



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: July 10, 2009 REPORT NO. HRB-09-046

ATTENTION: Historical Resources Board
Agenda of July 23, 2009

SUBJECT: **ITEM #9 – The John and Cleo Zweck House**

APPLICANT: Mary Kay and Robert Bates, owners; represented by Legacy 106, Inc.

LOCATION: 3305 Yonge Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the John and Cleo Zweck House, located at 3305 Yonge Street, as a historical resource.

STAFF RECOMMENDATION

Designate the John and Cleo Zweck House at 3305 Yonge Street as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

1. The resource embodies distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1948 period of significance.



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BACKGROUND

This item is being brought before the Historical Resources Board at the owners' request to have the property designated as a historical resource. The house at 3305 Yonge Street is a two-story, single family home that was constructed in 1948 and exhibits character defining features of Spanish Eclectic style architecture.

3305 Yonge Street was constructed in the residential subdivision of Roseville for John and Cleo Zweck, who in 1921 had purchased the entire block occupied by the subject property. The house was intended to emulate an adjacent Spanish Eclectic structure at 3321 Yonge Street, which was constructed in 1929 and served as the Zwecks' original residence.

Staff concurs that the historic name, the John and Cleo Zweck House, is consistent with the Board's adopted naming policy as it recognizes the Zwecks, who constructed the home as their personal residence.

ANALYSIS

A historical resource research report prepared by Legacy 106, Inc. concludes that the house at 3305 Yonge Street is historically significant under HRB Criterion C. Staff concurs that the resource is significant under Criterion C as a good example of Spanish Eclectic style architecture, 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 1948, the subject house is sited on the southwestern corner of Yonge and Willow streets and exhibits many character-defining features of Spanish Eclectic style architecture. The stucco-over-wood-frame house is two stories, asymmetrical in shape and is built on a concrete foundation. Above its second story, the house features a medium-pitched hipped roof sheathed in red clay tile. Projecting from the north elevation is a first story, front-gabled roof – also sheathed in red clay tile – and at the rear of the house, a shed roof extends over a small porch. Slightly overhanging eaves and exposed, angle-cut rafters are visible from all elevations.

Near the northeast corner of the subject house, a curved, red-tinted concrete walkway scored to resemble pavers provides access to a solid wood front door with original brass hardware. The entryway is situated within a recessed patio and garden area, which is separated from the front yard by a low, brick-topped stucco wall and wrought iron gate. Decorative wrought iron scrollwork also adorns an open, first-story window on the north elevation.

At the northwestern edge of the front-facing projection is a flying wing, which features an arched portal enclosed by a wooden gate. Near the southeastern corner of the house is a second-story

inset balcony, also with an arched portal, and beneath the balcony is an inset porch. Exterior surfaces, including a chimney on the west elevation, are clad in a smooth, off-white stucco finish reflective of the Spanish Eclectic style.

Fenestration consists primarily of 1:1 double hung and fixed wood windows, though additional varieties are also present. On its north elevation, the house features a central bay window, which consists of four long rectangular panes and is flanked on either side by 2:2 wood double hung sash windows. Two large, fixed plate glass windows overlook the front patio and garden, and along the house's east elevation are two tripartite "Chicago-style" windows – each of which consists of a fixed central pane flanked on either side by 1:1 double hung sash windows.

Adjacent to the main house is a detached, two-car garage, also designed in the Spanish Eclectic style. Like the subject house, the garage is replete with a smooth stucco exterior, hipped clay tile roof, slight eave overhang and exposed rafters. The consultant report states that the garage features a wooden door with inset panels, but a recent site visit indicated that this door has since been replaced with a contemporary metal "roll-up" model. Also near the rear of the property is a storage building which, despite dating from the historic period, has been substantially altered and lacks the character defining features of any particular architectural style.

Aside from the aforementioned garage door, there appear to have been few alterations to the subject house since its initial construction. Staff noted that the house may have been re-stuccoed in recent years, but the current stucco finish is appropriate for a Spanish Eclectic structure and does not significantly detract from its historic integrity.

While the subject house was constructed in 1948 – a late date for the Spanish Eclectic style – the consultant notes that its plans had actually been drafted in 1942. A moratorium on building materials during World War II, however, prevented original owners John and Cleo Zweck from constructing their home until several years later. Thus, staff acknowledges that a 1948 period of significance is seemingly late for Spanish Eclectic style architecture, but concurs that such an anomaly stemmed from reasonable circumstances.

Staff concludes that the John and Cleo Zweck House retains a high level of architectural integrity and embodies several character defining features of Spanish Eclectic style architecture, including an asymmetrical massing, red clay tile roof, minimal eave overhang and smooth stucco exterior. Therefore, staff recommends designation of the property 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 John and Cleo Zweck House be designated under HRB Criterion C as a good example of Spanish Eclectic

style architecture retaining integrity from its 1948 period of significance. 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.



Andrew Goodrich
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

AG/ks/cw

- Attachments:
1. Draft Resolution
 2. Applicant's Historical Report under Separate Cover

RESOLUTION NUMBER N/A
ADOPTED ON 7/23/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/23/2009, to consider the historical designation of the **John and Cleo Zweck House** (owned by Mary Kay and Robert Bates, 3305 Yonge Street, San Diego, CA 92106) located at **3305 Yonge Street, San Diego, CA 92106**, APN: **450-042-07-00**, further described as Lots 7-8, Block 195 in the Roseville Tract 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 and Cleo Zweck House on the following finding:

(1) The property is historically significant under **CRITERION C** for its distinctive characteristics of Spanish Eclectic style architecture through the retention of character defining features and retains a good level of architectural integrity from its period of significance, the construction date of 1948. Specifically, the house retains an asymmetrical massing; a hipped red clay tile roof; slightly overhanging eaves and exposed angle-cut rafters; double hung, fixed and tripartite wood windows; and a smooth stucco exterior. 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