



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 19, 2011 REPORT NO. HRB-11-015

ATTENTION: Historical Resources Board
Agenda of May 26, 2011

SUBJECT: **ITEM #11 – George F. Hopkins House**

APPLICANT: Myron & Susan Fleming Trust represented by Scott A. Moomjian

LOCATION: 3223 2nd Avenue, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the George F. Hopkins House located at 3223 2nd Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the George F. Hopkins House located at 3223 2nd Avenue as a historical resource with a period of significance of c.1909 under HRB Criterion C. The garage addition is excluded from the 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 period of significance. Specifically, the resource exhibits a broad side gable roof with a wide, centered shed roof dormer; overhanging eaves; exposed rafter tails and triangular braces; decorative half-timbering; heavy dash stucco and shingle siding; decorative block at the chimney, wrap-around porch and foundation; shallow bays at the north façade, the northwest corner, and the south façade; and 1-over-1 double hung and single pane fixed wood frame windows with single lite transoms.



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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 a one and one-half story Craftsman style residence built c.1909 and is surrounded by other residential structures within the subdivision of Horton's Addition. It should be noted that the exact date of construction cannot be determined for the property with the documentation available. The Residential Building Record lists a 1909 date of construction. A Notice of Completion and water and sewer permit records are not available. Review of the County Lot and Block books show that the subject property was assessed as unimproved from 1896-1899. Unfortunately, the years 1900-1910 did not include information for block 383. Assessed improvements are first shown at the subject property on the 1911 Lot and Block book. The owner of the property in 1911, George F. Hopkins, obtained partial ownership of the property in 1908 and full ownership of the property at the end of 1909. Based on the limited documentation available, a construction date of c.1909 has been established.

The historic name of the resource, the George F. Hopkins House, has been identified consistent with the Board's adopted naming policy and reflects the name of George F. Hopkins, who constructed the house as his personal residence.

ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, 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 a one and one-half story residence built in the Craftsman style and features a broad side gable roof with a wide, centered shed roof dormer; asphalt shingle roofing; overhanging eaves; exposed rafter tails and triangular braces; decorative half-timbering; a decorative block chimney; heavy dash stucco and shingle siding over wood frame construction; and a concrete foundation with a decorative block finish. The house is accessed via a scored concrete walkway leading to a wrap-around porch at the southwest corner of the house. The porch walls are constructed of the same decorative block as the foundation, and are stacked to create an open lattice appearance. The porch is covered with a wood trellis supported by classical columns. Shallow bays measuring one foot deep and finished with shed roofs and exposed rafter tails are a character defining feature of the house and are found at the north façade, the northwest corner, and the south façade. Fenestration consists of 1-over-1 double hung wood frame and sash windows as well as fixed wood frame windows with single lite transoms. A detached garage constructed concurrent with the house is located at the southeast corner of the lot.

Modifications include the addition of wired glass on top of the porch trellis, installation of a glass door and block lite transom at the rear façade, and an addition to the front of the garage at an unknown date. Upon review of the nomination and completion of a site visit, staff noted that the

original dormer at the front had been refinished with composite shingle material with faux wood grain, and the four original 1-over-1 double hung wood windows had been replaced with 4-over-1 vinyl windows. Staff discussed the modifications with the owner, who completed the modifications a number of years back to address water intrusion and rot. Staff worked with the owner to remove the vinyl windows and install historically appropriate 1-over-1 wood frame and sash windows and replace the composite shingle siding with cedar shingle siding. The new shingles are comprised of cedar boards routed to create shingle and are finished with stain. The restoration work is consistent with the historic materials and appearance of the house, as supported by historic photographs and information provided by the owner. The remaining modifications are limited to the wire glass at the porch, the glass door and transom at the rear, and the addition at the front of the garage. These modifications do not significantly detract from the overall integrity of the resource.

The subject property embodies the character defining features of Craftsman architecture and retains integrity to its date of construction. Therefore, staff recommends designation under HRB Criterion C. The garage and garage addition is excluded from the designation.

OTHER CONSIDERATIONS

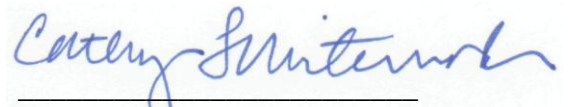
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the George F. Hopkins House located at 3223 2nd Avenue be designated with a period of significance of c.1909 under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman style architecture. The garage addition is excluded from the 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

- Attachments:
1. Draft Resolution
 2. Lot and Block Book Page
 3. Applicant's Historical Report and addendum under separate cover