



THE CITY OF SAN DIEGO

Report to the City Council

DATE ISSUED: July 3, 2017 REPORT NO: 17-037
ATTENTION: Council President and City Council
SUBJECT: Appeal of the Historical Designation of the May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue
REFERENCE: Historical Resources Board Hearing of July 23, 2015

REQUESTED ACTION:

Should the City Council grant the appeal and reverse the July 23, 2015 historical resource designation of the May Somers Candee Spec. House #1, located at 3616-3618 4th Avenue in Uptown, by the City of San Diego's Historical Resources Board?

STAFF RECOMMENDATION:

Deny the appeal and do not reverse or modify the historical resource designation of the May Somers Candee Spec. House #1, located at 3616-3618 4th Avenue.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

BACKGROUND

This item before the City Council as an appeal of the Historical Resources Board (HRB) decision to designate the May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue as a historical resource (HRB #1183). The item was brought before the HRB by the owner, in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development, consistent with San Diego Municipal Code Section 123.0202 (Attachment 1). On January 7, 2015 HRB staff issued comments on the preliminary review and requested a Historical Resource Research Report (Attachment 2). The report submitted determined the house, designed in the Prairie Vernacular style, was not historically significant and was not eligible for historic designation under any HRB designation criteria. The report noted the house at 3616-3618 4th Avenue was constructed in 1902. After discussing the Prairie Vernacular style, it also noted the modifications to the building which included a rear two story addition, the introduction of the secondary front door to access a second unit that was added to the structure, the construction of a rear stairs and landing, and the removal of an original detached secondary building at the northwest corner of the property. On May 14, 2015, HRB staff issued comments noting staff did not concur with the conclusions of the Historical Resource

Research Report and recommended that the report be forwarded to the HRB for a formal determination.

At a noticed public hearing of the Historical Resources Board (HRB) on July 23, 2015, staff recommended designation of the property under HRB Criterion C, as a good example of a Prairie Vernacular style house (Attachments 3 and 4). Following public testimony and HRB discussion, the Board designated the property as historic per the staff's recommendation by a vote of 6-1-0.

When evaluating architectural styles, staff and the HRB look to established and accepted source documents for guidance. *A Field Guide to American Houses* (McAlester, 2013) is one such widely used source, and provides information on architectural styles and the variants of the styles. The Prairie style was typically built between 1900 and 1920. The main variants of the style are a simple square or rectangular plan, low-pitched hipped roof with boxed eaves, a symmetrical façade two stories with one-story wings, porches and porte cocheres, eaves, cornices, and façade detailing emphasizing horizontal lines. McAlester also provides a number of photos of Prairie style houses to convey the visual aspect of the style. A number of the examples provided feature horizontal wood siding and some have recessed front porches. The subject property, constructed in 1902, has attributes related to the Prairie Vernacular style, such as a the low-pitched hipped roof with boxed eaves; and a symmetrical façade across the second floor with horizontal lines delineated by the tripartite windows, horizontal siding and the protruding horizontal trim board that wraps the 1st floor. Regional variations in architectural styles run the gamut. A number of the properties in San Diego designated in the Prairie style feature wood lap siding or stucco at the exterior. Very few of the designated properties feature a brick exterior. The Prairie style has its roots in Chicago. The original buildings designed in the Prairie style were done in brick which was in response to the fire code for new buildings in Chicago. These same fire codes did not restrict the use of exterior material in San Diego. Photos provided by McAlester show wood siding on houses in Texas, Kansas and Arkansas. Additionally, a number of the previously designated Prairie styles listed on the City of San Diego's register do not have one story wings as noted in McAlester. Based upon this established guidance on the history and character defining features of Prairie style buildings, the subject property was designated under HRB Criterion C consistent with the City's adopted designation criteria guidelines.

DISCUSSION

The City Council may overturn the action of the HRB to designate a historical resource under certain circumstances, consistent with the San Diego Municipal Code Section 123.0203 (Attachment 1). The Code states that the action of the Board in the designation process is final unless an appeal to the City Council is filed. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of: factual errors in materials or information presented to the Board; violations of hearing procedures by the Board or individual member; or presentation of new information. At the public hearing on the appeal, the City Council may by resolution affirm, reverse, or modify the determination of the Board and shall make written findings in support of its decision.

The owner filed an appeal with the City Clerk on August 3, 2015. On April 10, 2017, Scott Moomjian, on behalf of the owner, submitted materials in support of the appeal (Attachment 5). The materials state six grounds for appeal, including four grounds under "factual errors" and two grounds under "new information."

APPEAL ISSUES

Factual Errors:

1. *"The HRB Staff Report state that, "...[I]n ca. 1926 the house was converted to a duplex and likely a secondary door was added to the front porch at this time." This statement reiterated during the oral Staff Report and made to the Board at the time of hearing. However evidence demonstrates that the building was converted into a duplex between 1934-1935, and the second entry and door, located along the main (east) elevation, was in fact, added to the structure at this time (see Section III. New Information below). Therefore, the statements regarding the building conversion and secondary entry door installation, constitute factual errors in material and/or information which were presented to the Board. (Page 6 of the appeal.)*

Staff Response

The City's *Guidelines for the Application of Historical Resources Board Designation Criteria* (Criteria Guidelines) are an attachment to the Historical Resources Guidelines of the Land Development Manual, and provide guidance on how to evaluate a resource under the City's designation criteria and establish significance. The Criteria Guidelines address and elaborate upon each aspect of the designation criteria. HRB Criterion C states that a building may be eligible for designation if it "Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship." The Board designated the subject property under HRB Criterion C as a resource that "embodies the distinctive characteristics of a Prairie Vernacular style." The Residential Building Record indicates that a remodel was completed in 1934, however there is no Notice of Completion describing the type of remodel or the purpose of the remodel. Absent the Notice of Completion or the plans for a remodel specifying the work, it is difficult to pinpoint the exact date that a change occurred to a property.

The staff report notes that the addition of a door happened "ca. 1926" which indicates an approximate date, not an exact date. The secondary door was clearly identified as a modification to the house; however, staff recommended and the Board ultimately concurred that the modification did not impact the character-defining features of the style or overall integrity of the house, and that the resource was still able to convey its architectural significance despite that modification. The specific date the modification occurred – c.1926 or 1934-1935 – is irrelevant. Therefore, the Board's action to designate was not based on a factual error related to integrity; and staff disagrees that a finding can be made to uphold the appeal on this ground.

2. The appellant presented two nearly identical findings relating to the evaluation and designation of the building as a Prairie Vernacular building, as follows: *"The HRB Staff Report stated that, "[t]he resource embodies the distinctive characteristics through the retention of character defining features of the Prairie Vernacular style and retains a good level of architectural integrity from its 1902 period of significance. Specifically, the resource maintains ...wood lap siding, wood tripartite double hung windows, angled bay windows, and a recessed front porch with square support columns."* However, this statement is factually incorrect. The physical elements cited by Staff, which are present in the building are neither specifically indicative of Prairie or Prairie Vernacular architecture, nor are they "character-defining features" of the Prairie or Prairie Vernacular architectural style. Recognized authoritative

sources on Prairie architecture fail to cite these types of siding, windows or porch elements as “character-defining” elements of the Prairie architecture. Therefore, the statement made by staff with respect to the cited character-defining features of the Prairie style constitute a clear factual error in information which was presented to the Board.” (Pages 6 and 7 of the appeal.)

Staff Response

The April 2015 Historical Resource Research Report prepared by the applicant’s representative indicates that style of the house is Prairie Vernacular in the Hipped Roof, Symmetrical, with Front Entry Sub-type. As discussed previously, the building was properly evaluated as a Prairie style building consistent with established architectural style guidance and existing designated resources. The elements of the house called out as character-defining are in fact considered character defining for this particular Prairie Vernacular style house. Therefore, the Board’s action to designate was not based on a factual error related to the style of the house; and staff does not agree that a finding can be made to uphold the appeal on this ground.

3. The appellant presented the following finding: *Based on the March 6, 2017 site visit by David Marshall of Heritage Architecture and Planning, Mr. Marshall provided an opinion on the style of the house. Utilizing McAlester as a guide, Mr. Marshall opined, “...that two of the most prominent features on the primary, street-facing façade, include the angle bay window and the recessed front porch—neither of which are characteristic of Prairie style design. “ Mr. Marshall continues to note that the following features are not consistent with the Prairie style: lower flared (curved) walls; non-horizontal windows; and slender porch posts (rather than “square” or “massive”). He also notes that the house is missing several features which are common Prairie style features, including the use of masonry walls; one-story wings; decorative details or half-timbering; and window boxes or pedestal urns. Mr. Marshall concludes that the style was late to come to California and that most Prairie style homes were built between 1905 and 1915, and this style most closely resembles a Craftsman style house. (Pages 7 and 8 of the appeal.)*

Staff Response

As discussed previously, the building was properly evaluated as a Prairie style building consistent with established architectural style guidance and existing designated resources. The Craftsman style dates from 1905 to 1930. Detailed under the Hipped Roof sub-type, McAlester indicates that this sub-type makes up less than 10 percent of the Craftsman houses and they closely resemble “...some simple Prairie houses.” While there are stylistic similarities, the classification and designation of the building as a Prairie style building was valid. Therefore, the Board’s action to designate was not based on a factual error related to the style of the house; and staff does not agree that a finding can be made to uphold the appeal on this ground.

New Information

1. The appellant presented a proposed finding related to new information based on analysis by architect Stosh Podeswik. *In May 2016, Mr. Podeswik undertook several site visits and documented additional modifications to the property. In addition to noting the two previous modifications (the two story rear addition and the introduction of the secondary door at the front porch), Mr. Podeswik also notes that the original front stairs are not original; the construction of the two story rear addition eliminated an original window to allow for a*

doorway; a rear porch was enclosed and a window was added; a one story pantry was added to the north elevation; and along the west elevation, in the former kitchen area a window was added. Mr. Podeswik also notes that the interior floor plans have changed and estimates that approximately 40% of the building has been modified. (Page 8 of the appeal.)

Staff Response

The April 2015 Historical Resources Research Report detailed the two previously known modifications—two story rear addition and the secondary door at the front porch. Both of these alterations were determined to not significantly impact the overall integrity of the building. When modifications are completed on a designated resource, staff evaluates whether or not the work is consistent with the US Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). In brief, the Standards address the need for proposed modifications to have minimal impact on a resource, the reversibility of the proposed addition and the compatibility of the proposed work. The additional modifications that were done to house were completed in a manner that Historical Resources staff can deem consistent with the Standards. The front stairs that are noted as not original is based on speculation. There are no original plans for the building nor is there any evidence of wood stairs, as the appellant suggests. The existing concrete stair with the low capped wing walls is historically appropriate to both the design and the era of the house.

The two story addition at the rear of the property was placed in a location that is subordinate to the historic structure. The window that was cited by Mr. Podeswik as having been removed provides access to the rear addition. Demolition of the exterior wall to accommodate and access the addition could also be deemed consistent with the Standards. The original exterior wall is still in place and the demolition was limited to the window area. The appeal (Page 9, 3rd bullet) noted that an original porch on the east elevation was enclosed and a window was added to this area. The applicant's appeal material incorrectly labelled this the east elevation. It is actually the west elevation which is at the rear of the house. As noted previously, this addition is located at the rear of the house and it is subordinate to the historic house. The original exterior siding is visible and the addition is considered reversible and consistent with the Standards. Each of these modifications that are called out as new information are all related to the addition that was identified in the designation process.

The pantry area at the north elevation is located towards the rear of the house behind an existing and historic bay window. This element was not previously identified as a modification. The pantry is accessed via a doorway that was cut into the existing wall. The pantry was created in a manner that is considered reversible and consistent with the Standards. The pantry modification does not significantly impact the integrity of the house. Mr. Podeswik also noted a number of changes to the interior of the house. The interior of the house is not considered when determining eligibility under HRB Criterion C, nor regulated when a property is historically designated, with very few exceptions. Modification of the interior of the house is also considered consistent with the Standards. As noted in National Park Service Preservation Brief 14: *New Exterior Additions to Historic Buildings: Preservation Concerns*, a new exterior addition should only be considered "...for the new or adaptive use cannot be successfully met by altering non-significant interior spaces." The interior spaces are consider not significant, therefore their modification can be deemed consistent with the Standards. The information presented by the applicant as new information relates primarily to modifications that were known and discussed during the designation process, with the

exception of the pantry, which is a minor modification that is consistent with the Standards. Therefore, the information presented in the appellant's finding does not constitute significant new information that would materially impact the staff recommendation or Board action, and staff does not agree that a finding can be made to uphold the appeal on this ground.

2. The appellant presented a proposed finding related to new information based on analysis by architect David Marshall. *Based on the March 6, 2017 site visit by David Marshall of Heritage Architecture and Planning, Mr. Marshall provided an opinion on the style of the house. Utilizing McAlester as a guide, Mr. Marshall opined, "...that two of the most prominent features on the primary, street-facing façade, include the angle bay window and the recessed front porch—neither of which are characteristic of Prairie style design. " Mr. Marshall continues to note that the following features are not consistent with the Prairie style: lower flared (curved) walls; non-horizontal windows; and slender porch posts (rather than "square" or "massive"). He also notes that the house is missing several features which are common Prairie style features, including the use of masonry walls; one-story wings; decorative details or half-timbering; and window boxes or pedestal urns. Mr. Marshall concludes that the style was late to come to California and that most Prairie style homes were built between 1905 and 1915, and this style most closely resembles a Craftsman style house.*

Staff Response

As discussed previously, the building was properly evaluated as a Prairie style building consistent with established architectural style guidance and existing designated resources. The Craftsman style dates from 1905 to 1930. Detailed under the Hipped Roof sub-type, McAlester indicates that this sub-type makes up less than 10 percent of the Craftsman houses and they closely resemble "...some simple Prairie houses." While there are stylistic similarities, the classification and designation of the building as a Prairie style building was valid. The classification of the subject building as an example of Prairie style architecture was addressed at length in the materials and information presented to the Board, which included the applicant's research report, the staff report, the applicant's presentation to the Board, by public testimony and through Board deliberation. The Board, which includes professionals in fields such as history, architecture and architectural history, considered and discussed this information and concluded that the building is appropriately classified as Prairie style architecture, and is significant within that context. The information provided by Mr. Marshall does not address building features or elements not previously considered by the Board when the building was evaluated and designated as a Prairie style building and does not constitute new information; and therefore staff does not agree that a finding can be made to uphold the appeal on this ground.

CONCLUSION

The San Diego Municipal Code 123.0203 limits the findings for an appeal to the following:

1. "Factual errors in materials or information presented to the Board"
2. "Presentation of new information"

The required findings for an appeal cannot be made. No factual errors in material or information presented to the Board have been identified; no violations of hearing procedures by the Board or individual member occurred; and no new information relevant to the

designation of the property has been provided. The designation was processed in accordance with the Municipal Code regulations for Designation of Historical Resources (Chapter 12, Article 3, Division 2).

Therefore, staff recommends that the City Council deny the appeal and not reverse or modify the historical designation of May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue.

ALTERNATIVES

Grant the appeal and reverse the designation of the May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue. This alternative would remove the historical designation from the property, which would no longer be subject to the Historical Resources Regulations of the Municipal Code.

CITY STRATEGIC PLAN GOAL/OBJECTIVE:

Goal # 3: Create and sustain a resilient and economically prosperous City
Objective # 1: Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability

FISCAL CONSIDERATIONS: None identified.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (if applicable): N/A

PREVIOUS COUNCIL and/or COMMITTEE ACTIONS: None.

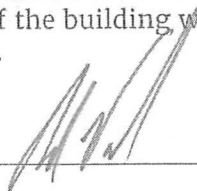
COMMUNITY PARTICIPATION AND OUTREACH EFFORTS:

A noticed public hearing was held on July 23, 2015. Notices of Public Hearing were sent to the property owner and their representative prior to the hearing before the Historical Resources Board, consistent with Municipal Code requirements. Notices were also sent to interested parties including Council District 3, the San Diego History Center and SOHO. In addition, the agenda of the HRB meeting was posted on the City's website.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The key stakeholder is the owner of the property, Snm Hillcrest, LLC. The owner has hired an attorney, Scott Moomjian, to represent them during their appeal. If the designation is upheld, the property owner will be required to maintain their property consistent with the U.S. Secretary of the Interior's Standards and the City's Historical Resources Regulations; and would be required to process a Site Development Permit if demolition or substantial alteration of the resource were proposed.

Additional stakeholders include historic preservationists and SOHO, represented by Bruce Coons, Executive Director. Approval of the appeal may result in demolition or substantial alteration of the building which could be perceived as an impact by the historic preservation community.



Robert Vacchi
Development Services Director



David Graham
Deputy Chief Operating Officer

Attachment(s):

1. San Diego Municipal Code Chapter 12, Article 3, Division 2
2. Historical Resource Research Report prepared by Scott Moomjian, dated April 2015
3. Staff Report to HRB No. 15-030 dated July 9, 2015
4. Minutes of the HRB Meeting of July 23, 2015
5. Appeal dated July 29, 2015 and Materials submitted by the Appellant dated April 5, 2017 (materials submitted under separate cover-available at the City Clerk's Office)

Article 3: Zoning

Division 2: Designation of Historical Resources Procedures (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0201 Purpose of Historical Resource Designation Procedures

The purpose of these procedures is to establish a process to identify and designate for preservation those *historical resources* that embody the special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritages.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0202 Designation Process for Historical Resources

- (a) Nominations. Nominations of a *historical resource* to become a *designated historical resource* may originate from the Historical Resources Board, the City Manager, the City Council, or any member of the public including the property owner by submitting a research report or similar documentation, as identified in the Historical Resources Guidelines of the Land Development Manual, to the Board's administrative staff for consideration by the Board. Nominations from the City Manager may originate as a result of a site-specific survey required for the purpose of obtaining a construction or *development permit* consistent with Section 143.0212.
- (b) Public Notice to Owner. The owner of a property being considered for designation by the Historical Resources Board shall be notified at least 10 *business days* before the Board hearing. Notice to the owner shall contain information about the potential impacts of designation and a request to contact the Board's administrative staff regarding information for making a presentation to the Board on the proposed designation. No action shall be taken by the Board to designate a *historical resource* except at a public hearing that provides all interested parties an opportunity to be heard.
- (c) Adequacy of Research Report. The decision on whether or not to designate a *historical resource* shall be based on the information in a research report, as specified in the Historical Resources Guidelines of the Land Development Manual. If the Board determines, either by public testimony or other documentary evidence presented to it, that the research report is not adequate to assess the significance of the *historical resource*, the Board may continue its consideration of the property for up to two regular meetings and direct that a research report be prepared by the applicant with specific direction from staff as to the inadequacies of the original report. The revised research report

may be prepared by City staff or volunteers, with a copy provided to the owner at least 10 *business days* before the next Board meeting at which the designation will be considered. If a final decision is not made within 90 calendar days of receipt of a nomination for designation, the consideration of the property by the Board shall terminate unless a continuance has been granted at the request of the property owner.

- (d) Continuanace. At the request of the property owner, the Historical Resources Board shall grant a continuance of one scheduled Board meeting after the motion has been made to designate a *historical resource*.
- (e) Historical Resources Board Decision. The Historical Resources Board shall review the Research Report and shall make a decision on whether to designate a *historical resource* based on the criteria specified in, and consistent with the procedures of the Historical Resources Guidelines of the Land Development Manual. The action to designate shall require the affirmative vote by six members of the Board.
- (f) *Findings*. The decision to designate a *historical resource* shall be based on written *findings* describing the historical significance of the property.
- (g) Re-initiation of Designation Proceedings. Designation procedures may not be re-initiated within 5 years without owner consent, absent significant new information.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 12-15-2006 by O-19557 N.S.; effective 1-14-2007.)

§123.0203 Appeal From Historical Resources Board Decision

- (a) The action of the Historical Resources Board in the designation process is final 11 *business days* following the decision of the Board unless an appeal to the City Council is filed with the City Clerk no later than 10 *business days* after the action of the Board. The decision of the Historical Resources Board may be appealed by an *applicant* or an *interested person*. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of factual errors in materials or information presented to the Board, violations of bylaws or hearing procedures by the Board or individual member, or presentation of new information.

- (b) Upon the filing of the appeal, the City Clerk shall set the matter for public hearing as soon as is practicable and shall give written notice to the property owner and the appellant of the time and date set for the hearing. At the public hearing on the appeal, the City Council may by resolution affirm, reverse, or modify the determination of the Board and shall make written *findings* in support of its decision.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0204 Recordation of Designated Historical Resources

No later than 90 calendar days following the final decision to designate a *historical resource*, the City Manager shall record the designation with the County Recorder.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0205 Amendment or Recision of Historical Resource Designation

The Historical Resources Board may amend or rescind any designation of a *historical resource* in the same manner and procedure as was followed in the original designation. This action may be taken only if there is new information, the discovery of earlier misinformation, or a change in circumstances surrounding the original designation.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0206 State and National Register

The City Council shall consider endorsing the nomination of a *historical resource* for inclusion in the California Register of Historic Resources and the National Register of Historic Places upon recommendation of the Historical Resources Board.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: July 9, 2015 REPORT NO. HRB-15-030

ATTENTION: Historical Resources Board
Agenda of July 23, 2015

SUBJECT: **ITEM #7 – May Somers Candee Spec. House #1**

APPLICANT: Medina Investments and Development represented by Scott A. Moomjian

OWNER: Cooper Rentals LLC and Josephine E. Cooper

LOCATION: 3612-3614 4th Avenue and 3616-3618 4th Avenue, 92103, Uptown
Community, Council District 3

DESCRIPTION: Consider the designation of the May Somers Candee Spec. House #1
located at 3616-3618 4th Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue as a historical resource with a period of significance of 1902 under HRB C. The building located at 3612-3614 4th Avenue and the associated detached garage is excluded from the designation. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie Vernacular style and retains a good level of architectural integrity from its 1902 period of significance. Specifically, the resource maintains its low pitched hipped roof with a wide overhanging eave, horizontal lines, wood lap siding, wood tripartite double hung windows, angled bay windows, and a recessed front porch with square support columns.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The buildings are located in the Hillcrest community in a neighborhood of mixed multi-family residential and commercial uses.

The building is located on APN 452-285-17-00. The properties were identified in the 2007 Draft Uptown Survey. The building addressed as 3612-3614 4th Avenue was given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation." The building at 3616-3618 4th Avenue was given a Status Code of 5B, "Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation."

The property at 3612-3614 4th Avenue was evaluated by staff and cleared through the Potential Historic Resource Review process. This property dates to 1937 and was constructed in the Minimal Traditional style.

The historic name of the resource at 3616-3618 4th Avenue, the May Somers Candee Spec. House # 1 has been identified consistent with the Board's adopted naming policy and reflects the name of May Somers Candee who constructed the property as a speculation house.

ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian, which concludes that the resource is not significant under any HRB Criteria. Staff does not concur and believes that the house at 3616-3618 4th Avenue is a significant historical resource under HRB Criterion C, but not HRB Criterion A, B, D, E, or F. 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 3616-3618 4th Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Uptown'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 3616-3618 4th 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.

Constructed in 1902 in the Prairie Vernacular style, the house is two stories clad in wood lap siding. The house features a low pitched hipped roof sheathed with dimensional asphalt shingles with a wide overhanging eave. The house was designed with horizontal lines as evidenced by

the low pitched roof, horizontal band at the first floor sill height and the use of the tripartite windows on the second floor. The recessed front entrance is located at the northeast corner creating an off center front entrance. The front porch is supported by two squared columns that rest upon a low wall. The front porch features two single light, wood and glass French door entrances. The southeastern portion of the first floor features an angled bay window. The bay has a fixed two-light window flanked by 1/1 double hung windows. The second floor of the front façade features identical tripartite windows.

The north façade of the house features a number of windows and a bay window towards the rear that matches the front façade. The south façade features a similarly placed bay window on the first floor and a single fixed, two-light window at the southeast corner. The upper floor features two evenly spaced tripartite window that match the front façade. Between 1906 and 1921 an addition was added to the rear of the house that protrudes slightly from the south side.

Modifications to the property include a rear addition, a wood lattice connecting 3612-3614 4th Avenue with 3616-3618 4th Avenue, and construction of a detached duplex identified as 3612-3614 4th Avenue which was cleared by staff. Additionally, in ca. 1926 the house was converted to a duplex and likely a secondary door was added to the front porch at this time.

The Prairie style originated in Chicago and was popular primarily in the Midwest for the early part of the 20th century. An indigenous American style, the Prairie School shared the ideals of the British Arts and Crafts movement and was popularized by architects including Frank Lloyd Wright, George Maher and others. Character defining features of Prairie style architecture include low-pitched, usually hipped roofs, wide overhanging eaves, and façade detailing emphasizing horizontal lines. A house termed as vernacular is not designed by an architect and is generally designed and built by either a builder or a property owner.

Significance Statement: The house continues to convey the historic significance of the Prairie Vernacular style by embodying the historic characteristics associated with the style; including low pitched hipped roof with a wide overhanging eave, horizontal lines, wood lap siding, wood tripartite double hung windows, angled bay windows, and a recessed front porch with square support columns. Therefore, staff recommends designation under HRB Criteria 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 3616-3618 4th Avenue 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 3616-3618 4th 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.

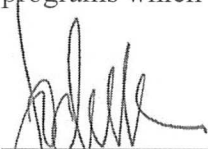
The property at 3616-3618 4th Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue be designated with a period of significance of 1902 under HRB Criterion C as a good example of a Prairie Vernacular style house. The building located at 3612-3614 4th Avenue and the associated detached garage is excluded from the designation. 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.



Jodie Brown, AICP
Senior Planner

Kelley Stanco
Senior Planner/HRB Liaison

JB/ks

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 7/23/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/23/2015, to consider the historical designation of the **May Somers Candee Spec. House #1** (owned by Cooper Rentals LLC and Josephine E. Cooper, 4380 N. Talmadge Drive, San Diego, CA 92116) located at **3612-3614 4th Avenue and 3616-3618 4th Avenue, San Diego, CA 92103**, APN: **452-285-17-00**, further described as BLK 9 LOT 15 N 1/2 LOT 14 & 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 May Somers Candee Spec. House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics Prairie Vernacular style and retains a good level of architectural integrity from its 1902 period of significance. Specifically, the resource maintains its low pitched hipped roof with a wide overhanging eave, horizontal lines, wood lap siding, wood tripartite double hung windows, angled bay windows, and a recessed front porch with square support columns. 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 building located at 3612-3614 4th Avenue and the associated detached garage.

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: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
INGA LINTVEDT,
Deputy City Attorney

CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF JULY 23, 2015
NORTH TERRACE ROOMS, SAN DIEGO CONCOURSE
202 C STREET, SAN DIEGO, CA 92101

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair Lemmo at 1:02PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
2 nd Vice Chairperson	Linda Marrone	Present
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Maria Curry	Absent
Boardmember	Tom Larimer	Absent
Boardmember	Abel Silvas	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance	Shannon Anthony, Board Secretary Kelley Stanco, Senior Planner Jodie Brown, Senior Planner Camille Pekarek, Associate Planner Joseph Castro, Associate Planner
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Legal Counsel in Attendance:	Inga Lintvedt, Deputy City Attorney
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ITEM 1 - APPROVAL OF MINUTES for June 25, 2015

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO APPROVE THE MINUTES FOR JUNE 25, 2015 AS WRITTEN

Seconded by Boardmember Silvas

Vote: 5-0-2

Motion Passes

(Lemmo, Woods)

ITEM 2 - PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• **ABSENCES**

Boardmember Larimer notified Staff he would not be in attendance.

- **OTHER GENERAL INFORMATION**

- ✓ Email from the applicant for Item 9, Ammen and Henrietta Farenholt House located at 3626 Hyacinth Drive requesting a continuance to the October 22, 2015 hearing to allow time to update the report with the new information received from SOHO regarding the association with Master Architect Cliff May.
- ✓ Correspondence for Item 6 - 2360-2388 Linwood Street and 4005 Arista Street
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

None

- **EX PARTE COMMUNICATIONS**

Boardmember Berge was asked by a resident to clarify who she was and why she was there for Item 6 – 2360-2388 Linwood Street and 4005 Arista Street.

- **FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

None

C. STAFF REPORT

- Beginning this month, Historic Reports and staff reports for items docketed for review by the HRB will be available online through our CHRID database. They can be viewed by selecting “Pending Designation” from the “Status” drop-down menu and clicking “Search Property”. The search results will include all properties currently before the Historic Resources Board. You can then select a specific property and review the Historic Report and the staff report. We ask that members of the public please keep in mind that all reports and recommendations are not final until the Board takes action. Agendas and staff reports will continue to be posted to the usual location on our website.
- The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, August 5, 2015 at 4:00 PM in Conference Room 5C on the 5th floor of Development Services. The next regularly scheduled Policy Subcommittee meeting will be held on Monday, August 10, 2015 at 3:00pm in Conference Room 4C on the 4th floor of Development Services. The next Archaeology Subcommittee meeting will be held on Monday, August 10, 2015.

D. REQUESTS FOR CONTINUANCES

The Applicant for Item 9 – 3626 Hyacinth Drive 90 day continuance to the October 2015 hearing to allow time to update the report with the new information.

BOARD ACTION:**MOTION BY CHAIR LEMMO TO CONTINUE 9 – 3626 HYACINTH DRIVE FOR 90-DAYS TO THE OCTOBER AGENDA**

Seconded by Boardmember Silvas

Vote: 7-0-0

Motion Passes

The Applicant for Item 5 – 4366 North Talmadge Drive requested a 60-day continuance to the September 2015 agenda.

BOARD ACTION:**MOTION BY CHAIR LEMMO TO CONTINUE 9 – 4366 NORTH TALMADGE DRIVE FOR 60-DAYS TO THE SEPTEMBER AGENDA**

Seconded by Boardmember Silvas

Vote: 7-0-0

Motion Passes

ITEM 4 - REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

ITEM 8 – 4394 42nd STREET

ITEM 10 –LEWIS AND ANNIE DODGE SPEC HOUSE #2

BOARD ACTION:**MOTION BY CHAIR LEMMO TO APPROVE ITEMS 8 AND 10 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION**

Seconded by Boardmember Woods

Vote: 7-0-0

Motion Passes

ACTION ITEMS

ITEM 5 – JOE KRUGER SPEC HOUSE #1**Continued from May 2015**

Applicant: Ferraro Family Trust represented by Legacy 106, Inc.

Location: 4366 North Talmadge Drive, 92116, Kensington-Talmadge Community, Council District 9 (1269 3-H)

Description: Consider the designation of the property located at 4366 North Talmadge Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Joe Kruger Spec House #1 located at 4366 North Talmadge Drive as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation includes the interior plaster fireplace and tile hearth.

Report Number: Memo dated July 9, 2015 and HRB 15-018

ITEM WAS CONTINUED FOR 60 DAYS AT THE APPLICANTS REQUEST

Historical Resources Board
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ITEM 6 – 2360-2388 LINWOOD STREET AND 4005 ARISTA STREET

Applicant: Dean Wilson Living Trust represented by Scott A. Moomjian

Location: 2360-2388 Linwood Street and 4005 Arista Street, 92110, Old Town San Diego Community, Council District 3 (1268 5-F)

Description: Consider the designation of the property located at 2360-2388 Linwood Street and 4005 Arista Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 2360-2388 Linwood Street and 4005 Arista Street under any adopted HRB Criteria.

Report Number: HRB 15-027

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Scott Moomjian, Dean Wilson

In Opposition: None

BOARD ACTION:

MOTION BY CHAIR LEMMO TO NOT DESIGNATE ITEM 6 – 2360-2388 LINWOOD STREET AND 4005 ARISTA STREET PER STAFF’S RECOMMENDATION

Seconded by Boardmember Baksh

Vote: 2-4-1

Motion Fails

(Silvas, Woods, Berge, Marrone) (Garbini)

MOTION BY BOARDMEMBER BERGE TO SEND ITEM 6 – 2360-2388 LINWOOD STREET AND 4005 ARISTA STREET BACK FOR ADDITIONAL INFORMATION; IN PARTICULAR, UNDER CRITERION A FOR COMMUNITY DEVELOPMENT WITHIN THE HISTORIC CONTEXT OF OLD TOWN. BUT NOT LIMITED TO THE ARBITRARY LINES IN THE DRAFT SURVEY OF OLD TOWN SO THAT WE CAN SEE HOW IT FITS INTO, PARTICULARLY, THE PATTERN OF THE AUTOMOBILE AND TOURISTS. ALSO UNDER CRITERION C TO LOOK AT TYPE FOR FORM AND FUNCTION WHICH WOULD INCLUDE NOT ONLY THE ACTUAL CONSTRUCTION OF BOARD AND BATTEN AND THE WOODEN BUNGALOW; BUT THE FUNCTION, THE INTENT, OF THE ORIGINAL BUILDERS. ALSO, LOOK INTO DONALD WILLARD AS A BUILDER.

Seconded by Vice-Chair Garbini

Vote: 7-0-0

Motion Passes

ITEM 7 – MAY SOMERS CANDEE SPEC. HOUSE #1

Applicant: Medina Investments and Development represented by Scott A. Moomjian

Owner: Cooper Rentals LLC and Josephine E. Cooper

Location: 3612-3614 4th Avenue and 3616-3618 4th Avenue, 92103, Uptown Community, Council District 3 (1269 6-A)

Description: Consider the designation of the property located at 3616-3618 4th Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue as a historical resource with a period of significance of 1902 under HRB Criterion C. The building located at 3612-3614 4th Avenue and the associated detached garage is excluded from the designation.

Report Number: HRB 15-030

Staff Report by Jodie Brown

Testimony Received:

In Favor: None

In Opposition: Scott Moomjian, Randy Medina

BOARD ACTION:

MOTION BY BOARDMEMBER MARRONE TO DESIGNATE ITEM 7 – MAY SOMERS CANDEE SPEC. HOUSE #1 PER STAFF’S RECOMMENDATION

Seconded by Vice-Chair Garbini

Vote: 6-1-0

Motion Passes

(Lemmo)

ITEM 8 – 4394 42nd STREET

Applicant: Ellen Springall represented by Scott A. Moomjian

Location: 4394 42nd Street, 92105, Kensington-Talmadge Community, Council District 9 (1269 4-H)

Description: Consider the designation of the property located at 4394 42nd Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 4394 42nd Street under any adopted HRB Criteria.

Report Number: HRB 15-031

ITEM PASSED ON CONSENT

ITEM 9 – AMMEN AND HENRIETTA FARENHOLT HOUSE

Applicant: Terence M. Choate represented by Archaeos

Location: 3626 Hyacinth Drive, 92106, Peninsula Community, Council District 2 (1268 6-C)

Description: Consider the designation of the property located at 3626 Hyacinth Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Ammen and Henrietta Farenholt House located at 3626 Hyacinth Drive as a historical resource with a period of significance of 1936 under HRB Criteria C. The designation excludes the 1966 two story addition to the northeast wing of the property.

Report Number: HRB 15-032

ITEM WAS CONTINUED FOR 90 DAYS AT THE APPLICANTS REQUEST

Historical Resources Board
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ITEM 10 – LEWIS AND ANNIE DODGE SPEC HOUSE #2

Applicant: Kevin J. Conners represented by Legacy 106, Inc.

Location: 4653 Biona Drive, 92116, Kensington-Talmadge Community, Council District 9 (1269 3-H)

Description: Consider the designation of the property located at 4653 Biona Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Lewis and Annie Dodge Spec House #2 located at 4653 Biona Drive as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the 324 square foot rear addition and detached garage.

Report Number: HRB 15-033

ITEM PASSED ON CONSENT

REMINDER:	NEXT BOARD MEETING DATE:	Thursday, August 27, 2015
	LOCATION:	City Administration Building, 12 th Floor, Council Committee Room

MEETING ADJOURNED AT 2:11PM

RECEIVED
CITY CLERK'S OFFICE
AUG -3 PM 12:24

APPEAL FROM HISTORICAL RESOURCE BOARD DECISION
SAN DIEGO MUNICIPAL CODE SECTION 123.0203

TO THE HONORABLE CITY COUNCIL:

SAN DIEGO, CALIF.

The Undersigned, Rudy Medina, Applicant, does hereby appeal to your Honorable Body from the decision of the Historical Resources Board on July 23, 2015, in approving the historical resource designation of the Property located at:

3612-3618 Fourth Avenue, San Diego, California 92103
The north half of Lot 14, and all of Lot 15, Block 9, Brookes' Addition, Map 596
Assessor's Parcel Number 452-285-17-00

An Appeal must specify wherein there was error in the decision of the Board.

This appeal is being made pursuant to §SDMC 123.0203(a) because the following situation(s) exist:

There was error in the decision of the Board in that there were factual errors in the materials and/or information presented to the Board;

There was error in the decision of the Board in that bylaws and/or hearing procedures were violated by the Board; and

New information exists to be presented on Appeal.

Further written information in support of this appeal will be submitted by the Appellants in advance of the City Council hearing in this matter.

An appeal from the decision of the Historical Resources Board must be filed with the City Clerk within 10 business days following action by the Historical Resources Board.

Date: 7/29/2015



Name: Rudy Medina
2820 Shelter Island Drive
San Diego, CA 92106
(858) 776-0824

I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.



Name: Rudy Medina, Applicant

ACTION ITEMS

ITEM 5 – JOE KRUGER SPEC HOUSE #1**Continued from May 2015**

Applicant: Ferraro Family Trust represented by Legacy 106, Inc.

Location: 4366 North Talmadge Drive, 92116, Kensington-Talmadge Community, Council District 9 (1269 3-H)

Description: Consider the designation of the property located at 4366 North Talmadge Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Joe Kruger Spec House #1 located at 4366 North Talmadge Drive as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation includes the interior plaster fireplace and tile hearth.

Report Number: Memo dated July 9, 2015 and HRB 15-018

ITEM 6 – 2360-2388 LINWOOD STREET AND 4005 ARISTA STREET

Applicant: Dean Wilson Living Trust represented by Scott A. Moomjian

Location: 2360-2388 Linwood Street and 4005 Arista Street, 92110, Old Town San Diego Community, Council District 3 (1268 5-F)

Description: Consider the designation of the property located at 2360-2388 Linwood Street and 4005 Arista Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 2360-2388 Linwood Street and 4005 Arista Street under any adopted HRB Criteria.

Report Number: HRB 15-027

ITEM 7 – MAY SOMERS CANDEE SPEC. HOUSE #1

Applicant: Medina Investments and Development represented by Scott A. Moomjian

Owner: Cooper Rentals LLC and Josephine E. Cooper

Location: 3612-3614 4th Avenue and 3616-3618 4th Avenue, 92103, Uptown Community, Council District 3 (1269 6-A)

Description: Consider the designation of the property located at 3616-3618 4th Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the May Somers Candee Spec. House #1 located at 3616-3618 4th Avenue as a historical resource with a period of significance of 1902 under HRB Criterion C. The building located at 3612-3614 4th Avenue and the associated detached garage is excluded from the designation.

Report Number: HRB 15-030

ITEM 8 – 4394 42nd STREET

Applicant: Ellen Springall represented by Scott A. Moomjian

Location: 4394 42nd Street, 92105, Kensington-Talmadge Community, Council District 9 (1269 4-H)

Description: Consider the designation of the property located at 4394 42nd Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 4394 42nd Street under any adopted HRB Criteria.

Report Number: HRB 15-031