



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 18, 2014 REPORT NO. HRB-14-018

ATTENTION: Historical Resources Board
Agenda of March 27, 2014

SUBJECT: **ITEM #6 – The Olaf Norsven Spec House #1**

APPLICANT: Andre and Dawn Coors Family Trust represented by Scott A. Moomjian

LOCATION: 833 Island Court, 92109, Mission Beach Community, Council District 2

DESCRIPTION: Consider the designation of the Olaf Norsven Spec House #1 located at 833 Island Court as a historical resource.

STAFF RECOMMENDATION

Designate the Olaf Norsven Spec House #1 located at 833 Island Court as a historical resource with a period of significance of 1930 under HRB Criteria C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the resource maintains its undulating exterior stucco texture; centrally located, wood paneled, front entrance with a speakeasy and a shed roof supported by stuccoed corbels that slope into low walls flanking the front entrance; cross gable roof sheathed with barrel clay tile; and wood multi-light windows.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property is located in Mission Beach with a grouping of single and multi family homes that front on to a common walkway with access to parking from the alley.

The building is located on APN 423-675-23-00. The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Olaf Norsven House has been identified consistent with the Board's adopted naming policy and reflects the name of person who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian, which concludes that the resource is not significant under any HRB Criterion. Staff does not concur and believes 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.

Constructed by Olaf Norsven in 1930 in the Spanish Eclectic style as a speculation house, the subject property features a cross gable roof with exposed rafter tails sheathed with barrel clay tile roof. An integrated shed roof covers the centrally located front entrance. The shed roof is supported by stuccoed corbels which slope down to low walls that flank the front entrance and the small porch. The exterior walls are stuccoed with an undulating finish.

The front entrance is flanked by two windows with a large decorative header. The window on the right is a slightly larger, focal window that is fixed, single light and the window to the left is a pair of 3-light casement windows. The west façade features a wing wall at the front corner followed by a stuccoed chimney flanked by two windows. The windows are 1/1 double hung wood windows. This façade also features two additional 1/1 double hung window spaced evenly on the wall plane. The rear façade features an off center pair of windows and clay tile vents at the apex of the gable end. The east façade features a pair of wood, 3-light casement windows followed by a 6/6 wood double hung window, a side entrance and another 6/6 wood double hung window. The side entrance has a small shed roof. The shed roof is sheathed with clay tile and integrated into the roof. The shed roof is supported by curved stuccoed brackets.

The original rear yard detached garage is accessed via the alley. It is a one story, two car garage with a stucco exterior and a flat roof with parapets. The top of the parapet is sheathed with clay tile coping.

The subject property has had a few alterations since its construction. The garage roof was replaced, and it appears that two windows on the east façade were replaced in their original opening. The alterations do not adversely impact the overall appearance and significance of the house.

Hugely popular following the 1915-1916 Panama-California Exposition which revived the romantic ideal of Spanish and Latin American architecture; the Spanish Eclectic style was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may

be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

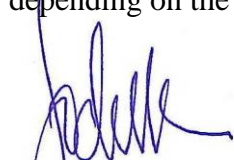
The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style including an undulating exterior stucco texture; centrally located, wood paneled, front entrance with a speakeasy and a shed roof supported by stuccoed corbels that slope into low walls flanking the front entrance; cross gable roof sheathed with barrel clay tile; and wood multi-light windows. 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 Olaf Norsven House located at 833 Island Court be designated with a period of significance of 1930 under HRB Criterion C as a good example of a Spanish Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the resource maintains its undulating exterior stucco texture; centrally located, wood paneled, front entrance with a speakeasy and a shed roof supported by stuccoed corbels that slope into low walls flanking the front entrance; cross gable roof sheathed with barrel clay tile; and wood multi-light windows. 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
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/27/2014, to consider the historical designation of the **Olaf Norsven House** (owned by Andre W. and Dawn Coors Family Trust 07-24-08, 15100 W. Bellview Avenue, Morrison, CO, 80465) located at **833 Island Court, San Diego, CA 92109**, APN: **423-675-23-00**, further described as PAR 1 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 Olaf Norsven House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Spanish Eclectic style retaining its character defining features of an undulating exterior stucco texture; centrally located, wood paneled front, entrance with a speakeasy and a shed roof supported by stuccoed corbels that slope into low walls flanking the front entrance; cross gable roof sheathed with barrel clay tile; and wood multi-light 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: _____
CORRINE NEUFFER,
Deputy City Attorney