



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 13, 2011 REPORT NO. HRB-11-072

ATTENTION: Historical Resources Board
Agenda of October 27, 2011

SUBJECT: **ITEM #12 – Isaac and Flora Walker House**

APPLICANT: Diana Ram and Richard Reed represented by Jaye E. MacAskill

LOCATION: 2722 29th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Isaac and Flora Walker House located at 2722 29th Street as a historical resource.

STAFF RECOMMENDATION

Designate the Isaac and Flora Walker House located at 2722 29th Street as a historical resource with a period of significance of 1912 under HRB Criterion C. 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 1912 period of significance. Specifically, the resource exhibits a medium pitch front gable roof; overhanging eaves; exposed rafter tails; redwood shingle siding; a large centered entry porch located under the wide gable roof supported by square wood shingle-sided columns at the front corners, an exposed wooden cross beam, and wood shingle column bases with enclosed railings and piers; and a 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 house is a one story single-family residence with an attic space located in the residential subdivision of Blair's Highland Addition within the Greater North Park Community.

The historic name of the resource, the Isaac and Flora Walker House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners who constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Jaye E. 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 house is a one story Craftsman style bungalow with an attic space constructed in 1912, and features a medium pitch front gable roof; overhanging eaves; exposed rafter tails; redwood shingle siding; a large centered entry porch located under the wide gable roof supported by square wood shingle-sided columns at the front corners, an exposed wooden cross beam, and wood shingle column bases with enclosed railings and piers and a brick chimney. Fenestration on the primary façade includes the original wood front door; a tri-partite picture window with 8 upper lites flanked by 4-over-1 double-hung windows; and a centered 6-lite attic window above the entry porch. Remaining fenestration on secondary facades consists of single lite wood casement and double-hung windows; a pair of French doors and a single door on the rear elevation that open out to wood decks that were added in 2000; and an additional attic window centered under the gable peak on the rear elevation.

A detached garage is located at the southwest corner of the property and although there is no evidence as to when the garage was constructed, a portion of the garage structure is visible in a historic photograph from 1928 within the report. The appearance of the garage in this 1928 photo suggests that the structure may have been mistakenly left off the updated 1946 Sanborn Map. Although it is unknown exactly when the garage was constructed between 1912 and 1928, staff recommends including it in the designation as it dates to the early years of the home's construction and exhibits the same Craftsman detailing. It should also be noted that the 1921 and 1946 Sanborn Maps depict a shed-like accessory structure at the northwest corner of the property which was demolished at an unspecified date in time.

In 2000, the owners of the property at the time remodeled the front façade completely altering the original entry porch and façade in a historically inappropriate manner. The original porch columns, bases, piers, enclosed railings, and original redwood shingle siding were all removed at this time. However, the original front door and wood windows remained intact as well as some of the original redwood shingles on the upper portion of the wall of the main entry floor. In 2009, the current owners restored the front façade of the structure in compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties. The four non-historic tapered-square wood columns atop bases covered in artificial river rock and open wooden slat railings, as well as the newer horizontal wood siding and board and batten siding were removed. With the

aid of historic photos and surviving historic materials, the porch and shingle siding were accurately reconstructed, thereby restoring the design, materials and workmanship aspects of integrity. Currently, the exterior façade is nearly identical to how it looked in the historic photographs around the time the structure was constructed in 1912. Although some of the siding has been replaced in-kind, there appears to be original redwood shingles on the north elevation and in other areas of the structure. Most of the shingles beneath the gable on the east or front elevation are new, having been recreated in-kind to replace the non-historic board and batten vertical wood siding previously installed in 2000. The historic photographs appear to show the redwood shingles being left untreated; however, surviving wood shingles reveal the house was later painted. The current redwood shingle-siding has been painted consistent with the surviving shingles, which does not preclude the property from designation.

Some additional modifications to the structure include two window replacements on the south elevation at either side of the chimney where custom wood casement and double-hung windows had replaced the original wood windows that had deteriorated beyond repair. While the historic photographs depict the original windows with divided-lights, the replacement windows contain single, undivided panes of glass. The other alteration to the south elevation is a new window opening located between two original windows adjacent to the dining room. A porch and deck were also added to the rear elevation of the structure in 2000 and are not visible from the street. Overall, these modifications are minor and since the structure was restored in 2009, the building continues to convey the character defining features of the Craftsman style and retains a high degree of integrity from its 1912 date of construction. Therefore, staff recommends designation 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 Isaac and Flora Walker House located at 2722 29th Street be designated with a period of significance of 1912 under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman style architecture and retains integrity. 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. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/27/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/27/2011, to consider the historical designation of the **Isaac and Flora Walker House** (owned by Richard Reed and Diana Ram Joint Living Trust 02-06-08, 2722 29th Street, San Diego, CA 92104) located at **2722 29th Street, San Diego, CA 92104**, APN: **453-632-16-00**, further described as BLK 6 LOTS 29 & 30 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 Isaac and Flora Walker House on the following finding:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the resource exhibits a medium pitch front gable roof; overhanging eaves; exposed rafter tails; redwood shingle siding; a large centered entry porch located under the wide gable roof supported by square wood shingle-sided columns at the front corners, an exposed wooden cross beam, and wood shingle column bases with enclosed railings and piers; and a 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 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: _____
KEITH BAUERLE
Deputy City Attorney