



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 8, 2012 REPORT NO. HRB-12-019

ATTENTION: Historical Resources Board
Agenda of March 22, 2012

SUBJECT: **ITEM #16 – George Gans Spec House #4**

APPLICANT: Owner represented by Scott Moomjian

LOCATION: 3005 33rd Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the George Gans Spec House #4 located at 3005 33rd Street as a historical resource.

STAFF RECOMMENDATION

Designate the George Gans Spec House #4 located at 3005 33rd Street as a historical resource with a period of significance of 1926 under HRB Criteria C and D as an example of Craftsman architecture and a notable work of George Gans, a Master Builder. The 331 square foot rear addition at the northeast elevation of the structure and the 302 square foot second story addition over a new 322 square foot garage at the northwest corner of the property were constructed in 2010 and are all excluded from this designation. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a low-pitched multi-planed, front-gabled roof with wide eave overhang and exposed rafters; horizontal clapboard siding on the exterior; a full-width front curved porch wall with circular wood columns on stucco piers; and wooden, double-hung windows.
2. The resource is representative of a notable work of Master Builder George Gans and retains integrity as it relates to the original design. Specifically, the resource represents Gans' distinctive architectural design featuring his signature front-facing gabled porch with curved stucco wall and side entry.

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 Craftsman style residence built in 1926 on the eastern side of 33rd Street within the residential subdivision of Carmel Heights in the Greater North Park Community.

The historic name of the resource, the George Gans Spec House #4, has been identified consistent with the Board's adopted naming policy and includes the name of Master Builder George Gans who owned and constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian, 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.

The one-story rectangular Craftsman dwelling was constructed by George Gans in 1926. The single-family wood frame home sits on a concrete foundation with a sub-floor. The exterior is clad in horizontal clapboard, while a low-pitched front-gabled roof covers the building. The primary (east) elevation is framed by a front-gabled roof that features wide overhanging eaves and exposed rafters. The façade is symmetrical, consisting of a central front entryway flanked by two wooden tripartite windows. The identical tripartite windows consist of a central, large 4-over-1-fixed window that is flanked by narrower double-hung windows. The slightly elevated porch is covered by a front-gabled roof set within the larger gable of the home. At the extending corners of the porch, two circular wood columns support the gable and sit on large square stucco covered brick piers. Between the piers, a low-lying curved stucco covered brick wall encloses the west and north sides of the porch. The south end of the porch is open, allowing side access from the driveway.

Along the south elevation, there is a stuccoed brick chimney with decorative arched molding and a "bell-shaped" center. Along the side or south elevation, there is another front-gable with wide eave overhang featuring four section pediments with a wooden trellis structure that covers the side entrance to the home. A door with concrete steps is present at this entrance, flanked by two wooden, double-hung windows. A projecting bay section is located adjacent to this entrance area at the southwest elevation. Fenestration primarily includes wood, double-hung windows in a variety of sizes.

In 2010, the City of San Diego Historical Resources staff approved plans for three small additions as consistent with the Secretary of the Interior's Standards. The scope of work included the construction of a 331 square foot rear addition at the northeast elevation of the structure and a 302 square foot second story addition over a new 322 square foot garage at the northwest corner of the property. The new addition along the northeast elevation included double doors with glass panes which open onto the south elevation; differentiated wood horizontal siding; a low-pitched front-gabled roof; and wood windows. New wood and glass doors, flanked by sidelights, were installed along the original southeast elevation. The new garage features original wood doors with upper multi-pane windows; a low-pitched, front-gabled roof with pediment and triangular knee braces; and narrow wood horizontal siding braces. The second story also features a low-pitched roof, front-gabled roof with pediment and triangular knee braces; horizontal clapboard siding; and a fixed central window with upper multi-panes, flanked by wood, double-hung windows. Access to the second story is along a wooden staircase along the north elevation.

The building embodies distinctive characteristics of Craftsman architecture including a low-pitched multi-planed, front-gabled roof with wide eave overhang and exposed rafters; horizontal clapboard siding on the exterior; a full-width front curved porch wall with circular wood columns on stucco piers; and wooden, double-hung windows. Through these elements the house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style. Therefore, staff recommends designation of the George Gans Spec House #4 under Criterion C. The 331 square foot rear addition at the northeast elevation of the structure and the 302 square foot second story addition over a new 322 square foot garage at the northwest corner of the property were constructed in 2010 and are all excluded from this designation.

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

George Gans was born in 1878 and moved to San Diego in 1912. In 1922, Gans and his wife, Amalia, along with his attorney, Lewis S. Riley, formed the Laurel Building Company. Between 1922 and 1928, Gans and the Laurel Building Company constructed speculative single family residences within North Park in both Craftsman and Spanish Eclectic architectural styles. Due to his work in North Park, George Gans has been recognized by the HRB as a Master Builder.

Designated sites include the George Gans Spec House #1 (HRB Site #539), George Gans Spec House #2 (HRB Site #792) and the George Gans Spec House #3 (HRB Site #921). These sites were constructed in the Craftsman style in the years 1925, 1926 and 1927 respectively. These sites are also characterized by a prominent front-facing gabled porch with Gans' signature low-lying curved stucco covered brick wall with side entry. Gans was established as a Master by the HRB for the number of homes he built in North Park and his use of a curved porch wall. Gans built homes in both Craftsman and Spanish Eclectic styles. His own home embodies Spanish Eclectic architecture and was designated by the HRB (HRB Site #900).

The George Gans Spec House #4 conveys the historic significance associated with Master Builder George Gans and the distinctive side-entry porch and curved wall are characteristic of his designs and appears to be a late example of his work in the Craftsman style. Therefore, staff recommends designation of the George Gans Spec House #4 under 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 George Gans Spec House #4 located at 3005 33rd Street be designated with a period of significance of 1926 under HRB Criterion C as a resource that exhibits the distinctive characteristics of Craftsman architecture and HRB Criterion D as a resource that is representative of a notable work of Master Builder George Gans. The 331 square foot rear addition at the northeast elevation of the structure and the 302 square foot second story addition over a new 322 square foot garage at the northwest corner of the property were constructed in 2010 and are all excluded from this 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.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/22/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/22/2012, to consider the historical designation of the **George Gans Spec House #4** located at **3005 33rd Street, San Diego, CA 92104**, APN: **453-623-07-00**, further described as BLK 3 LOTS 11 & 12 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 George Gans Spec House #4 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 style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a low-pitched multi-planed, front-gabled roof with wide eave overhang and exposed rafters; horizontal clapboard siding on the exterior; a full-width front curved porch wall with circular wood columns on stucco piers; and wooden, 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.

(2) The property is historically significant under CRITERION D as a notable work of Master Builder George Gans and retains integrity as it relates to the original design. Specifically, the resource represents Gans' distinctive architectural design featuring his signature front-facing gabled porch with curved stucco wall and side entry. 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**. The designation excludes the 331 square foot rear addition at the northeast elevation of the structure and the 302 square foot second story addition over a new 322 square foot garage at the northwest corner of the property both constructed in 2010.

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: _____
KEITH BAUERLE
Deputy City Attorney