



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: July 14, 2011 REPORT NO. HRB-11-049

ATTENTION: Historical Resources Board
Agenda of July 28, 2011

SUBJECT: **ITEM #12 – Ralph and Agnes Virden House**

APPLICANT: Christopher Davies and John Davies Trust & Patricia. Davies Trust
represented by Marie Burke Lia

LOCATION: 3646 Albert Street, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Ralph and Agnes Virden House located at
3646 Albert Street as a historical resource.

STAFF RECOMMENDATION

Designate the Ralph and Agnes Virden House located at 3646 Albert Street as a historical resource with a period of significance of 1950 under HRB Criterion C. Designation shall exclude the separately accessed lower level added between 1950 and 1963. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Modern/Contemporary architectural style and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains a front gabled roof of low pitch, wide overhanging eaves, a shed roofed dormer, simple angled rafters on the roof edges, unique window patterns, wood horizontal shiplap siding, a wide brick chimney, and an attached brick carport.



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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 subject property is located at 3646 Albert Street in the Uptown Community. The property consists of a multi-leveled Modern/Contemporary single family home with an attached car port.

The historic name of the resource, the Ralph and Agnes Virden House, has been identified consistent with the Board's adopted naming policy and reflects the name of Ralph and Agnes Virden who constructed the house as their personal residence.

ANALYSIS

A historical resource research was prepared by Marie Lia, 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.

According to the applicant's report the house embodies the distinctive characteristics of the Modern/Contemporary style. The house features a front gabled roof of low pitch with wide overhanging eaves. A shed roof dormer is present on the southern façade featuring several wood framed fixed pane windows and the roof edge features angled rafter roof supports. The house features both a wood horizontal shiplap siding and brick. Fenestration consists primarily of wood framed fixed pane windows of varying sizes as well as several metal framed fixed pane windows. On the West façade of the house is a large six part fixed pane metal and wood framed window with a triangular shaped top. Directly below the roofline on the front of the house are two mirrored narrow angled windows located just right of the entrance to the home. The front door is a single wood door with side-lite enclosed by a small openwork wood grille extending from the roofline over the front entrance area. A side terrace is located on the south facade with wood framed glass doors, a pair of French doors, an openwork slatted roof supported by wood posts and a block wall with horizontal wood extensions similar in style to the terrace roof. A brick chimney is present on the south façade with a simple vertical edge detailing at the top. An attached brick carport is featured on the front of the house with a wide wood board ceiling accented by large beams perpendicular to the wood boards. The carport is supported by square posts and a low brick wall.

The lower level of the house is accessible only by a stairway located on the northern end of the property. This leads to a small wooden deck and the entrance is accessed by a wood and glass door. This lower level does not show in the original building plans and is believed to have been added at a later date after the initial 1950 construction and prior to a 1963 assessment. This lower level is on the rear of the property and is not visible from the street. Other alterations to the property are minor and include the addition of metal security grilles added to several windows and the addition of a metal screen to the front door. Although not confirmed, the report also

notes that some of the brick wall and openwork slatted roof element may have also been added at a later date.

Overall the Ralph and Agnes Virden House retains a good level of integrity and embodies the distinctive characteristics of the Modern/ Contemporary style. Therefore, staff recommends designation under HRB Criterion C. The designation shall exclude the separately accessed lower level added between 1950 and 1963 which exhibits different materials and was built outside the period of significance.

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 Ralph and Agnes Virden House located at 3646 Albert Street be designated with a period of significance of 1950 under HRB Criterion C as an example of the Modern/Contemporary style. The designation shall exclude the separately accessed lower level added between 1950 and 1963. 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 Feeley
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

JF/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 7/28/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/28/2011, to consider the historical designation of the **Ralph and Agnes Virden House** (owned by Christopher A. Davies and John G. Davies Trust & Patricia A. Davies Trust, 3646 Albert Street, San Diego, CA 92103) located at **3646 Albert Street, San Diego, CA 92103**, APN: **452-331-25-00**, further described as BLK 231 LOTS 10 THRU 13 ST CLSD ADJ & N 50 FT OF 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 Ralph and Agnes Virden 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 Modern/Contemporary style architecture and retains a good level of architectural integrity from its 1950 period of significance. Specifically the resources retains its front gabled roof of low pitch, wide overhanging eaves, a shed roofed dormer, simple angled rafters on the roof edges, unique window patterns, wood horizontal shiplap siding, a wide brick chimney, and an attached brick carport. 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**. The designation shall exclude the separately accessed lower level added between 1950 and 1963.

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: _____
KEITH BAUERLE
Deputy City Attorney