



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 08, 2021 REPORT NO. HRB-21-029

HEARING DATE: April 22, 2021

SUBJECT: **ITEM #7 – Weston and Freda Hicks Spec House**

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

APPLICANT: Brandon S. Bryan; represented by Landmark Historic Preservation

LOCATION: 3576 Granada Avenue, North Park Community, Council District 3
APN 453-243-10-00

DESCRIPTION: Consider the designation of the Weston and Freda Hicks House located at 3576 Granada Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Weston and Freda Hicks Spec House located at 3576 Granada Avenue as a historical resource with a period of significance of 1924 under HRB Criterion C. The designation excludes the detected garage. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the resource features an asymmetrical façade; flat roof with a simple stepped corner parapet; sand stucco exterior with decorative details; extending buttress wing wall; arched front opening and arched side entryway opening on the front porch; partially enclosed porches with roofs covered with clay mission half barrel tile; rectangular attic vents below the parapet; and wood 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 property is located on the west side of Granada Avenue in the North Park neighborhood of the North Park community. The parcel contains a one-story single-family residence and an original detached garage.

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 Weston and Freda Hicks Spec House, has been identified consistent with the Board's adopted naming policy and reflects the name of Weston and Freda Hicks who constructed the house as a speculation house.

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 resource is a one-story single-family home constructed in 1924 in the Spanish Eclectic style and features asymmetrical façades covered in sand stucco texture with wood windows on all elevations and topped by a flat roof with a simple stepped corner parapet. In the corners and centers of the parapet are imbedded vents made of nine small openings in a rectangle shape.

The east elevation features the front entry's partially enclosed porch with arched front and side openings and hipped roof covered in red with clay mission half barrel tile. Extending out towards the driveway from the entry is a buttress wing wall. To the left and right of the entryway are two large tripartite windows. Above the front most tripartite window is the stucco detailing of a semi-oval shaped indent with three raised diamonds. More stucco detailing is found on the covered entry porch's raised post with a raised diamond and small rectangle placed on the east and south sides.

Along the north elevation is a small screen door and a small inset rectangular window. A pair of rectangular one-over-one wooden windows are located below an attic vent, and a small rectangular casement window is flanked by one-over-one rectangular wooden windows near the rear corner. These one-over-one double hung wooden windows match the original windows around the house.

The west elevation provides entry to the backyard with set of dual, ten-lite French doors that share a wood frame with two medium sized casement windows on the left side, and on the right side, a single ten light rectangular French door is flanked on both sides with wooden sidelights each containing five panes each and a small water heater shed is attached to the home at the corner edge. In the center is rectangular double hung window. The doors enter out onto a raised concrete patio that is covered by a wooden pergola extending out from the house.

The south elevation faces the driveway that leads to the original detached garage. The center point of this façade is a recessed porch covered by a shed roof covered in red clay mission half barrel tile supported by a horizontal beam and stacked exposed wooden rafters. On the recessed wall is a set of dual French doors with matching sidelights. These French doors display a surrounding lite pattern of eleven glazed panes with a matching eight lite pattern in the sidelights. To the left of the doors is a lantern style porch light, and on the left side wall is an inset hexagon window with a frosted, decorative floral glazing. To the left of the covered porch is a garden window and three glass blocks surrounded by a partial infill that extends to the original stucco sill, and to the right is a stucco

covered chimney that is flanked with one-over-one double hung wooden windows on each side. Simple rectangular basement/crawl space vents are located at the foundation line. The detached garage matches the house's sand stucco texture, rectangular clay attic vents and flat roof with a stepped corner parapet. The east façade has an off center one-car garage door, and the north façade showcases a rectangular single door entryway and affixed wood window.

The resource underwent restoration in 2019 to restore the design of the original hipped porch roof, wing wall and wide stucco support column. The design and stucco restoration were based on historic photos and was determined to be consistent with the Secretary of the Interior's Standards by Historical Resources staff. Remaining modifications were all done prior to the late 1990s. These include the post-1938 replacement of an original rectangular wooden window in the north wall of the raised side porch with an octagonal fixed wooden window, the movement and replacement of the garage door, and the replacement of two rectangle windows on the south façade with a garden style window and glass blocks surrounded by an infilled area that out lined the original openings. In March 2021 the front façade's right-side tripartite window was removed to re-caulk the window's clear glazing and complete minor wood repairs before reinstalling the window again. These modifications do not significantly impair integrity of design, materials, workmanship or feeling and the building retains integrity as it relates to Criterion C.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style, which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including the asymmetrical façade, flat roof with a simple stepped corner parapet, sand stucco exterior with decorative details, extending buttress wing wall, arched front opening and arched side entryway opening on the front porch, partially enclosed porches with roofs covered with clay mission half barrel tile, rectangular attic vents below the parapet, and wood windows. Therefore, staff recommends designation 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.

The applicant's request for designation for the property located at 3576 Granada Avenue did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may can be reevaluated at a future date pending submittal of additional information and analysis.

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 Weston and Freda Hicks Spec House located at 3576 Granada Avenue be designated with a period of significance of 1924 under HRB Criterion C, as a good example of the Spanish Eclectic style. The designation excludes the detected garage.



Megan Bacik
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

MB/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/22/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/22/2021, to consider the historical designation of the Weston and Freda Hicks Spec House (owned by Brandon S & Kathryn O Bryan, 3576 Granada Avenue, San Diego, CA 92104) located at **3576 Granada Avenue, San Diego, CA 92104**, APN: **453-243-10-00**, further described as BLK 24 LOT 3 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 Weston and Freda Hicks Spec 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 the Spanish Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features an asymmetrical façade; flat roof with a simple stepped corner parapet; sand stucco exterior with decorative details; extending buttress wing wall; arched front opening and arched side entryway opening on the front porch; partially enclosed porches with roofs covered with clay mission half barrel tile; rectangular attic vents below the parapet; and wood 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 shall exclude the detected garage.

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