



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 11, 2022 REPORT NO. HRB-22-027

HEARING DATE: August 25, 2022

SUBJECT: **ITEM #01 – Omar and Sarah Gray House**

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

APPLICANT: Joshua P. & Meghan E. Land; represented by Landmark Historic Preservation

LOCATION: 3116 McKinley Street, North Park Community, Council District 3
APN 453-792-22-00

DESCRIPTION: Consider the designation of the Omar and Sarah Gray House located at 3116 McKinley Street as a historical resource.

STAFF RECOMMENDATION

Designate the Omar and Sarah Gray House located at 3116 McKinley Street as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the 2019 attached rear addition and the detached garage/ADU constructed outside the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character-defining features of the Craftsman style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a double-gabled form, low-pitched roof, partial width front porch, wood columns and stucco piers, decorative dentil cornice, vertical slat attic vents, exposed rafters, horizontal wood siding, and nine-lite double-hung windows.

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 subject resource is a one-story bungalow with a detached garage/ADU on a rectangular lot, surrounded by similarly scaled residential dwellings.

The property was located within the boundary of the 2016 North Park Community Plan Area Historic Resources Survey but was not identified in the survey because it was not evaluated.

The historic name of the resource, the Omar and Sarah Gray House, has been identified consistent with the Board's adopted naming policy and reflects the name of Omar G. and Sarah T. Gray, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Landmark Historic Preservation, 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 subject resource was constructed in 1926 in the Craftsman style. The bungalow features a low-pitched front gabled roof form with composition shingles, wood clapboard siding, and an attached rear addition. All windows on this building were installed with a simple rectangular molding with a protruding sill. The east elevation is the primary elevation, featuring a symmetrical front facade. The front façade is characterized by double front gables, forming a centered covered porch. The porch cover is supported by square wood columns above square stucco piers. Dentil details decorate the wall surface below the porch cover eaves. Both the primary gable and the porch cover gable feature Craftsman-style vertical vent slats. This elevation includes an unpainted wooden door flanked by a pair of nine-lite double-hung windows. The south elevation features exposed rafters and groupings of nine-lite double-hung windows. A pair of single-lite French doors are present here, opening out to a raised deck. The north elevation is characterized by a brick chimney; the chimney is flanked by two single-lite windows. Towards the west, this elevation also features a water heater enclosure and a set of tripartite windows with the aforementioned nine-lite design. The west, rear elevation includes a recent addition featuring a pair of French doors, a masonry fireplace, and a double-hung window. The addition is differentiated through contrasting siding reveal.

Modifications to this property include the 1979 rear addition, the 2019 demolition of the garage and construction of a new rear addition, the 2019 addition of the south elevation French doors and deck, the 2019 demolition of the original detached garage, and the construction of a new garage/ADU. Undated alterations include the replaced windows flanking the chimney, the addition of front porch balustrades (removed in 2019), and the alteration of the original porch column (restored in 2019). The work done in 2019 was reviewed by historical resources staff and determined to be consistent with the Secretary of the Interior's Standards. Overall, these modifications do not significantly impair the integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman-style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or

partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style, including a double-gabled form, low-pitched roof, partial width front porch, wood columns and stucco piers, decorative dentil cornice, vertical slat attic vents, exposed rafters, horizontal wood siding, and nine-lite double-hung windows.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or Craftsman.

The subject property at 3116 McKinley Street was built by James and John Murray of the Murray Brothers. The Murray Brothers have not been established by the Historical Resources Board as Master Architect, Designer or Builder, and there is insufficient information to designate them as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

OTHER CONSIDERATIONS

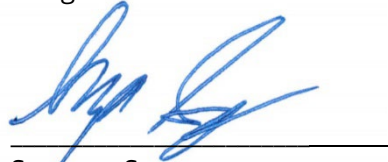
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Omar and Sarah Gray House located at 3116 McKinley Street be designated with a period of significance of 1926 under HRB Criterion C. The designation excludes the 2019 attached rear addition and the detached garage/ADU constructed outside the period of significance.



Alvin Lin
Assistant Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

al/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/25/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/25/2022, to consider the historical designation of the **Omar and Sarah Gray House** (owned by Joshua P & Meghan E land, 3116 Mckinley Street, San Diego, CA 92104) located at **3116 McKinley Street, San Diego, CA 92104**, APN: **453-792-22-00**, further described as BLK H LOT 18 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 Omar and Sarah Gray House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive through the retention of character-defining features of the Craftsman style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a double-gabled form, low-pitched roof, partial width front porch, wood columns and stucco piers, decorative dentil cornice, vertical slat attic vents, exposed rafters, horizontal wood siding, and nine-lite double-hung windows. 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 excludes the 2019 attached rear addition and the detached garage/ADU 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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney