



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 12, 2021 REPORT NO. HRB-21-049

HEARING DATE: August 26, 2021

SUBJECT: **ITEM #04 – William and Edith Potter Spec House #2**

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

APPLICANT: Christian L. Yoakum and Nicole A. Quirk

LOCATION: 1403 Sutter Street, 92103, Uptown Community, Council District 3
APN 451-163-04-00

DESCRIPTION: Consider the designation of the William and Edith Potter Spec House #2 located at 1403 Sutter St as a historical resource.

STAFF RECOMMENDATION

Designate the William and Edith Potter Spec House #2 located at 1403 Sutter St as a historical resource with a period of significance of 1918 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 the Craftsman architectural style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a multi-plane low-pitched cross-gable roof with wide overhanging eaves, horizontal wood clapboard siding, a partial-width front porch with oversized square piers which continue to the ground level, exposed rafter beams, decorative attic vents, and fenestration consisting primarily of wood double hung windows.

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 subject property is located on the south side of Sutter Street in the Mission Hills neighborhood of the Uptown Community.

The property was identified in the 2016 Uptown Community Plan Area Historic Resources Survey and given a Status Code of 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The historic name of the resource, the William and Edith Potter Spec House #2, has been identified consistent with the Board's adopted naming policy and reflects the name of William and Edith Potter, who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report was prepared by homeowners Nicole and Christian Yoakum, 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-story single-family residence with a detached garage built in 1918 in the Craftsman architectural style. The building exhibits a simple rectangular form and is clad in horizontal wood clapboard siding with a wide and narrow board pattern. The low-pitch cross-gable roof is sheathed in asphalt shingle and features vertical slat attic vents at the gable ends. Fenestration consists primarily of wood double hung windows in 1-over-1 lite pattern.

The property's main façade features a partial-width front porch positioned to the left which is covered by a front gabled roof supported by oversized square stucco piers. Each pier is topped with decorative carved wood headpieces. A four-lite square glass windbreak is visible behind the right pier. The porch is accessed on the north side from a concrete walkway leading to two stairs, as well as on the east side from two stairs that lead to the concrete driveway. The original front entry door features glazing in a decorative lite pattern of three beveled square panes over three beveled rectangular panels. To the left of the entry door is a Chicago-style window consisting of a two-lite fixed wavy glass window flanked by two wood double hung windows. A pair of double hung wood windows are visible to the right of the porch. To the left of the main residence, a concrete driveway leads to the original detached one-car garage, which is partially obscured by a wooden gate. The garage retains its original wood door and is pierced by a wood door on the east side and a double hung wood window on the west side.

The east (left) façade features a stucco chimney flanked by double-hung wood windows. As you move to the left toward the rear, this façade is slightly recessed and fenestrated by a rounded bay window consisting of four double-hung wood windows and one double-hung wood window. As you continue to move further to the rear, a pop-out is visible and is fenestrated by a double-hung wood window. The west (right) façade is defined by two pop-outs, both of which are pierced by double-hung wood windows. A pair of double-hung wood windows are visible in the recess between the pop-outs. Moving from left to right, the south (rear) façade features a large non-original picture window, one double-hung wood window, a small fixed wood window, a wooden door with louvered glazing, and one double-hung wood window.

Modifications to the site are minimal and include a 1965 reroof with asphalt shingles and the addition of a non-historic picture window on the rear façade at an unknown date. The original ribbon-style driveway was filled in by a previous owner sometime between 2003 and 2006. Asbestos

siding was added at an unknown date but was removed in 2020 to reveal the original clapboard siding underneath. Overall, these modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

With origins in the British Arts and Crafts movement, which was 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. 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; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a multi-plane low-pitched cross-gable roof with wide overhanging eaves, horizontal wood clapboard siding, a partial-width front porch with oversized square piers which continue to the ground level, exposed rafter beams, decorative attic vents, and fenestration consisting primarily of wood double hung windows. Therefore, staff recommends designation 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.

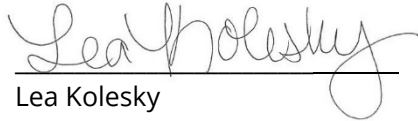
The applicant's request for designation for the property located at 1403 Sutter St did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be reevaluated at a future date pending submittal of additional information and analysis.

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 William and Edith Potter Spec House #2 located at 1403 Sutter St be designated with a period of significance of 1918 under HRB Criterion C as a good example of the Craftsman style.



Lea Kolesky
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

lk/ss

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 8/26/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/26/2021, to consider the historical designation of the William and Edith Potter Spec House #2 (owned by Yoakum Christian L&Nicole Q, 1403 Sutter Street, San Diego, CA 92103) located at **1403 Sutter Street, San Diego, CA 92103**, APN: **451-163-04-00**, further described as LOTS 21 & 22 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 Edith Potter Spec House #2 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Craftsman architectural style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a multi-plane low-pitched cross-gable roof with wide overhanging eaves, horizontal wood clapboard siding, a partial-width front porch with oversized square piers which continue to the ground level, exposed rafter beams, decorative attic vents, and fenestration consisting primarily of wood double hung 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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

1403 Sutter Street, San Diego, CA 92103

ASSESSOR PARCEL NUMBER **451-163-04-00**

HISTORICAL RESOURCES BOARD NUMBER **0**