



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: January 15, 2010 REPORT NO. HRB-10-007

ATTENTION: Historical Resources Board  
Agenda of January 28<sup>th</sup> 2010

SUBJECT: **ITEM #14 – Julia Wilson House**

APPLICANT: Sana Sepehri, owner, represented by Ruth Alter of Archaeos

LOCATION: 4410 Park Boulevard, 92116, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Julia Wilson House located at 4410 Park Boulevard as a historical resource.

## STAFF RECOMMENDATION

Designate the Julia Wilson House located at 4410 Park Boulevard as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics through retention of character defining features of the Folk Victorian style, retaining integrity from its period of significance, the estimated construction date of 1907-1908. Specifically, character defining features of the Folk Victorian style reflected in the building include a steeply pitched cross gabled roof form, simplified detailing, horizontal wood lap siding, wood framed double-hung single light windows, first floor bay window and adjacent front porch.



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## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed demolition or building modification, not consistent with the Secretary of the Interiors Standards, of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212.

The subject property is located on the west side of Park Boulevard just north of Meade in the University Heights area of Uptown. The property consists of a two story house facing Park Boulevard and detached garage.

No notice of completion was submitted; however research provided in the consultant report indicates that Charles H. Annis, a building contractor, owned the land and subdivided it into three lots in 1907. Shortly after, in 1908, Annis sold the subject property to Julia Wilson, the first owner and occupant. No water/sewer connection records are available for the property; however the residential building record also indicates a 1908 date of construction. This information is sufficient to estimate the date of construction as 1907-1908, and for staff to propose the name Julia Wilson House as consistent with the HRB naming policy.

## ANALYSIS

A historical resource research report was prepared by Archeos, which concludes that 4410 Park Boulevard is eligible for designation under HRB Criterion C. Staff concurs with this determination, which is consistent with the adopted HRB Designation Criteria Guidelines, 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.*

4410 Park Boulevard is a late example of the Folk Victorian style. Closely tied to the National Folk style popular after the nationwide expansion of the railroad in the 1850's, Folk Victorian style houses were generally built in the late 19<sup>th</sup> and early 20<sup>th</sup> century, declining in popularity by 1910 with the trend toward Craftsman Bungalow style houses. Essentially stripped down versions of earlier Victorian houses, Folk Victorian style houses exhibit simplified form, moderate to steeply pitched gabled or pyramidal rooflines, simple window surrounds, boxed or open roof to wall junctions, and simplified detailing. Where detailing is present, it typically incorporates Queen Anne or Italianate details which are found at the cornice line, eave brackets and porch supports. The subject house embodies distinctive character defining features of the Folk Victorian style as described below.

The house is two-story, with a square plan, and steeply pitched cross gabled roof, which comprises the second floor of the house. The second floor roof projects beyond the walls of the first floor creating a small eave overhang. The eave is boxed, with a simplified moulding acting as a cornice. Projecting bay windows are present on the south side and front elevations at the first floor level. A partial width front porch is present adjacent to the front bay, supported by

decorative wrought iron supports and railing. A brick chimney is present against the south elevation extending through the roofline. The first floor of the house is finished with horizontal clapboard siding, while the second floor exterior is covered with non-historic asbestos siding. Fenestration on the house consists of simple wood frame double hung or fixed windows with single light sashes.

Modifications to the house include the replacement of the historic roof with a composition roof, a minor modification; installation of asbestos siding which was recently removed at the first floor level to reveal the original wood clapboard siding still intact; enclosure of a rear service porch; construction of a small second floor rear deck; and the replacement of the original front porch supports and railing with a non-historic iron variety. The style of the iron supports and railing appear to date the alteration to approximately the 1950's. While modification to the original porch supports and railing is not ideal, the original configuration of the porch remains intact and staff does not consider the present condition to be adverse such that it precludes eligibility for designation. However, should the property be designated and the property owner apply for a Mills Act agreement, staff would recommend restoration of the porch support and railing.

A detached garage is present on the south side of the lot, accessed by a driveway from Park Boulevard. The garage has a low pitched gabled roof, and like the house, horizontal wood lap siding is present beneath non-historic asbestos siding.

The historical research report submitted by the consultant states that the house at 4410 Park Boulevard retains integrity of location, design, materials, workmanship, setting, and feeling; states that the associative element of integrity is not applicable. Staff agrees with this conclusion. In addition to retaining 5 out of 6 applicable elements of integrity, the house embodies the distinctive characteristics of the Folk Victorian style such as a simple square two-story plan, steeply pitched cross gabled roof, horizontal wood clapboard siding, wood framed double-hung windows with simple window surrounds and single light sashes, and minimal Victorian detailing at the cornice. Therefore the house is significant as an example of Folk Victorian style architecture, and staff recommends designation of the property under HRB Criterion C.

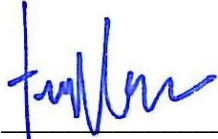
#### OTHER CONSIDERATIONS

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 Julia Wilson House be designated under HRB Criterion C as an example of Folk Victorian style architecture retaining integrity from its 1907-1908 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.



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Tricia Olsen  
Associate Planner



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Cathy Winterrowd  
Principal Planner/HRB Liaison

TO/cw

Attachment(s):           1. Historical Research Report prepared by Archaeos under separate cover  
                                  2. Draft Resolution

RESOLUTION NUMBER N/A  
ADOPTED ON 1/28/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/28/2010, to consider the historical designation of the **Julia Wilson House** (owned by Sana Sepehri, 23 Spinnaker Way, Coronado, CA 92118) located at **4410 Park Boulevard, San Diego, CA 92116**, APN: **445-202-18-00**, further described as the north 45 feet of the south 95 feet of Lots 29 and 30, Block 78 of the University Heights Subdivision, 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 Julia Wilson House on the following findings:

(1) The property is historically significant under **CRITERION C** for its distinctive characteristics of the Folk Victorian style, retaining integrity from its period of significance, the estimated construction date of 1907-1908. Specifically, character defining features of the Folk Victorian style reflected in the building include a steeply pitched cross gabled roof form, simplified detailing, horizontal wood lap siding, wood framed double-hung single light windows, first floor bay window and adjacent front porch.

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