



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: August 13, 2015 REPORT NO. HRB-15-037

ATTENTION: Historical Resources Board
Agenda of August 27, 2015

SUBJECT: **ITEM #10 – W.F. Johnson Spec House #1**

APPLICANT: Camp Family Trust represented by Legacy 106, Inc.

LOCATION: 4757 Edgeware Road, 92116, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the W.F. Johnson Spec House #1 located at 4757 Edgeware Road as a historical resource.

STAFF RECOMMENDATION

Designate the W.F. Johnson Spec House #1 located at 4757 Edgeware Road as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes the 1973 rear addition and porch enclosure and the rear yard detached garage. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains wood lap siding, wood multi light windows, hipped roof with an intersecting gable and exposed rafter tails, wide overhanging eaves, cobblestone porch support and a cobblestone chimney.

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 is located in a predominantly single family neighborhood of Kensington.

The building is located on APN 440-553-02-00. 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 W.F. Johnson Spec House #1 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 Legacy 106, Inc. which concludes that the resource is significant under HRB Criterion C and staff concurs. 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 in 1912, the subject house is a one story Craftsman style house with a cross hip roof with an intersecting gable sheathed in asphalt shingles with exposed rafter tails and wide overhanging eaves. The exterior of the house is sheathed with wood lap siding. The house features wood, multi-light windows evenly spaced throughout the facades. At the front façade a recessed front porch is located under the hipped portion of the roof and features a 20-light French door flanked by multi-light windows. The porch roof is supported by a large cobbled post with a low wall. The southwest corner of the front façade features the gable roof which features a divided light tripartite window and a triangular knee brace. Just below the tripartite window is cobblestone element that may have originally held a planter box.

The north side of the house features a cobbled chimney flanked by windows and a bay window. The south side of the building also features a bay window. The rear of the house features an enclosed porch with multiple French doors.

Modifications are predominantly limited to the rear of the house and the yard. In addition to the enclosed porch, the rear yard detached garage was demolished and replaced with a two car garage. It is not clear when the garage was replaced, but based on the Sanborn maps it appears that it may have happened sometime after 1956.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including the wood lap siding, wood multi light windows, hipped roof with an intersecting gable and exposed rafter tails, wide overhanging eaves, cobblestone porch support and a cobblestone chimney. The


modifications do not detract from the character-defining features of the house; 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 W.F. Johnson Spec House #1 located at 4757 Edgeware Road be designated with a period of significance of 1912 under HRB Criterion C. The designation excludes the 1973 rear addition and porch enclosure and the rear yard detached garage. 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



Kelley Stanco
Senior Planner/HRB Liaison

JB/ks

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/27/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/27/2015, to consider the historical designation of the **W.F Johnson Spec House #1** (owned by Camp Family Trust 10-19-12, 4757 Edgeware Road, San Diego, CA 92116) located at **4757 Edgeware Road., San Diego, CA 92116**, APN: **440-553-02-00**, further described as BLK 14 LOT 2 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 W.F Johnson Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Craftsman style and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the resource retains wood lap siding, wood multi light windows, hipped roof with an intersecting gable and exposed rafter tails, wide overhanging eaves, cobblestone porch support and a cobblestone chimney. 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 designation shall exclude the 1973 rear addition and porch enclosure and the rear yard detached garage.

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: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
INGA LINTVEDT,
Deputy City Attorney