



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 12, 2022 REPORT NO. HRB-22-015

HEARING DATE: May 26, 2022

SUBJECT: **ITEM #03 – Jennie Alberta Wales House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Devin L. Price; represented by Johnson & Johnson Architecture

LOCATION: 1086 Hayes Avenue, Uptown Community, Council District 3
APN 444-371-14-02

DESCRIPTION: Consider the designation of the Jennie Alberta Wales House located at 1086 Hayes Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Jennie Alberta Wales House located at 1086 Hayes Avenue as a historical resource with a period of significance of 1908 under HRB Criterion C. The designation is limited to APN 444-371-14-02, and excludes the 1994 and 2006 rear additions constructed outside the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Queen Anne Free Classic style and retains a good level of architectural integrity from its 1908 period of significance. Specifically, the resource exhibits a hipped roof with lower cross gable roof form, horizontal wood siding, cross gabled pediment with decorative vent; projecting bay windows; asymmetrical façade, partial-width front porch with a classical column, simple decorative wood frieze, and original wood fenestration.

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-story single-family residence located in the University Heights neighborhood in Uptown.

The building is located on APN 444-371-14-02 and is part of a condominiumized parcel which includes another residence under separate ownership located to the north: 1088 Hayes Street (APN

444-371-14-01) see Attachment 2. The proposed designation does not include APN 444-371-14-01 and is limited only to the subject property identified as 1086 Hayes Avenue (APN 444-371-14-02). The building on the other parcel will be subject to review for potential significance under SDMC Section 143.0212.

The property was identified in the *2016 Uptown Community Plan Area Historic Resources Survey Report* as part of a potential Victorian Era Multiple Property Listing and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Jennie Alberta Wales House, has been identified consistent with the Board's adopted naming policy and reflects the name of Jennie Alberta Wales, who constructed the house as her personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Johnson & Johnson Architecture which concludes that the resource is significant under HRB Criterion C and Staff concurs. 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 resource, 1086 Hayes Avenue, is a one-story single-family residence constructed in 1908 in the Queen Anne Free Classic style. The house features a hipped roof with a lower cross gable; asphalt shingle roofing; narrow wood lap siding with a simple wood frieze along the original portions of the house on the south, east and west elevations. The cross gabled pediment has a decorative vent and is finished with narrow wood lap siding. Under the front gable on the south elevation is the partial width front porch. The partial width front porch is accessed via steps leading from the sidewalk and is accented with a classical column, a window wall consisting of four six-lite windows enclosing the upper portion of the porch to the west and features a single-light double hung window. To the right of the porch, on the south elevation, is one of two bay windows, the other bay window is located on the east elevation. Each bay includes a single-light fixed window under a diamond transom flanked by two single-light double hung wood windows. Fenestration consists mainly of original wood frame double hung and single-light fixed windows with leaded diamond transoms. A large mature Ficus tree located on the southeast elevation provides the front portion of the building cover from the sun.

Several alterations have been made to the subject resource since its construction in 1908. A garage was added in 1932, a laundry room was added to the north elevation in 1994 and a new master bedroom was added to the south elevation and with a deck on the west elevation in 2006. The windows and doors on the addition appear to be a mix of wood and vinyl. Other modifications on the property completed at an unknown time include; a vinyl window replacement in the original window opening on the east elevation, a non-original garden window in a modified opening on the west elevation, wood hand railings added to the front steps and a vinyl fence with arbor added to the south elevation. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

The Queen Anne style of architecture was a late Victorian style popular in America from about 1880 to 1910 and borrowed heavily from late Medieval English precedents. The style sought to minimize smooth-walled appearances, and was typically characterized by steeply pitched irregular roofs, dominant front-facing gables, patterned shingles, bay windows, and asymmetrical façades with full or partial-width porches. Among the four principal subtypes of the style, Queen Anne Free Classic generally represents an early 20th century transition from traditional Queen Anne to Colonial Revival. The Free Classic subtype exhibits classical columns, typically in pairs, Palladian windows, cornice-line dentils, and other classical details.

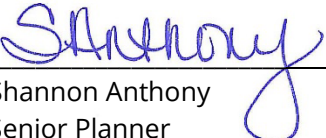
Significance Statement: The house continues to convey the historic significance of the Queen Anne Free Classic style and retains integrity from its 1908 period of significance. Specifically, the resource exhibits a hipped roof with lower cross gable roof form, horizontal wood siding, cross gabled pediment with decorative vent; projecting bay windows; asymmetrical façade, partial-width front porch with a classical column, simple decorative wood frieze, and original wood fenestration. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

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. 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 Jennie Alberta Wales House located at 1086 Hayes Avenue be designated with a period of significance of 1908 under HRB Criterion C as a good example of the Queen Anne Free Classic style. The designation is limited to APN 444-371-14-02, and excludes the 1994 and 2006 rear additions constructed outside the period of significance.


Shannon Anthony
Senior Planner

SA/sa

Attachment(s):

1. Draft Resolution
2. Assessor's Parcel Map
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 5/26/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2022, to consider the historical designation of the **Jennie Alberta Wales House** (owned by Devin L Price, 1086 Hayes Avenue, San Diego, CA 92103) located at **1086 Hayes, San Diego, CA 92103**, APN: **444-371-14-02**, further described as PAR 1 US 2 PER DOC11-463759&UND INT IN 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 Jennie Alberta Wales 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 Queen Anne Free Classic style and retains a good level of architectural integrity from its 1908 period of significance. Specifically, the resource exhibits a hipped roof with lower cross gable roof form, horizontal wood siding, cross gabled pediment with decorative vent; projecting bay windows; asymmetrical façade, partial-width front porch with a classical column, simple decorative wood frieze, and original wood fenestration. 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 shall exclude the 1994 and 2006 rear additions constructed outside the period of significance.

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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

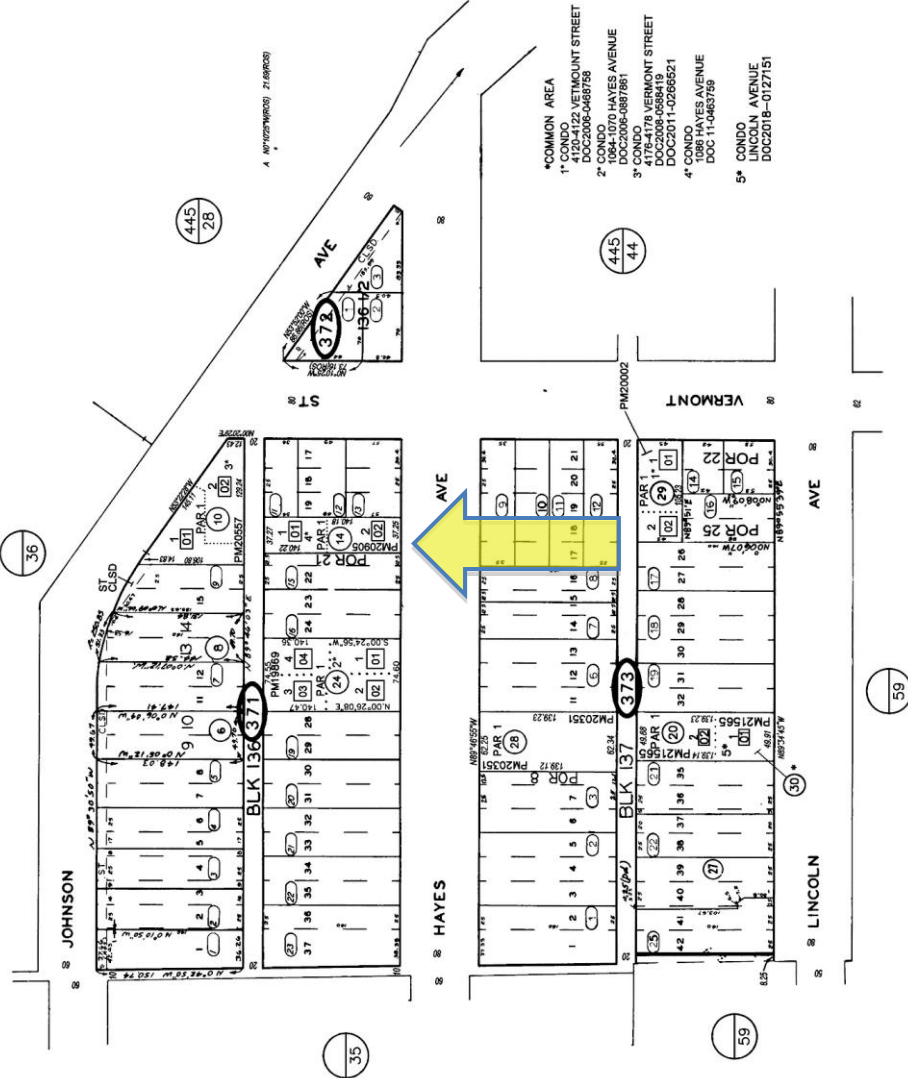
BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

C-5 Parcel Map

San Diego County Assessor

444-37
1"=100'

CHANGES		12/19/18 JMA	
BLK	OLD	NEW	TRCUT
373	445	28	69 838
371	17, 18	24	75 3867
373	13, 14, 15	29	83 2168
373	26	35	1824
373	28	CONDO 07	888
371	24	CONDO 07	708
371	10	CONDO 12	535
371	14	CONDO 12	962
373	20	29	835 19 837



- *COMMON AREA
- 1 420-422 VETMOUNT STREET
DOC2008-0468758
- 2 CONDO 10 HAYES AVENUE
DOC2009-0887861
- 3* CONDO
- 476-478 VERMONT STREET
DOC2011-0266521
- 4* CONDO
- 1088 HAYES AVENUE
DOC 11-0463759
- 5* CONDO
- LINCOLN AVENUE
DOC2018-0127151

LP 8 - PG 36 - UNIVERSITY HTS D'HEMECOURT MAP AMENDED
ROS 10547, 10689, 13169, 14078, 21581



444-371-373



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES