



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: November 8, 2010 REPORT NO. HRB-10-056

ATTENTION: Historical Resources Board  
Agenda of November 19, 2010

SUBJECT: **ITEM #9 – Napoleon J. Roy House**

APPLICANT: Randall and Paige Strauss represented by Archaeos

LOCATION: 3065 Union Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Napoleon J. Roy House located at 3065 Union Street as a historical resource.

## STAFF RECOMMENDATION

Designate the Napoleon J. Roy House located at 3065 Union Street as a historical resource with a period of significance of 1906 under HRB Criterion C. The designation includes the two-story house and the two-story, detached garage with an accessory unit above, both constructed in 1906. The single-story, three-car garage located behind the residence was constructed at a later date and is excluded from this designation. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character-defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1906 period of significance. Specifically, the resource exhibits gabled roof planes with an open rake and exposed rafters; front-gabled roof dormers; exterior wood clapboard siding; wood framed windows with divided lite uppers; partial length wood porch with square columns on a half-height wall; an oversized wood front door; and a two-story, brick 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 property is located on the southeastern corner of Union Street and West Redwood Avenue in a primarily single-family residential area within the Middletown Neighborhood of the Uptown Community.

The historic name of the resource, the Napoleon J. Roy House, has been identified consistent with the Board's adopted naming policy and includes the name of the first occupant and owner of the subject house. According to the report, the attached Notice of Completion does not specify an architect or builder.

## ANALYSIS

A historical resource research report dated September, 2007 was prepared by Archaeos, which concluded at that time that the resource had been substantially modified and did not retain a sufficient amount of integrity to be eligible for listing on the San Diego Historical Resources Board register under any HRB Criteria. An Addendum letter to this report was submitted on July 9, 2010 which stated that the current owner of the property had completed restoration work consistent with direction from staff and the DAS. With the restorations complete, staff concurs with the Addendum letter that the restored 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.*

Built in 1906, the two-story house and detached garage with an accessory unit above embody many distinct characteristics of the Craftsman style. The west elevation or front of the subject house is clad with narrow wood clapboard siding and rests on a concrete foundation. Horizontal louvered vents are located in the gable ends. The steeply pitched side-gabled roof is covered with composition shingles. The eaves have rounded, kicked ends and are open with exposed rafters and a medium overhang. A two-story brick chimney is located on the north wall of the house.

The fenestration pattern consists primarily of original wood-framed rectangular, single and paired double-hung sash windows, some with divided lite uppers. Narrow 1:1 double hung windows are present on the south and east walls. Wide wood casements frame the windows. A front gabled roof dormer is located on the south end of the front roof plane; three decorative timbers are located beneath the gable apex and the central fixed pane window is flanked by sliders in a single surround. A pair of distinctive, "M-configured," front-gabled dormers, with the identical decorative timber detailing are located on the rear roof plane. A shed dormer is located on the north end of the front roof plane. There is also a quarter-hipped "pop-out" window on the south elevation supported by two wood braces. A low-pitched, front-gabled, detached single-car garage with a small (240 square foot) upper accessory unit, original to the property, is located behind the house along West Redwood Street.

Prior to the restoration of the house, which was reviewed and approved by Historical Resources staff and the Design Assistance Subcommittee in 2008, there were substantial modifications that had been done to the structure over the years which affected its overall architectural integrity. These modifications included the reconfiguration and enclosing of the front porch, the possible addition and subsequent enclosure of a shed roof dormer on the front roof plane, the construction of a room addition and storage area on the rear of the house, the addition of a double-car garage, and the replacement of some of the original wood windows with aluminum windows and sliders. These modifications were made at unspecified dates, although the shed dormer, if added, appears to be a very old modification. A low retaining wall along West Redwood Street was constructed in 1993. The modifications made to the rear of the building were likely done to accommodate a brief period of multiple-family occupancy in the early 1960's, consistent with the overall changes occurring in the neighborhood at large.

The owner of the property, Randy Strauss, and his Architect, Bob Bauer, met with the Historical Resources Design Assistance Subcommittee (Attachment 2). A plan to restore the house according to staff and Subcommittee recommendations was approved at that time. These restorations included replacing the upstairs, aluminum windows with wood-framed double-hung windows; replacing louvered windows in the dining room; removing the skylight from the roof above the stairs; re-opening the original front entry to the exterior porch; relocating the front door to its original location; restoring the original configuration and condition of the front porch; and restoring the original front retaining wall along Union Street. The restoration work has been completed.

With the completion of the restoration to the existing house, the resource and existing garage with an accessory unit above embody the distinctive characteristics through the retention of character-defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1906 period of significance. Therefore, staff recommends designation under HRB Criterion C. The single-story, three-car garage located behind the residence was constructed at a later date and is excluded from this designation.

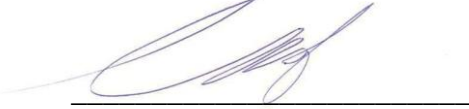
#### OTHER CONSIDERATIONS

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.

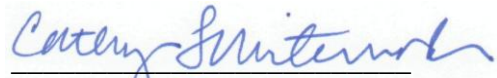
#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Napoleon J. Roy House located at 3065 Union Street be designated with a period of significance of 1906 under HRB Criterion C as a resource that embodies the distinctive characteristics through the retention of character-defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1906 period of significance. The designation includes the two-story house and the two-story, detached garage with an accessory unit above, both constructed in 1906. The single-story, three-car garage located behind the residence was constructed at a later

date and is excluded from this designation. 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.



Jeffrey E. Oakley  
Associate Planner



Cathy Winterrowd  
Principal Planner/HRB Liaison

JO/ks/cw

- Attachment(s):
1. Draft Resolution
  2. DAS Meeting Minutes
  3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 11/19/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/19/2010, to consider the historical designation of the **Napoleon J. Roy House** (owned by Randall and Paige Strauss, 3065 Union Street, San Diego, CA 92103) located at **3065 Union Street, San Diego, CA 92103**, APN: **451-642-01-00**, further described as BLK 113 LOT 2 LOT 1 & N ½, 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 Napoleon J. Roy House on the following findings:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1906 period of significance. Specifically, the resource exhibits gabled roof planes with an open rake and exposed rafters; front-gabled roof dormers; exterior wood clapboard siding; wood framed windows with divided lite uppers; partial length wood porch with square columns on a half-height wall; an oversized wood front door; and a two-story, brick 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 two-story house and two-story, detached garage with an accessory unit above as Designated Historical Resource **Site No. 0**. The single-story, three-car garage located behind the residence was constructed at a later date and is excluded from this designation.

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

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, January 9, 2008, at 3:00 PM

5th Floor Large Conference Room

City Administration Building

202 C Street, San Diego, CA

## MEETING NOTES

### 1. ATTENDANCE

Subcommittee Members David Marshall (Chair); John Eisenhart; Laura Burnett

Recusals David Marshall, Item 3H

City Staff

HRB Kelley Saunders

Park & Rec Charlie Daniels

Guests

Item 3A John Carter, architect; Tricia Garland, owner

Item 3B William Boehm, architect; Claudia Metcalfe, owner

Item 3C Julie Riley, owner

Item 3D Bob Bauer, architect; Paige Seeger Strauss, owner

Item 3E Dana Ansell, engineer; Scott Moomjian, consultant;  
Donna Knierim, owner

Item 3F Paul Johnson, architect; Scott and Patty Williams, owners

Item 3G NOT HEARD

Item 3H David Reed, landscape architect; Ricardo Rabines,  
architect; Marin Gertler, architect; Rob Sidner, Mingei  
Museum

Other Bruce Coons, SOHO

### 2. Public Comment (on matters not on the agenda)

None.

### 3. Project Reviews

#### ■ ~~ITEM 3A:~~

~~HRB #: 526-109~~

~~Address: 2535 San Marcos Avenue~~

~~PTS #: 141137~~

~~Project Contact: John Carter, architect on behalf of owner Tricia Garland~~

	floor addition should be set back a minimum of 4' from the front of the garage. If the garage could be moved forward in its entirety and the new construction built behind and to the side, that may be preferable.
Burnett	A flat roof at the second floor addition may even be preferable.

Staff Discussion and Comment: Staff will look into permit options that would allow the existing previously conforming garage to be retained in place or moved in its entirety to accommodate new construction.

Public Comment: None

Recommended Modifications: Maintain the original front garage wall (pulling it forward may be ok); the historic garage doors should remain; the addition to the interior yard façade should be setback 2' back from the front facade of the garage; the addition above the garage should be setback at least 4' and could be gabled or flat roofed. The peak at the second floor roof line should be differentiated and not incorporate a Japanese influence.

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

▪ **ITEM 3D:**

HRB #: n/a

Address: 3065 Union Street

PTS #: n/a

Project Contact: Bob Bauer, architect on behalf of the owners

Treatment: Restoration

Project Scope: The owner would like DAS input on the potential for restoration of the altered front porch, front upstairs dormer, and various windows in order to pursue historic designation of the house.

Existing Square Feet: unknown

Additional Square Feet: unknown

Proposed Square Feet: n/a

Staff Presentation: The owner would like DAS input on the potential for restoration of an altered home.

Applicant Presentation: Applicant is looking to restore the porch on a property which is not currently designated. The house was built in 1906 and the owner is interested in

pursuing designation. The original entry porch was enclosed in the 1950's with large plate glass windows. The porch framing as well as many original materials were left intact. A bay window at the living room was removed and will be reconstructed. The entry will be returned to its original location. The jalousie windows will be removed and the historic casement windows will be reconstructed. The aluminum windows in the dormer were wood frame tripartite fixed flanked by double-hung. The other dormer (with the shed roof) is original, but the roofline was extended out when the balcony was enclosed. The venting for the underfloor furnace runs next to the chimney and is covered with siding. It will be removed. A non-historic sky-light will also be removed and replaced with a solar tube tucked between the existing dormers and hidden from view.

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
What is proposed for the extended dormer?	The owner would like to keep it as an enclosed porch. It is the only modification that will be retained. However, the aluminum sliders will be replaced with either 2 wood frame fixed or 4 (2x4) wood frame double-hung windows.
The evidence as to the appearance of the bay window is limited. What is proposed?	All other windows in the living room are double hung with consistent window heights. That will be replicated.
The original sleeping porch at the dormer would have been about 8' deep and 12' wide?	Yes.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Marshall	No issue to what they're proposing for the shed roof dormer. The fixed windows make sense in this location to differentiate. Encourages the applicant to discover and replicate the original paint scheme.
Eisenhart	Agrees with Marshall. Single pane fixed or awning windows would be appropriate at the shed roof dormer. The retention of this modification is not a significant impact as it has been modified for at least 60 years. Recommended that the post at the enclosed balcony be removed and the window pattern be modified to pick-up on the 3-part appearance of the balcony.
Burnett	Agrees with the comments of the other subcommittee members.

Staff Discussion and Comment: None



Public Comment: None

Recommended Modifications: The proposed restorations are consistent with the Standards. The DAS recommends that the post at the enclosed second floor balcony be removed and the window pattern be modified to pick-up on the 3-part appearance of the balcony.

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

▪ **STEM 3E:**

HRP #: 507

Address: 4335 Avalon Drive

PTS #: 141552

Project Contact: Scott Moomjian, on behalf of owners, Louis and Donna Knierim

Treatment: Rehabilitation

Project Scope: Construction of two 5' retaining walls and one 4' retaining wall terraced from the rear corner of the property fronting on Arcadia Drive. The retaining walls are proposed to be keystone walls, tan in color and staggered.

Existing Square Feet: n/a

Additional Square Feet: n/a

Proposed Square Feet: n/a

Staff Presentation: Staff has reviewed the proposed project and has determined that the project is not consistent with the Standards, as the materials are not consistent with the historic character of the resource.

Applicant Presentation: At the time the building was designated the remnants of a keystone wall were existing on site. The project proposes to replace the existing keystone wall with a masonry wall and construct two terraced keystone walls above. The project is necessitated by grading work on the adjacent property. The proposed walls are 50' and 15' below the building pad. The construction of the walls do not directly impact the resource. Dana Ansell, the engineer and contractor on the project, presented the plans, which include one existing 4' wall to be replaced with a new 5' masonry wall, and two proposed walls (one 5' wall and one 4'), terraced back from the street. The area will be landscaped to conceal the walls. Keystone walls were selected because the soil is undocumented fill. The walls will allow drainage.