



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: November 15, 2012 REPORT NO. HRB-12-071

ATTENTION: Historical Resources Board  
Agenda of November 29, 2012

SUBJECT: **ITEM #7 – John Henry and Katherine Zitt House**

APPLICANT: Lehman-Felkner Revocable Trust represented by Jaye MacAskill

LOCATION: 2961 1<sup>st</sup> Avenue, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the John Henry and Katherine Zitt House located at 2961 1<sup>st</sup> Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the John Henry and Katherine Zitt House located at 2961 1<sup>st</sup> Avenue as a historical resource with a period of significance of c.1923 under HRB Criterion C. The designation excludes the 300 square-foot single-story addition on the south elevation constructed ca.1940s-50s as well as the rear addition along the eastern elevation with an attached 2-story garage and casita unit constructed ca. 2009 (1,200 square feet total). This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Colonial Revival architecture and retains a good level of architectural integrity from its c.1923 period of significance. Specifically, the resource features a full-length, medium-pitched side-gable roof with shallow, boxed overhanging eaves; a cornice below the roof with decorative dentil blocks; three evenly spaced attic dormers containing six-lite rectangular casement windows; horizontal wood clapboard siding; a classically-inspired centered portico with a front-gable roof overhang featuring a pediment cornice, dentil blocks, and a curved ceiling supported by a pair of Ionic columns; two, full-height plaster-coated masonry chimneys on the south and north elevations; and fenestration containing rectangular wood divided-lite casements and double hung windows.

## 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 a two-story building with the original detached, single-car garage and a newly constructed single-car garage with a casita unit above. The property is located on the southeastern corner of 1<sup>st</sup> Avenue and Quince Street within the Banker's Hill Neighborhood of the Uptown Community.

The historic name of the resource, the John Henry and Katherine Zitt House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners, who had the house constructed as their personal residence. Although the Building Permit Notice from the newspaper as well as the water and sewer records indicate that construction on the house began in 1922; construction on the house appears to have been completed in c.1923 per the Residential Building Record which gives an approximate date of construction in lieu of a Notice of Completion which was not available.

## ANALYSIS

A historical resource research was prepared by Jaye MacAskill, 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 subject property is located at 2619 1<sup>st</sup> Avenue and is a two-story, symmetrical Colonial Revival home constructed c.1923 and features a full-length, medium-pitched side-gable roof with shallow, boxed overhanging eaves and horizontal wood clapboard siding on all the elevations. There are three evenly spaced attic dormers containing six-lite rectangular casement windows along the front of the roof. Below the roof is a cornice that features decorative dentil blocks that surrounds the entire structure. The front entry way to the house is covered by a classically-inspired portico with a front-gable roof overhang, a pediment cornice, dentil blocks, and a curved ceiling supported by a pair of Ionic columns. The front door is wood-paneled and is flanked by six-pane matching side-lites. Rectangular 6 over 1 double hung wood windows with louvered shutters are located on the second floor and four pairs of French doors are located on the first floor of the front elevation. The French doors open out to a brick porch that spans the entire front elevation of the house. Two, plaster-coated masonry chimneys are located on the south and north elevations and span the entire height of the house. Fenestration consists of rectangular wood divided-lite casements and double hung windows. The original detached single-car garage is located at the northeast corner of the property adjacent to the newly constructed garage and fronts Quince Street with the same Colonial Revival style as the house.

Modifications to the structure include a 300 square foot single-story parlor addition to the south elevation of the house that was constructed ca. 1940's-50's according to the report. Although set to the side of the house and visible from the street, this modest 1-story addition does not significantly detract from the massing, design or character. Between 2007 and 2009, the current owners constructed a rear addition along the eastern elevation of the house as well as an attached 2-story garage and casita unit totaling 1,200 square feet. The new garage and casita are located adjacent to the original detached garage fronting Quince Street. These more recent modifications were reviewed by the Historical Resources staff and were approved as consistent with the Secretary of the Interior's Standards. Since the 300 square foot parlor addition and the ca. 2009 additions are outside of the period of significance for the resource, they are excluded from the designation. Other modifications include the replacement of the exterior front staircase from poured concrete to brick and a new roof that replaced the original wood shingle material with composite roofing material.

The Colonial Revival style of architecture was popular between 1925 and 1945 during suburban growth because the style evoked patriotic memories of America's past, drawing inspiration from American architectural heritage. The era of the subject structure's design is much more simplified detailing, in contrast to earlier more elaborate detailing seen in some Colonial Revival styles. As noted by McAlester in "A Field Guide to American Houses," "the economic depression of the 1930's, World War II, and changing postwar fashions led to a simplification of the Colonial Revival style in the 1940's and 1950's. These later examples are more often of the side-gabled type, with simple stylized door surrounds or other details that merely suggest their colonial precedents rather than closely mirroring them."

The subject house continues to convey the historic significance of the Colonial Revival style by embodying the historic characteristics associated with the style; including a full-length, medium-pitched side-gable roof with shallow, boxed overhanging eaves; a cornice below the roof with decorative dentil blocks; three evenly spaced attic dormers containing six-lite rectangular casement windows; horizontal wood clapboard siding; a classically-inspired centered portico with a front-gable roof overhang featuring a pediment cornice, dentil blocks, and a curved ceiling supported by a pair of Ionic columns; two, full-height plaster-coated masonry chimneys on the south and north elevations Therefore, staff recommends designation of the subject building under HRB Criterion C as a resource that embodies the distinctive characteristics of Colonial Revival architecture and retains integrity to the c.1923 date of construction. The designation excludes the 300 square-foot single-story addition on the south elevation constructed ca.1940s-50s as well as the rear addition along the eastern elevation with an attached 2-story garage and casita unit constructed ca. 2009 (1,200 square feet total).

#### 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.

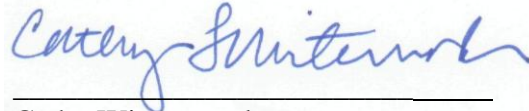
## CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the John Henry and Katherine Zitt House located at 2961 1<sup>st</sup> Avenue be designated with a period of significance of c.1923 under HRB Criterion C as a resource that embodies the distinctive characteristics of Colonial Revival architecture. The designation excludes the 300 square-foot single-story addition on the south elevation constructed ca.1940s-50s as well as the rear addition along the eastern elevation with an attached 2-story garage and casita unit constructed ca. 2009 (1,200 square feet total). 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.



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Jeffrey E. Oakley  
Associate Planner



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Cathy Winterrowd  
Assistant Deputy Director/HRB Liaison

JO/ks/cw

### Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 11/29/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/29/2012, to consider the historical designation of the **John Henry and Katherine Zitt House** (owned by Lehman-Felkner Revocable Trust 02-02-07, 2961 1st Avenue, San Diego, CA 92103) located at **2961 1st Avenue, San Diego, CA 92103**, APN: **452-652-01-00**, further described as BLK 333 LOT B LOT A & N 1/2 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 John Henry and Katherine Zitt House on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Colonial Revival architecture and retains a good level of architectural integrity from its c.1923 period of significance. Specifically, the resource features a full-length, medium-pitched side-gable roof with shallow, boxed overhanging eaves; a cornice below the roof with decorative dentil blocks; three evenly spaced attic dormers containing six-lite rectangular casement windows; horizontal wood clapboard siding; a classically-inspired centered portico with a front-gable roof overhang featuring a pediment cornice, dentil blocks, and a curved ceiling supported by a pair of Ionic columns; two, full-height plaster-coated masonry chimneys on the south and north elevations; and fenestration containing rectangular wood divided-lite casements and double hung 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 designation shall exclude the 300 square-foot single-story addition on the south elevation constructed ca.1940s-50s as well as the rear addition along the eastern elevation with an attached 2-story garage and casita unit constructed ca. 2009 (1,200 square feet total).

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