



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 11, 2011 REPORT NO. HRB-11-019

ATTENTION: Historical Resources Board
Agenda of March 24, 2011

SUBJECT: **ITEM #11 – William Templeton Johnson/Harry Brawner Rental House**

APPLICANT: Garry Kaffel and Richard Bottcher represented by Christianne Knoop

LOCATION: 4460 Trias Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the William Templeton Johnson/Harry Brawner Rental House located at 4460 Trias Street as a historical resource.

STAFF RECOMMENDATION

Designate the William Templeton Johnson/Harry Brawner Rental House located at 4460 Trias Street as a historical resource with a period of significance of 1924 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the character-defining features include a low medium pitch, cross-gabled, red clay tile roof; stucco cornice beneath the tile roof edge; six Mission half-barrel roof tiles that form the attic vent in the northeast gable; original smooth wall stucco on hollow clay tile walls; wood casement windows



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with original metal hardware; arched, dark-stained, wood front door with inset panels and original brass latch; the wood French doors with original latch hardware; wrought iron balustrade at the northeast gable; thick squared stucco columns with flared tops flanking each side of the garage; and red clay tile shed roof over the garage entrance.

2. The resource is representative of a notable work of Master Architect William Templeton Johnson and Master Builder Harry C. Brawner and retains integrity as it relates to the original Spanish Eclectic design.

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 home is a one-story residence constructed in 1924 by William Templeton Johnson and Harry C. Brawner in a predominately single-family residential area in the Mission Hills neighborhood of the Uptown Community.

The historic name of the resource, the William Templeton Johnson/Harry C. Brawner Rental House, has been identified consistent with the Board's adopted naming policy and reflects the name of Master Architect William Templeton Johnson who designed and owned the home as a rental house and Master Builder Harry C. Brawner who entered into a contract with William Templeton Johnson as the builder of the resource.

ANALYSIS

A historical resource research report, dated February 28, 2009, was prepared by Christianne Knoop, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D. 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.

Designed by noted San Diego Architect William Templeton Johnson and constructed by Master Builder Harry C. Brawner in 1924, the front or east elevation of this Spanish Eclectic house is characterized by a red clay tile cross-gable roof, stucco on hollow clay tile walls, wood casement windows, wood French doors, and a central arched wood front door. The front elevation centers on an interior entry courtyard flanked by front gable rooms and linked across the front by a stucco on hollow clay tile wall. To the right of the courtyard is the northeast gable set with French doors fronted by an ornate wrought iron balustrade. The southeast gable exhibits an inset arch centered by French doors. Above the inset arch of the southeast gable is a large polychrome tile set at an angle to form a diamond-shape.

The north elevation is characterized by the tapered stucco chimney flanked by wood casement windows on the east and French doors on the west side of the chimney. A Hollywood style driveway passes down the north property boundary and terminates at the garage entrance. The garage is attached to the northwest corner of the house and is composed of hollow clay tiles. The exterior of the garage involves a flat roof parapet inset back from large squared stucco corner pillars topped by flared stucco cornices. Beneath the flat garage roof is a red clay tile roof that slopes east towards the driveway. The south elevation of the house is topped by the down slope edge of the red clay tile roof. The upper cornice under the tile roof is an ornate stucco crown molding that tops a stucco coated hollow clay tile wall. Set into the wall is a wood casement window near the southeast corner and smaller fixed casement windows that are not visible from public view. The rear or west elevation is characterized by the red clay tile roof sloping back to form the edge at the top of the stucco on the hollow clay tile wall. Fenestration includes five pairs of wood casement windows with four glass panes along this elevation wall. Centered in the wall is a room projection that exhibits a single wooden door and further north is another door. The northeast corner of this wall abuts the southeast corner of the garage.

Modifications to the house include a conversion of the existing garage to a guest quarters or an additional room. Although there is no documentation of when the garage was converted to an additional room, the historical report from 2009 describes and provides photo documentation of the garage prior to the conversion. The original wood garage door with the upper row of top window panels containing vertical grills was replaced with a glass paneled wood door with two large paneled windows on either side. The rest of the exterior stucco-textured garage, the red clay tile shed roof and the two large rectangular, columns topped by flared cornices is intact. Additional modifications include replacement of the red brick porch with large, clay tiles; a new, wrought iron gate added to the front porch and across the driveway; and terra cotta caps added to the perimeter walls. Staff believes these modifications do not impact the resource to the extent that it would no longer be eligible for designation.

The house appears to be in excellent condition and retains integrity from its 1924 period of significance. As an excellent example of Spanish Eclectic architecture, staff recommends designation of the William Templeton Johnson/Harry Brawner Rental House 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.

William Templeton Johnson designed 4460 Trias Street Street in 1924. Long recognized by the Historical Resources Board as a Master Architect, Johnson has nine structures that have been designated by the Historical Resources Board. A few of the notable works he designed that are designated by the Historical Resources Board include HRB # 127-079 the Samuel I. Fox Building at 531 Broadway, HRB # 204 the La Valencia Hotel at 1132 Prospect Street, and HRB # 237 the Junipero Serra Museum at 2727 Presidio Drive. During the 1920s, the public and his peers recognized his work as masterful examples of the Spanish Eclectic style.

When Johnson filed a construction permit for 4460 Trias Street on August 18, 1924, he entered into a contract with Harry C. Brawner as the builder. Brawner moved to San Diego in 1903 and by 1910 he was listed as a building contractor. Brawner was an employee of the Gill and Mead architecture firm, where he was likely influenced by them as well as Emmor Brooke Weaver who also worked at the architecture firm at the same time. Brawner along with his business partner, Harmon J. Hunter, were established as Master Builders with the designation of the Sarah Brock/William Templeton Johnson/Brawner & Hunter House (HRB #756 located at 4451 Hermosa Way). Both worked with Master Architect Emmor Brooke Weaver on Rosecroft (HRB #486 located at 530 Silvergate Avenue) as well as the Thomas Hamilton House (HRB #371 located at 480 San Fernando Street). On his own, Brawner worked with William Templeton Johnson on the Hildred R. and Marion M. Peckham House (HRB #453 located at 2905 Nichols Street) as well as Marion Delafield Sturgis and Samuel Otis Dauchy/William Templeton Johnson House (HRB #764 located at 4455 Hermosa Way). Harry C. Brawner was also responsible for the construction of the Bartlett/Webster House (HRB #392 located at 2850 Cedar Street), the Mary F. Ward/Emmor Brooke Weaver House (HRB #572 located at 1824 Sheridan Avenue), and the Mitchell Family Residence/Elk's Lodge (HRB #421 not extant). Harry C Brawner's dwellings were extremely well built in a variety of styles and the quality of his construction was such that many of the homes remain in excellent condition.

As a resource that reflects the notable work of Master Architect William Templeton Johnson and Master Builder Harry C. Brawner and retains integrity of design and workmanship, staff recommends designation of the William Templeton Johnson/Harry Brawner Rental House under HRB Criterion D.


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.

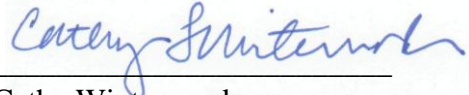
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the William Templeton Johnson/Harry Brawner Rental House located at 4460 Trias Street be designated with a period of significance of 1924 under HRB Criteria C as a resource that embodies the distinctive characteristics of Spanish Eclectic architecture and D as a notable work of Master Architect William Templeton Johnson and Master Builder Harry C. Brawner. 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.



Jeffrey Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/24/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/24/2011, to consider the historical designation of the **William Templeton Johnson/Harry Brawner Rental House** (owned by Garry Kaffel and Richard Bottcher, 4460 Trias Street, San Diego, CA 92103) located at **4460 Trias Street, San Diego, CA 92103**, APN: **443-051-20-00**, further described as BLK 526 LOT 4 NELY 75 FT OF SELY 100 FT 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 Templeton Johnson/Harry Brawner Rental 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 Spanish Eclectic style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the character-defining features include a low medium pitch, cross-gabled, red clay tile roof; stucco cornice beneath the tile roof edge; six Mission half-barrel roof tiles that form the attic vent in the northeast gable; original smooth wall stucco on hollow clay tile walls; wood casement windows with original metal hardware; arched, dark-stained, wood front door with inset panels and original brass latch; the wood French doors with original latch hardware; wrought iron balustrade at the northeast gable; thick squared stucco columns with flared tops flanking each side of the garage; and red clay tile shed roof over the garage entrance. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect William Templeton Johnson and Master Builder Harry C. Brawner and retains integrity as it relates to the original Spanish Eclectic design.

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: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney