



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: August 13, 2015 REPORT NO. HRB-15-037

ATTENTION: Historical Resources Board
Agenda of August 27, 2015

SUBJECT: **ITEM #10 – W.F. Johnson Spec House #1**

APPLICANT: Camp Family Trust represented by Legacy 106, Inc.

LOCATION: 4757 Edgeware Road, 92116, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the W.F. Johnson Spec House #1 located at 4757 Edgeware Road as a historical resource.

STAFF RECOMMENDATION

Designate the W.F. Johnson Spec House #1 located at 4757 Edgeware Road as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes the 1973 rear addition and porch enclosure and the rear yard detached garage. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains wood lap siding, wood multi light windows, hipped roof with an intersecting gable and exposed rafter tails, wide overhanging eaves, cobblestone porch support and a cobblestone chimney.

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 house is located in a predominantly single family neighborhood of Kensington.

The building is located on APN 440-553-02-00. 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 W.F. Johnson Spec House #1 has been identified consistent with the Board's adopted naming policy and reflects the name of person who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc. 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.

Constructed in 1912, the subject house is a one story Craftsman style house with a cross hip roof with an intersecting gable sheathed in asphalt shingles with exposed rafter tails and wide overhanging eaves. The exterior of the house is sheathed with wood lap siding. The house features wood, multi-light windows evenly spaced throughout the facades. At the front façade a recessed front porch is located under the hipped portion of the roof and features a 20-light French door flanked by multi-light windows. The porch roof is supported by a large cobbled post with a low wall. The southwest corner of the front façade features the gable roof which features a divided light tripartite window and a triangular knee brace. Just below the tripartite window is cobblestone element that may have originally held a planter box.

The north side of the house features a cobbled chimney flanked by windows and a bay window. The south side of the building also features a bay window. The rear of the house features an enclosed porch with multiple French doors.

Modifications are predominantly limited to the rear of the house and the yard. In addition to the enclosed porch, the rear yard detached garage was demolished and replaced with a two car garage. It is not clear when the garage was replaced, but based on the Sanborn maps it appears that it may have happened sometime after 1956.

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 the wood lap siding, wood multi light windows, hipped roof with an intersecting gable and exposed rafter tails, wide overhanging eaves, cobblestone porch support and a cobblestone chimney. The

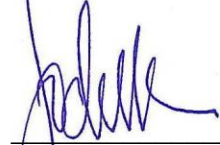
modifications do not detract from the character-defining features of the house; therefore staff recommends designation under HRB Criterion C.

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 W.F. Johnson Spec House #1 located at 4757 Edgeware Road be designated with a period of significance of 1912 under HRB Criterion C. The designation excludes the 1973 rear addition and porch enclosure and the rear yard detached garage. 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.



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Kelley Stanco
Senior Planner/HRB Liaison

JB/ks

Attachment(s):

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