



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 12, 2024 REPORT NO. HRB-24-035

HEARING DATE: September 26, 2024

SUBJECT: **ITEM #7 – ANNA AND STEPHEN ROTH HOUSE**

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

APPLICANT: Jeremy Rapport Trust 10-09-18; represented by PanGIS, Inc.

LOCATION: 1008 Johnson Avenue, Uptown Community, Council District 3
APN 444-360-10-01

DESCRIPTION: Consider the designation of the Anna and Stephen Roth House located at 1008 Johnson Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Anna and Stephen Roth House located at 1008 Johnson Avenue as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation is limited to APN 444-360-10-01 and excludes the 1932 addition to the home constructed outside the period of significance. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman Bungalow style and retains integrity from its 1928 period of significance. Specifically, the resource features a side-gabled roof with asphalt shingles, a curved gull-wing front porch, wide eaves, exposed rafters, narrow horizontal wood lap siding, brick chimney, and fenestration consisting of wood windows in fixed, double-hung and casement in different groupings.

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 building is located on APN 444-360-10-01 and is part of a condominiumized parcel which includes another residence under separate ownership located to the north: 1010 Johnson Avenue (APN: 444-360-10-02), see Attachments 2 and 3. The proposed designation does not include APN

444-360-10-02 and is limited only to the subject property identified as 1008 Johnson Avenue (APN 444-360-10-01). The building on the other parcel will be subject to review for potential significance under SDMC Section 143.0212.

The property was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Anna and Stephen Roth House, has been identified consistent with the Board's adopted naming policy and reflects the names of Anna and Stephen Roth, who constructed the house as their personal residence.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 1008 Johnson Avenue is a one-story, Craftsman style single-family residence constructed in 1928 in the Uptown Community Planning Area. Other buildings and structures present on site include an original detached garage. It is on the north side of Johnson Avenue in a residentially zoned neighborhood containing single-family residences in different architectural styles. The property is in its original location.

Since its construction in 1928 the property has been modified as follows: In 1932, an addition was constructed on the northern half of the home's eastern elevation. It matches the rest of the home with horizontal wood-lapped siding and wood double-hung windows. In November 2020, a vinyl gate and fence were added to the sides and rear of the property, and gutters and downspouts were added to the rear façade. Modifications made to the property at unknown dates include the construction of a concrete front porch, the addition of gutters and downspouts to the front façade, and the addition of a plywood garage door.

A Historical Resource Research was prepared by PanGIS, 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.

The resource is a one-story, single-family residence with a detached garage constructed in 1928 in the Craftsman style. It features a side-gabled roof with asphalt shingles, a curved gull-wing porch roof over the front entryway, wide eaves, and exposed rafters. The home is clad in narrow horizontal wood lap siding and has a concrete front porch. Fenestration consists of wood windows in fixed, double-hung and casement in different groupings.

The property's primary elevation faces south and is accessed by a walkway that leads to the front entry, which is located under the gull-wing curve in the roof. The entryway features an arched wood and glass front entry door flanked by two arched sidelights and two arched single-lite casement windows. A portion of the west side of the front elevation extends past the home's entryway. This façade contains a small, front-facing gable with a wood attic vent with vertical slats and a tripartite window with two double-hung windows and a central fixed window.

Other features include attic vents and a brick chimney on the east elevation with stepped detailing and a banded detail near the top of the stack. A small one-story addition is located on the east elevation. The original garage is located to the rear of the home on the northwest corner of the lot. It features a front gable roof with asphalt shingles, wide eaves, exposed rafters, narrow horizontal wood-lapped siding, an attic vent, and a modern plywood garage door.

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.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Craftsman style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains the overall integrity of design, materials, and workmanship despite the modifications. The 1932 addition is modest in size and does not affect the character-defining features of the original residence or the resource's ability to convey its historical significance as a Craftsman style residence. Other modifications to the site, including the front porch, vinyl gate and fence, and plywood garage door, do not significantly impact the overall integrity. Therefore, the property does retain integrity to its 1928 period of significance under HRB Criterion C.

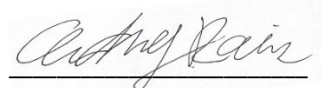
Significance Statement: The house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; a side-gabled roof with asphalt shingles, a curved gull-wing front porch, wide eaves, exposed rafters, narrow horizontal wood lap siding, brick chimney, and fenestration consisting of wood windows in fixed, double-hung and casement in different groupings.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Anna and Stephen Roth House located at 1008 Johnson Avenue be designated with a period of significance of 1928 under HRB Criterion C as an example of the Craftsman style. The designation is limited to APN 444-360-10-01 and excludes the 1932 addition to the home constructed outside the period of significance.



Audrey Rains
Management Intern



Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

AR/SS

Attachment(s):

1. Draft Resolution
2. Assessor's Parcel Map
3. Condominium Plan showing the boundaries of the condo ownership and APN 444-360-10-01
4. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 9/26/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/26/2024, to consider the historical designation of the **Anna and Stephen Roth House** (owned by Jeremy Rapport Trust 10-09-18, 1008 Johnson Avenue, San Diego, CA 92103) located at **1008 Johnson Avenue, San Diego, CA 92103**, APN: **444-360-10-01**, further described as PAR 1 US 1 PER DOC09-0661345&UND INT IN 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 Anna and Stephen Roth 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 Craftsman Bungalow style and retains integrity from its 1928 period of significance. Specifically, the resource features a side-gabled roof with asphalt shingles, a curved gull-wing front porch, wide eaves, exposed rafters, narrow horizontal wood lap siding, brick chimney, and fenestration consisting of wood windows in fixed, double-hung and casement in different groupings. 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 1932 addition to the home constructed outside the period of significance.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

1008--1010 JOHNSON AVENUE CONDOMINIUM PLAN

4. "COMMON AREA". THERE ARE TWO (2) TYPES OF COMMON AREA SHOWN ON THIS CONDOMINIUM PLAN. TYPE ONE (i) COMMON AREA SHALL (i) CONSIST EXCLUSIVELY OF AIRSPACE. (ii) DOES NOT INCLUDE ANY EARTH, WATER OR TANGIBLE, PHYSICAL IMPROVEMENTS, AND (iii) IS NOT PHYSICALLY ATTACHED TO THE EARTH. TYPE TWO (2) COMMON AREA IS SHOWN AS EXCLUSIVE USE COMMON AREA GARAGE ON THIS CONDOMINIUM PLAN.
5. ALL REAL PROPERTY SHOWN HEREON NOT LOCATED WITHIN A UNIT, IS A PART OF THE COMMON AREA.
6. "EXCLUSIVE USE COMMON AREA" SHALL MEAN AND REFER TO SUCH ITEMS AS, BUT NOT LIMITED TO, INTERNAL AND EXTERNAL TELEPHONE AND TELEVISION WIRING AND OTHER UTILITY INSTALLATIONS (CONDUIT, PIPE, WIRING, ETC.) PROVIDING GAS, ELECTRIC AND WATER SERVICE, SEWAGE AND DRAINAGE SYSTEMS, IF ANY OF THE FOREGOING ARE DESIGNED TO SERVE A SINGLE UNIT, BUT ARE LOCATED OUTSIDE THE BOUNDARIES OF SUCH UNIT. THE EXCLUSIVE USE COMMON AREA GARAGE SHALL BE APPURTENANT TO UNIT AS SHOWN ON THE GRANT DEED TO THE UNIT. THE EXCLUSIVE USE COMMON AREA GARAGE MAY ONLY BE CONVEYED TO AN OWNER OF A UNIT SHOWN ON THE CONDOMINIUM PLAN.
7. "ACCESS EASEMENT" SHALL MEAN AND REFER TO THE RECIPROCAL ACCESS EASEMENT DESCRIBED IN THE DECLARATION. THE EASEMENT SHALL BE AS NECESSARY FOR MAINTENANCE, REPAIR, RECONSTRUCTION OR RELOCATION OF ANY UTILITY OR APPURTENANCE SERVING ANY UNIT BUT LOCATED OUTSIDE OF THAT UNIT.
8. "GARAGE MAINTENANCE ACCESS EASEMENT" SHALL MEAN AND REFER TO THE 8' AREA AS DESIGNATED AROUND THE GARAGE. THE EASEMENT SHALL BE AS NECESSARY FOR MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE GARAGE OR APPURTENANCES THERETO.

SHEET 2 OF 4 SHEETS

1008-1010 JOHNSON AVENUE CONDOMINIUM PLAN



POR. FLEISCHER'S ADDITION
TO SAN DIEGO
MAP NO. 851

UNNAMED ALLEY DEDICATED
PER MAP NO. 851

UNNAMED ALLEY

JOHNSON AVE

N88°59'36"W 49.79'

PIQ

8' GARAGE
MAINTENANCE
ACCESS
EASEMENT 2

G-A

8' GARAGE
MAINTENANCE
ACCESS
EASEMENT 1

U-2

5' ALLEY DEDICATION
6' WATER EASEMENT

PORTION OF JOHNSON AVE. CLOSED TO
PUBLIC USE BY RESOLUTION
NO. 11059, FILED JUNE 12, 1912

APN 444-360-09

354

APN 444-360-11

CO
LO
CO

HORIZONTAL CONTROL PLAN

SHEET 3 OF 4 SHEETS

Job No. 1010-2009-001 (1010) Johnson Avenue, San Diego, CA 92108
Map No. 851, Series 851