

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: November 6, 2009

TO: Historical Resources Board

FROM: Kelley Saunders, Senior Planner, Historical Resources

SUBJECT: Item 10 – 1263 Silverado Street

Background

This item was continued from the September 24, 2009 hearing of the HRB to allow the applicant time to explore the building's eligibility under HRB Criterion A. The original historical resource report prepared by the Office of Marie Burke Lia concluded that the building was eligible only under HRB Criterion C. Due to the extensive modifications to two-thirds of the front façade of the building, which included elimination of the original porch, extension of the front wall toward the street, likely realignment of the entry door, and construction of a larger, historically inappropriate porch at the front, staff recommended against designation under Criterion C due to a lack of integrity.

At the hearing, members of community and the property owner expressed concern over the limited number of remaining beach cottages in La Jolla, and urged designation of the house. Members of the Board expressed interest in the property's eligibility under HRB Criterion A as a special element of early cottage development in La Jolla, and granted a continuance to allow the applicant to explore that possibility. The applicant submitted an addendum on October 30th that addresses the resource's eligibility under Criterion A and recommends designation under that Criterion as a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development.

Analysis

The applicant's addendum provides a great deal of new information regarding the history of early beach cottage development in La Jolla. Beach cottages were the dominant housing type in La Jolla from the 1880's through the 1930's. Originally known by name, the cottages were not given proper addresses until 1913. Early beach cottages were characterized (in part) as smaller dwellings, typically one story, with a low pitched roof and exposed rafters; wood siding; a small front porch and garden area; and an orientation toward any available beach or coastal view. The subject property does express and retain many of these features. However, the modifications have resulted in significant changes to the main façade, including the loss of the original porch and re-orientation of the entry door, which do not appear to date to the period of significance for beach cottage development in La Jolla (1880's - 1930's) and severely compromise the original design of this very simple cottage.

A 1955 history of La Jolla by Howard Randolph identified approximately 466 beach cottages on 25 streets (including Silverado Street) that dated from the 1890's to the 1920's. For an unknown reason, the subject property at 1263 Silverado Street was not among them. In 1977, a survey of historic resources in La Jolla was conducted by Pat Schaechlin. The survey identified approximately 1,976 structures from

the early history of La Jolla, only 1,119 of which still remained at the time of the survey. Again, for unknown reasons, the subject property was not included in Schaechlin's survey of potentially significant early La Jolla development. A 1987 survey of the beach cottages identified in the Schaechlin survey found 36 individual cottages remaining, a number reduced by one with the demolition of the Green Dragon Colony in 1992. The subject property, which was not identified in the 1955, 1977 or 1987 listing of cottages, would not be counted among the 35. The applicant's report states that of the 35 cottages, 7 have been designated as historical resources, 12 appear to maintain much of their original integrity and 16 have been substantially altered or demolished. Based on this information regarding the number of cottages already designated (7) and those which may still be eligible for designation (12), it appears that the resource type, while limited, is not so rare that buildings with significant issues related to integrity, such as the subject property, should be designated as an early example of beach cottage development despite those integrity issues.

Recommendation

Staff continues to recommend that the property at 1263 Silverado Street not be designated under any HRB Criteria due to a lack of integrity related to extensive porch and front façade modifications.



Kelley Saunders
Senior Planner

Attachment: 1. Staff Report 09-065



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 18, 2009 REPORT NO. HRB-09-065

ATTENTION: Historical Resources Board
Agenda of September 24, 2009

SUBJECT: **ITEM #10 – 1263 Silverado Street**

APPLICANT: Susan & James Padavano represented by Marie Burke Lia

LOCATION: 1263 Silverado Street, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the property located at 1263 Silverado Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1263 Silverado Street under any adopted HRB Criteria due to a lack of integrity.

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 a one story single family Craftsman style residence built in 1909 on an elevated lot in the residential subdivision of La Jolla Park. Because the recommendation is to not designate the property, a historic name has not been identified.



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ANALYSIS

A historical resource research report was prepared by Kathleen Crawford of the Office of Marie Burke Lia, which concludes that the resource is significant under HRB Criterion C. Staff disagrees with the report's conclusion that the resource is significant due to a lack of integrity, 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.

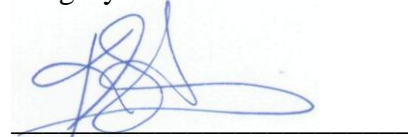
The subject property at 1263 Silverado Street was built in 1909 in the Craftsman style and features a moderately pitched hipped roof with an intersecting front gable and gray composite shingle roofing; exposed decorative rafter tails; wood lap siding over a wood frame; an exposed red brick chimney; and a concrete foundation. A three-sided bay projects forward of the main house under the front gable and features a large fixed window with decorative multi-lite uppers in the center and smaller fixed windows with decorative multi-lite uppers on either side. A large one car garage sits toward the front of the house and is a later addition to the site.

The house has undergone significant modifications along the primary façade since its original construction. The 1921, 1926 and 1950 Sanborn Maps included in the consultant's report shows a flush façade spanned by a simple porch to the left of the projecting bay all the way to the side of the house. That original configuration has been modified by pulling the left half of the façade forward toward the street, articulating the facade and (according to the applicant's report) reinstalling the original window on the new wall. The original location of this wall plane is demarcated with a vertical board on the northeast side of the house which covers the seam in the lap siding created by the intersection of the original house and the addition. It also appears that the entry door was relocated as part of this addition. Based on a later floor plan from an unassociated project that was provided in Attachment A.4 of the applicant's report, it would not have been possible for the door, which currently sits parallel to the street to have simply been pulled forward when the wall was extended to the street. If one examines the floor plan, it is clear that the door would have opened into the side of the fireplace and chimney if it was in the same location on the original wall plane. Staff is of the opinion that the door was originally set perpendicular to the street and opened into the room at the projecting bay. Based on the historic photo dated 1970 provided in the applicant's report, it appears this modification to the front wall occurred sometime between the last Sanborn Map in 1950 and 1970.


Additions were also completed at the rear of the home in 1985/86. These additions are not readily visible and do not significantly impact the resource. Lastly, in June of 2007 the owner submitted a permit application to remove the existing porch and construct a larger porch with a brick base and wood railing. The porch is another significant modification to the front façade. At the time of permit application, the property was reviewed by the Development Services Department under the 45 year review and was determined not to be significant. Based on the significant modifications to the main façade and the impact of those modifications to the original design of the building, staff would agree with the determination that the building is not historically significant and does not recommend designation under HRB Criterion C.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1263 Silverado Street not be designated under any HRB Criteria due to a lack of integrity.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment(s): Applicant's Historical Report under separate cover