



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 13, 2016 REPORT NO. HRB-16-065

ATTENTION: Historical Resources Board
Agenda of October 27, 2016

SUBJECT: **ITEM #8 – William and Ona Feigley Spec House #1**

APPLICANT: Sean & Margaret Gogarty and Patrick & Frances Doherty represented by
Scott A. Moomjian

LOCATION: 4921 Voltaire Street, Ocean Beach Community, Council District 2

DESCRIPTION: Consider the designation of the William and Ona Feigley Spec House #1 located at
4921 Voltaire Street as a historical resource.

STAFF RECOMMENDATION

Designate William and Ona Feigley Spec House #1 as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the rear addition constructed in 1947 and the furnace enclosure on the east façade. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman Style and retains integrity from its 1925 period of significance. Specifically, the resource exhibits a gable roof with wide eave overhang, wood cladding, decorative beams, a partial width porch with tapered square columns, wood frame sash windows and decorative attic vents.

BACKGROUND

This item is being brought before the Historical Resources Board by the owner as part of a constraints analysis for future development of the property. The subject resource is a one story, single-family residence constructed in 1925 in the Craftsman Style. The building is located on an interior lot with its primary façade facing north towards Voltaire Street in the Ocean Beach Park section of the Ocean Beach Community.

The house is located on APN 448-222-08. The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the William and Ona Feigley Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the names of William and Ona Feigley, who constructed the house as a speculative property.

ANALYSIS

A Historical Resource Research Report was prepared by Brian F. Smith and Associates, Inc., which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds the resource is significant under HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Research into the history of the property at 4921 Voltaire Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Ocean Beach's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property at 4921 Voltaire Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 resource is a one story, single family residence constructed in 1925 in the Craftsman Style. The building is located in a primarily commercial section of Voltaire Street. The front façade of the house is symmetrical with a medium pitched side gabled roof with wide overhanging enclosed eaves. A centered, end gabled porch projects from the front façade. The plan is rectangular with a rectangular addition circa 1947 attached to the rear of the house. A small furnace enclosure was added at some point to the east façade. The house is of wood frame construction and is clad in narrow, horizontal wood siding.

The front façade displays a number of Craftsman details. The partial width porch features tapered square columns resting on piers and decorative beams projecting from the roof. Beneath the porch's roof is a checkerboard lattice attic vent. The checkerboard design and decorative beams are mimicked on the gable end of the rear addition. The front entry is centrally located and features a fifteen pane French door with ten pane sidelights. On the right side the bottom four panes are boarded over and painted white. The front windows appear to be four-over-one wood double hung sash flanked by one-over-one. These windows are currently covered but Google Streetview photos make this information available. The rest of the house's windows are also covered except a single wood one-over-one double hung sash window.

Few modifications have been made to the house and it is likely that its appearance is very similar to what it looked like at the time of construction. The rear addition constructed in 1947 and the furnace enclosure do not significantly impair integrity of design, materials or feeling.

4921 Voltaire Street is a small and simple version of a Craftsman Style home but it does not make it any less architecturally significant than a large, elaborate home. The Historic Resources Board has previously individually designated several similar homes under Criterion C as an example of the Craftsman Style including HRB Site #1165, The Hilton and Louise Richardson House at 3036 Dale Street in North Park, which features a similar porch and windows. Additionally, HRB Site #973, the William and Mildred Schulenburg Spec House #1 at 4633 Edgeware Road in Kensington, is another simplified Craftsman home. Comparable to 4921 Voltaire is HRB Site #1133, the Olaf Norsven Spec House #1. This Spanish Eclectic Style house, constructed in 1930 in Mission Beach, is an example of a small, simplified version of a popular architectural style in a beach community. These previously designated sites illustrate that simple homes can still embody distinctive characteristics of an architectural style.

With origins in the British Arts and Crafts movement, born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman Style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One story vernacular examples are often called simply bungalows. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; decorative attic vents; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman Style and retains integrity from its 1925 period of significance. Specifically, the resource exhibits a gable roof with wide eave overhang, wood cladding, decorative beams, a partial width porch with tapered square columns, wood frame sash windows and decorative attic vents. Therefore, staff recommends designation of the subject property under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Research into the construction of the property at 4921 Voltaire Street failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 4921 Voltaire Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The site under consideration is part of a finite group of resources related to one another in a clearly distinguishable way within the context of the Ocean Beach neighborhoods that have a special character, historical interest or aesthetic value representing the early 20th century beach cottage architectural

development period and style. The site meets the Statement of Significance for the Ocean Beach Cottage Emerging Historic District and maintains its architectural integrity.

The house falls within both the period of significance for beach cottage development and period architectural styles for the Ocean Beach Cottage Emerging Historical District. It was constructed between 1887 and 1931 in the Craftsman style, which is one of the two dominant architectural styles in the district. The property has maintained its historical integrity, showing good maintenance and preservation of its original fabric. Therefore, the subject resource would be eligible designation within the Ocean Beach Cottage Emerging Historical District.

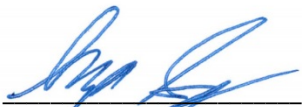
However, the Ocean Beach Cottage Emerging Historical District is voluntary in nature and requires the property owners consent for designation. On September 13, 2016 the property owner, Sean Gogarty, submitted a formal objection to designation as part of the district. Therefore, the property cannot be designated under HRB Criterion F.

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 the William and Ona Feigley Spec House #1 located at 4921 Voltaire Street be designated with a period of significance of 1925 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Craftsman Style. The designation excludes the rear addition constructed in 1947 and the furnace enclosure on the east façade. 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.



Suzanne Segur
Assistant Planner



Kelley Stanco
Senior Planner/HRB Liaison

SS/ks

Attachments:

1. Draft Resolution
2. Applicant's formal objection to inclusion in the Ocean Beach Cottage Emerging Historical District
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/27/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/27/2016, to consider the historical designation of the **William and Ona Feigley Spec House #1** (owned by Sean & Margaret Gogarty and Patrick & Frances Doherty, 1285 Cortez Avenue, Burlingame, CA 94010) located at **4921 Voltaire Street, San Diego, CA 92107**, APN: **448-222-08-00**, further described as BLK 11 LOT 30 W 1/2 LOT 29 & ALL 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 William and Ona Feigley Spec House #1 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 Craftsman Style and retains integrity from its 1925 period of significance. Specifically, the resource exhibits a gable roof with wide eave overhang, wood cladding, decorative beams, a partial width porch with tapered square columns, wood frame sash windows and decorative attic vents. 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 designation excludes the rear addition constructed in 1947 and the furnace enclosure on the east façade.

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: _____
COURTNEY ANN COYLE, Chair
Historical Resources Board

APPROVED: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney

Pekarek, Camille L

From: Sean Gogarty [spgtextiles@gmail.com]
Sent: Tuesday, September 13, 2016 11:30 AM
To: Pekarek, Camille L
Cc: Scott A. Moomjian; BRIAN SMITH; Jennifer Kraft; A. Kent Smith; Patrick Doherty
Subject: Formal Objection To Historic Designation & The Inclusion Of 4921 Voltaire Street, San Diego Within The Ocean Beach Cottage Emerging Historical District; Project Number 471161

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear Ms. Pekarek:

I am the owner of the property located at 4921 Voltaire Street, San Diego, California 92107.

We are currently processing Project Number 471161 with the City of San Diego, and I have received your cycle issue comments dated September 8, 2016.

I originally contracted with the firm of Brian F. Smith & Associates to prepare a Historical Resource Research Report (HRRR) for the property, and have directed Mr. Smith and his staff to prepare a revised study/analysis based upon your requested revisions under Historical Resources Board Criterion F.

Please allow this e-mail communication to serve as my formal objection to any inclusion, or consideration for inclusion, within the The Ocean Beach Cottage Emerging Historical District. Moreover, I do not consider my property to be a contributor to this Historical District, and I do not consent to any historic designation whatsoever, either individually or as a potential district contributor.

Sincerely,

Sean Gogarty
Property Owner, 4921 Voltaire Street, San Diego