



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: July 24, 2014 REPORT NO. HRB-14-043

ATTENTION: Historical Resources Board
Agenda of July 31, 2014

SUBJECT: **ITEM #5 – 1420 Granada Avenue**

APPLICANT: Leda Felicio and JoAnn Weber represented by IS Architecture and
Scott A. Moomjian

LOCATION: 1420 Granada Avenue, Greater Golden Hill Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 1420 Granada Avenue
as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1420 Granada Avenue under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property consists of a two story single family home and detached garage located in the South Park Addition (Map 623). The building is located on APN 539-401-08-00. The property was identified in the 1996 Greater Mid-City Survey and the 2011 Draft Greater Golden Hill Survey and was identified in both surveys as a contributing resource to the potential South Park Historic District.

In August 2013, the property owner submitted a permit application for interior and exterior remodeling, which included window and door alterations. Historic resources staff reviewed the property and determined that the building was potentially historic. Staff worked with the applicant to revise the scope of work to be consistent with the U.S. Secretary of the Interior's Standards and approved the project, noting that any revisions or future work would require review and approval by historic resources staff. During construction, the applicant exceeded the scope of work approved by reducing the width of the door to make it appear more centered, and altering windows along the north side and rear elevations. Staff directed the applicant to restore the unpermitted alterations that occurred along the front and side, or provide a historic report. The

Planning Department

1222 First Avenue, MS 413 • San Diego, CA 92101-4155
Tel (619) 235-5200 Fax (619) 446-5499

applicant opted to provide the historic report. As the alteration of the front door and side windows were not permitted, the Board may consider the building's eligibility for historic designation in its condition prior to the unpermitted alterations. The photo exhibits provided in Attachment 1 show the altered elements before and after their alteration, to assist the Board in establishing a baseline for reviewing the building. Additional photographs are provided in the applicant's report.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is not significant under any HRB Criteria, and staff concurs. 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 did not reveal an information to indicate that the property exemplifies or reflects special elements of the City's or South Park's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Although constructed early in the development of South Park, the subject house was not the first house built and did not serve as a model or impetus for development in the community. Additionally, there is no information to suggest that the use of the property as a rest home or the ownership and occupation by the Sisters of the Blessed Lady Convent are historically significant. 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 1420 Granada Avenue 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 building located at 1420 Granada Avenue was constructed in 1907 in the Colonial Revival style, and features a hipped roof with asphalt shingles; overhanging eaves with exposed rafter ends; a simple wood cornice; stucco over wood frame construction; and a concrete foundation. The front façade features four 1-over-1 double hung wood frame and sash windows set in the opening of a former recessed second floor balcony, which is flanked by paired 1-over-1 double hung wood frame and sash windows. The ground floor below features a slightly off-center entry door flanked by 12-lite windows set high on the wall. An open wood trellis supported by thick rounded columns on brick piers rests overhead. To the left is a projecting bay with a fixed center window and 6 transom lites above, flanked by narrow 12-lite wood frame and sash casement windows. To the right of the entry are two windows. The first is a fixed wood window with 7 transom lites above. The second is set in a projecting bay which wraps around the corner, and features a fixed wood window with 6 transom lites above and one narrow 12-lite

wood frame and sash casement window on each façade. Remaining fenestration at the sides and rear consists primarily of 1-over-1 double hung wood frame and sash windows, some of which are set in projecting bays, with a few multi-lite windows scattered about.

Modifications that occurred prior to the recent unpermitted modifications are significant when their cumulative impact on the design and feeling of the building is considered. Historic photographs provided in the applicant's report reveal the following modifications. The second floor sleeping porches on the front and south side elevations were in-filled, likely sometime before the 1940s. On the front façade, four 1-over-1 double hung wood frame and sash windows were set within the porch opening, and a small rounded shed roof was added over the windows. The original balcony wall below is still present. On the south elevation, the arched recessed opening was re-framed to a pair of 1-over-1 double hung wood frame and sash windows. The entry porch has also been modified over the years, most significantly in 1990. Based on the 1907 photo, the entry porch consisted of a simple wood trellis supported by slender columns resting on a half-height wood or stucco wall. Access was taken from the side. This porch has been removed and replaced with a more substantial wood trellis on large columns that rest on brick piers. Access has been re-oriented from the side to the front, and a non-historic brick landing and stairs has been constructed. Two interior brick chimneys, which could be seen above the roofline, were removed in the 1990s. Lastly, stucco repair and patching has occurred over the years, resulting in uneven and inconsistent stucco textures.

The applicant's report identifies the building as Colonial Revival with Italian Renaissance Revival influences, which the report states can be seen in the deep eave overhangs, trellised porch and (non-extant) recessed, arched sleeping porches. As defined by McAlester in *A Field Guide to American Houses*, Colonial Revival architecture (1880-1955) can be grouped into nine principal subtypes, the subject property falling into the "hipped roof without full-width porch" subtype. Colonial Revival architecture typically includes pedimented entrances; cornices that are part of a boxed roof-wall junction with little overhang (occasionally with exposed rafters); rectangular double hung windows; and brick construction in high style examples (although all common wall materials were used). Although the subject building has many of these features, it does not read as a distinctly Colonial Revival building. The applicant has identified Italian Renaissance Revival influences, but it could be argued that the influences are more Craftsman in nature.

Regardless of the style and stylistic influences attributed to the building, the modifications detailed above have resulted in a loss of integrity. Any of these modifications taken singularly may not have had a significant effect on the building's integrity related to design and feeling. However, when taken together, the alteration of two of the building's most important character-defining features – the sleeping porches and the entry porch – significantly impair the building's original design and feeling, which is critical to conveying significance under HRB Criterion C. Therefore, staff does not recommend 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 architect (if one was obtained) and builder of the property at 1420 Granada Avenue could not be identified. 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 1420 Granada Avenue 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 property at 1420 Granada Avenue is not located within a designated historic district. Although the property was identified in the Draft 2011 North Park Survey as a contributing resource to a potential South Park Residential Historic District, this district has not been intensively surveyed or designated. While the property in its condition prior to the unpermitted work may retain sufficient integrity to convey significance as a contributing resource to a historic district, no historic district in this area has been designated. Therefore, the property at 1420 Granada Avenue is not eligible for designation under HRB Criterion F.

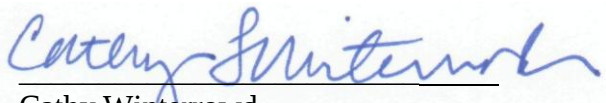
OTHER CONSIDERATIONS

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 property located at 1420 Granada Avenue not be designated under any HRB Criteria. 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.



Kelley Stanco
Senior Planner

Cathy Winterrowd
Deputy Director/HRB Liaison

KS/cw

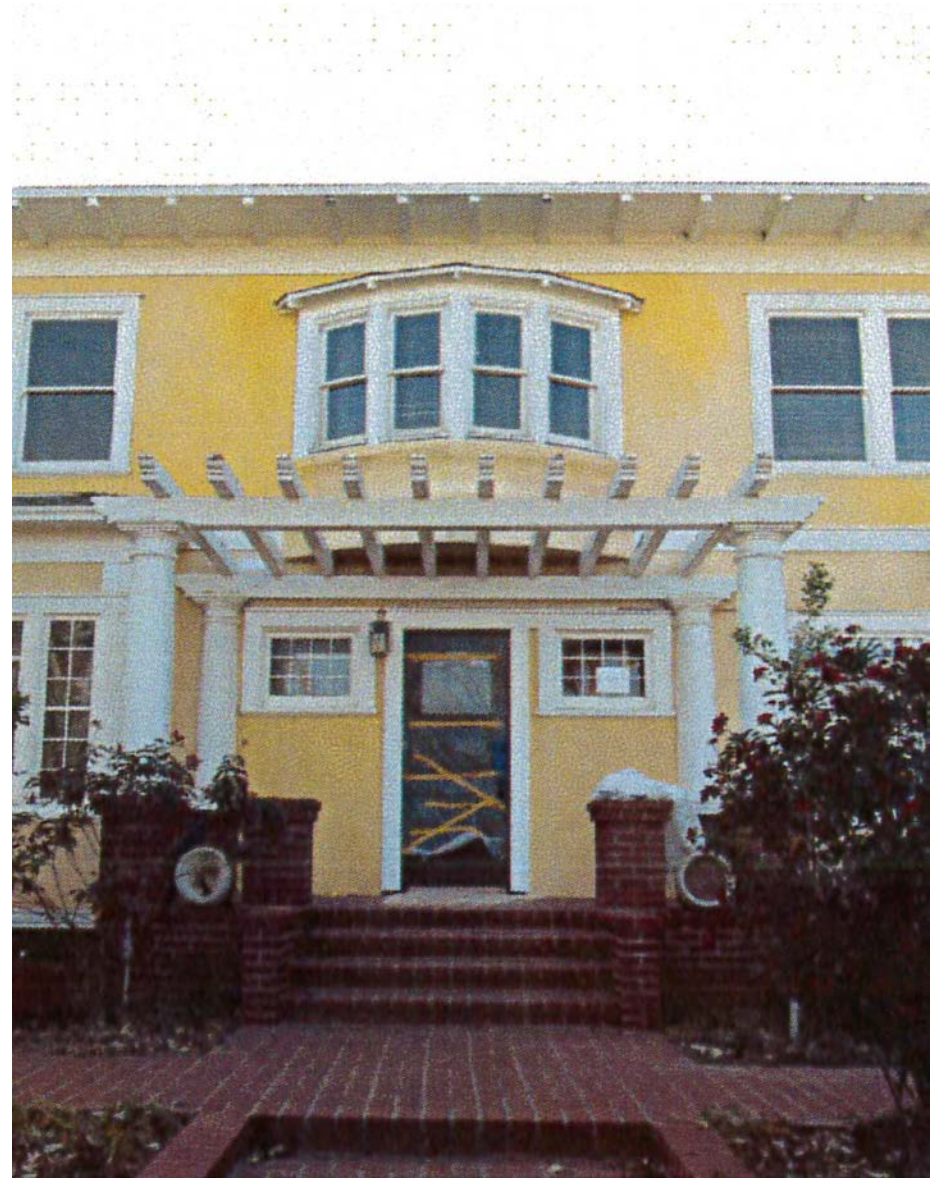
Attachments:

1. Exhibit Showing Building Prior to and After Unpermitted Alterations
2. Applicant's Historical Report under separate cover

BUILDING ELEMENTS PRIOR TO AND AFTER UNPERMITTED ALTERATIONS



Front Door in 2013 Prior to Unpermitted Alteration



**Front Door After Unpermitted Alteration
(Door Replaced and Opening Narrowed)**

BUILDING ELEMENTS PRIOR TO AND AFTER UNPERMITTED ALTERATIONS



Side Windows in 2013 Prior to Unpermitted Alteration



**Side Windows After Unpermitted Alteration
(Casing/Trim Removed, Sizes Altered)**

BUILDING ELEMENTS PRIOR TO AND AFTER UNPERMITTED ALTERATIONS



Rear in 2013 Prior to Unpermitted Alteration



Rear After Unpermitted Alteration