

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: November 6, 2009

TO: Historical Resources Board

FROM: Kelley Saunders, Senior Planner, Historical Resources

SUBJECT: ITEM 6 – George and Alice Hazzard House

Background

This item was continued at the July 26, 2007 HRB hearing at the request of the property owner and again at the April 24, 2008 HRB hearing at the request of the Hill/ Park West Community Association and the property owner for an indefinite period of time. The property owner has requested that the item be docketed at this time for consideration by the Board.

At the July 26, 2007 hearing staff recommended in staff report HRB-07-045 (Attachment 2) that the property be designated under HRB Criterion C as an excellent example of Italian Renaissance Revival Style architecture. This recommendation was based on the information provided in the historical resource research report prepared by Heritage Architecture and Planning.

Following the continuance, a second research report prepared by the Office of Marie Burke Lia was submitted by the property owner. Staff reviewed the report, conducted a second site visit and reaffirmed the prior recommendation to designate the house as an excellent example of Italian Renaissance Revival architecture. The staff memo also corrected the naming of the house and recommended that the resource be named the George and Alice Hazzard House (the first owner/occupants) due to the lack of historic documentation regarding whether the building was constructed by Jacob Price as a speculative house. The complete staff recommendation is discussed in greater detail in the staff memo dated April 10, 2008 (Attachment 1) and staff report HRB-07-045 (Attachment 2).

Recommendation

At this time, the staff recommendation from the staff memo dated April 10, 2008 and staff report HRB-07-045 remains unchanged, and staff recommends that the Board designate the George and Alice Hazzard House at 2900 6th Avenue under HRB Criterion. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Italian Renaissance Revival style and retains a good level of architectural integrity from its 1911 period of significance.



Kelley Saunders
Senior Planner

- Attachments:
1. Draft Resolution
 2. Staff Memo dated April 10, 2008
 2. HRB-07-045
 3. Historical resource research report prepared the Office of Marie Burke Lia
 4. Historical resource research report prepared by Heritage Architecture & Planning

RESOLUTION NUMBER N/A
ADOPTED ON 11/20/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/20/2009, to consider the historical designation of the **George and Alice Hazzard House** (owned by Palm Properties LP, c/o Chel Inc., 2901 5th Avenue, San Diego, CA 92103) located at **2900 6th Avenue, San Diego, CA 92103**, APN: **452-663-06-00**, further described as Lot G and the South 40 feet of Lot H, Block 329, Horton's Addition 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 George and Alice Hazzard House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Italian Renaissance Revival style and retains a good level of architectural integrity from its 1911 period of significance. Specifically, the house retains two story massing; white stucco finish; a flat roof with an elaborated parapet on all sides and a prominent cornice overhang with exposed, stucco covered rafter tails; massive stucco covered chimneys; a full-length arcade topped with symmetrical red tile-covered, hipped shed roofs divided by a center balcony with a balustrade matching the roof parapet; and predominantly double hung wood frame windows. 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

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: April 10, 2008

TO: Historical Resources Board

FROM: Jennifer Hirsch, Senior Planner, Historical Resources

SUBJECT: **Item #15 – George and Alice Hazzard House – 2900 Sixth Avenue**

This item was continued from the July 26, 2007 Historical Resources Board meeting at the request of the applicant. Heritage Architecture & Planning prepared a historical assessment report and found the building eligible as a San Diego Historical Site under Criterion C for its representation of Italian Renaissance Revival architecture. The original HRB Staff report dated July 12, 2007 recommended the building eligible under Criterion C as an excellent example of Italian Renaissance Revival architecture. A second consultant's report prepared by Kathleen Crawford with Maria Burke Lia's office concurred with the Heritage Architecture & Planning report and found the property significant under Criterion C as a good example of Italian Renaissance Revival architecture.

Staff's recommendation to designate the building located at 2900 Sixth Avenue under HRB Criterion C as an excellent example of Italian Renaissance Revival architecture remains unchanged, as outlined in the original staff report dated July 12, 2007. Due to the lack of historic documentation regarding if the building was constructed by Jacob Price as a speculative house, staff recommends the resource be named the George and Alice Hazzard House, for the first occupants of the building.



Jennifer Hirsch
Senior Planner

Attachment: Staff Report No. HRB-07-045



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: July 12, 2007 REPORT NO. HRB-07-045

ATTENTION: Historical Resources Board
Agenda of July 26, 2007

SUBJECT: **ITEM #14 – Jacob Price Spec House**

APPLICANT: CHEL Holdings, Ltd, owner (referral from Development Services)

LOCATION: 2900 Sixth Avenue, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Jacob Price Spec House located at 2900 Sixth Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Jacob Price Spec House as a historical resource under HRB Criterion C as an excellent example of Italian Renaissance Revival Style architecture.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's constraints assessment for a potential project at this location involving one or more buildings of 45 years more under SDMC Section 143.0212. The house is a two story, Italian Renaissance style building with stucco exterior finish, located on a prominent corner adjacent to Balboa Park on Sixth Avenue and Palm. The house was constructed as a single family residence in 1911 for Jacob Price who had owned the lot since 1906. Upon completion of the residence in 1911 Price sold the residence to George W. Hazzard, a San Diego merchant who also served on the Municipal Commission and the San Diego Chamber of Commerce. George W. and his wife



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Alice Hazzard lived at the address for ten years. The building remained a single family residence until 1965 when the second floor was converted to apartments. The building was converted to a doctor's office in 1979 and is currently used as a Veteran's Center.

ANALYSIS

A historical resource research report was prepared by Eileen Magno of Heritage Architecture, 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 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 residence is a two story, white stucco finished, Italian Renaissance Revival Style building with a concrete foundation constructed in 1911, located at the corner of Sixth Avenue and Palm, adjacent to Balboa Park. The designer and builder are unknown. The roof is flat with an elaborated parapet on all sides and a prominent cornice overhang with exposed, stucco covered rafter tails. Massive stucco covered chimneys are present on the north and south elevations and extend above the parapet line. They are symmetrically placed and visible from all sides. A third, smaller, stucco covered chimney is present on the west elevation. On the east elevation facing Sixth Avenue, a first floor, full-length arcade is topped with symmetrical red tile covered, hipped, shed roofs divided by a center balcony with a balustrade matching the roof parapet. The roof cornice overhang breaks at the center of the front façade, drawing the eye toward the prominent center second floor balcony. This matching parapet is also present at the front and sides of the first floor arcade. The windows are wood framed and single paned throughout. The windows are predominantly double hung with the exception of two large first floor windows facing Sixth Avenue, one large window on the south elevation, and another large window on the north elevation, which are fixed, and four six-lite wood framed sliding windows at the northeast corner of the building. All windows appear to be original to the building.

The front façade of the building faces Sixth Avenue and looks toward Balboa Park. The façade elements are arranged symmetrically inclusive of roof elements, windows and the first floor arcade. A second floor center balcony typical of Italian Renaissance Revival design is accessed by French doors flanked by double hung windows, set on a wall plane that slightly projects from the building façade. Double hung windows are present on either side of this balcony above the shed roof of the arcade below. Beneath the arcade, a cross hatch design ornaments the concrete floor, and steps lead to the public right of ways on Palm and Sixth Avenue.

On the north elevation the most prominent feature is the large, fixed arched top window with divided lites. Beneath this window are four stucco covered beams that project through the wall plane. This elevation also features double hung windows of various sizes on the first and second floors, and a simple entry door on the west end of the first floor.

The west, or rear, elevation features a chimney, double hung windows of various sizes, and an entry on both the first and second floors. The second floor entry is accessed by an exterior wooden stairway; both of these elements may have been added when the second floor of the

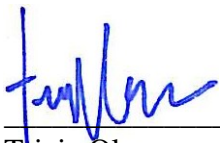
building was converted to apartments. The first floor entry, located beneath the stairway appears to be original.

The south elevation is dominated by two distinctive features, the large chimney on the east end, and corner balcony with arched openings below on the west end. This corner balcony features the same elaborated balustrade that is present on the roof parapet and front façade. French doors access the balcony on the second floor as well as the alcove below. Both pairs of French doors appear to be original to the building. The windows on this elevation are all double hung, with the exception of a large fixed window at the east end of the first floor and the arched top window at the center of the elevation on the first floor. The bottom portion of this window has been covered but the frame is still visible.

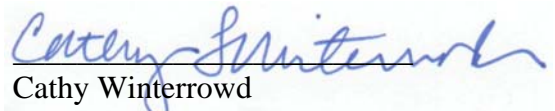
The Jacob Price Spec House at 2900 Sixth Avenue retains a high degree of architectural integrity. With the exception of the second floor conversion to apartments and the addition of an entry door and wooden stairway on the rear elevation, the building appears to be architecturally intact and is a significant example of Italian Renaissance Revival architecture. As such, staff recommends that the Board designate the Jacob Price Spec House under HRB Criterion C.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Jacob Price Spec House be designated under HRB Criterion C as an excellent example of Italian Renaissance Revival architecture. 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.



Tricia Olsen
Planning Intern/HRB Staff



Cathy Winterrowd
Senior Planner/Program Coordinator

TO/cw

Attachment(s): Applicant's Historical Report under separate cover