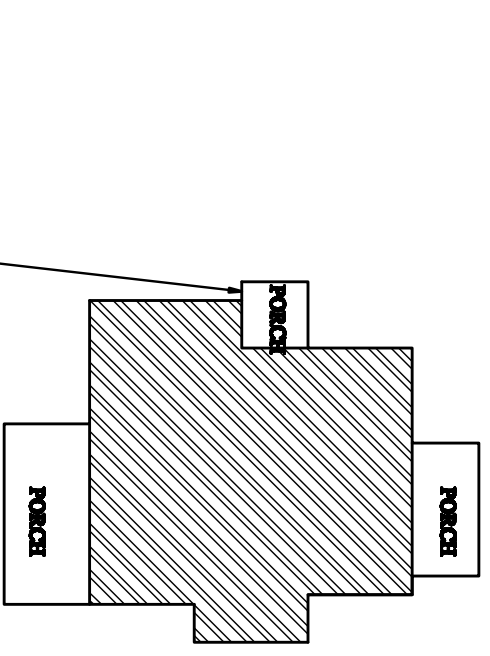
#3 PHOTO:View of west gable (left) and south gable additions.



#4 PHOTO:Original corner knee brace at west-bumpout- addition.

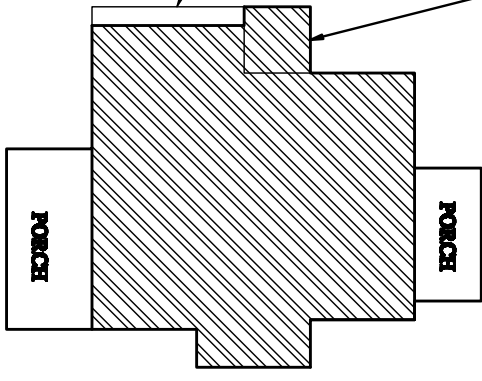


#5 PHOTO: Non-original corner knee brace at south -bump out- addition.

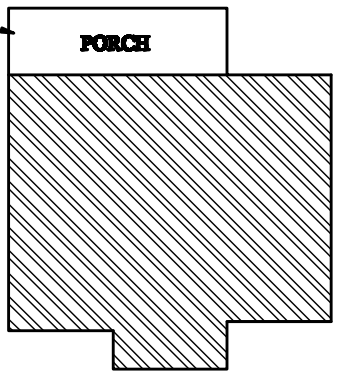


**FIRST FLOOR PLAN
1909**

ENCLOSURE OF PORCH,
INFILLED AS PART OF
MAIN HOUSE, DATE OF
CONSTRUCTION
BETWEEN 1909-1921.

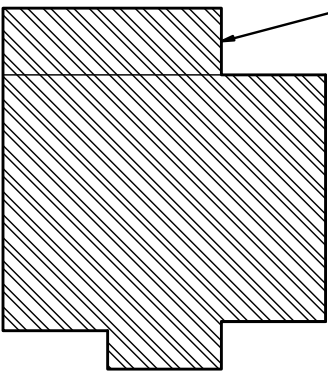


**FIRST FLOOR PLAN
1921**

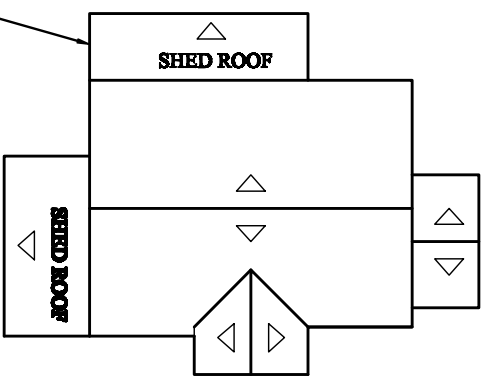


**SECOND FLOOR
PLAN 1909**

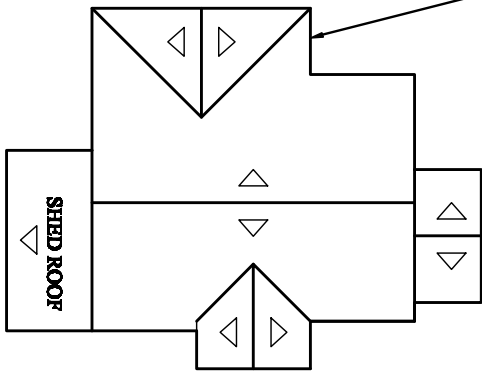
REPLACED OF SHED
ROOF WITH GABLE
ROOF, DATE OF
CONSTRUCTION
BETWEEN 1909-1921.



**SECOND FLOOR
PLAN 1921**



ROOF PLAN 1909

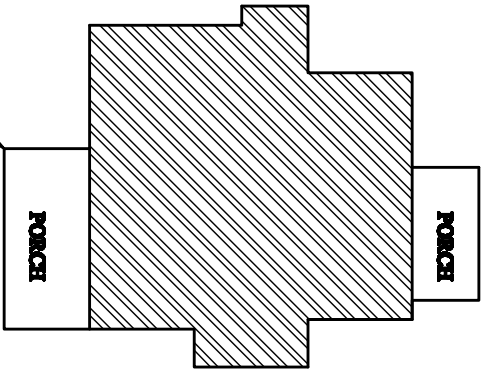


ROOF PLAN 1921

HISTORY OF BUILDING OUTLINE DIAGRAMS

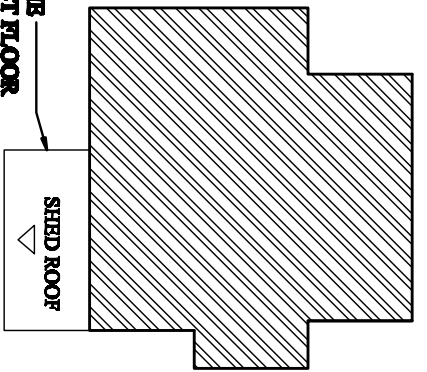


ENCLOSURE OF FIRST FLOOR PORCH, INFILLED AS PART OF MAIN HOUSE. DATE OF CONSTRUCTION BETWEEN 1921-1957.



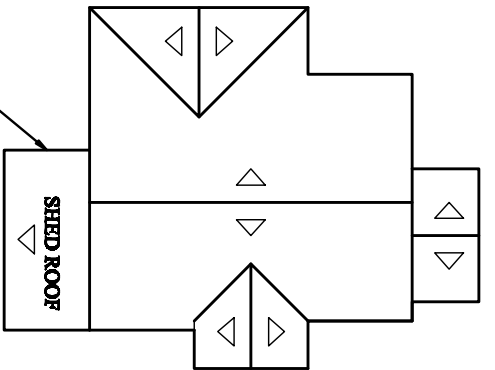
FIRST FLOOR PLAN 1940

OUTLINE OF FIRST FLOOR BELOW



SECOND FLOOR PLAN 1940

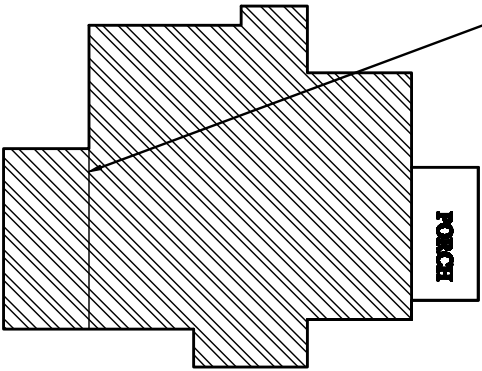
REMOVAL OF ONE STORY ROOF. CONSTRUCTION OF SECOND FLOOR AND GABLE ROOF. DATE OF CONSTRUCTION 1947-1957.



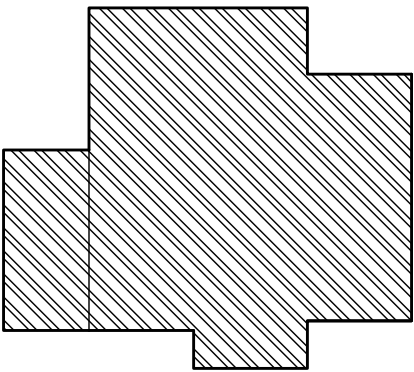
ROOF PLAN 1940



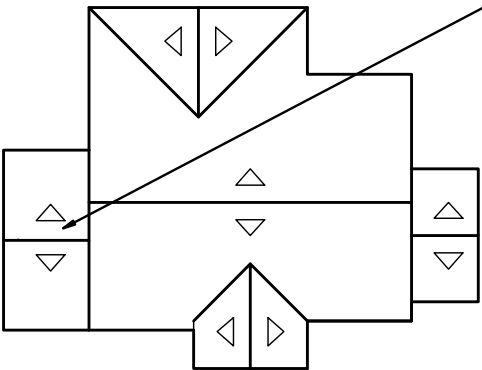
FIRST FLOOR PLAN 1957



SECOND FLOOR PLAN 1957



ROOF PLAN 1957



HISTORY OF BUILDING OUTLINE DIAGRAMS