



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: January 12, 2017 REPORT NO. HRB-17-002

ATTENTION: Historical Resources Board  
Agenda of January 26, 2017

SUBJECT: **ITEM #5 – A.D. and Sarah Marks House**

APPLICANT: Jeffrey and Victoria Penick; represented by Nexus Planning Consultants

LOCATION: 3350-3352 31<sup>st</sup> Street, North Park Community, Council District 3

DESCRIPTION: Consider the designation of the A.D. and Sarah Marks House located at 3350-3352 31<sup>st</sup> Street as a historical resource.

### STAFF RECOMMENDATION

Designate the A.D. and Sarah Marks House located at 3350-3352 31<sup>st</sup> Street as a historical resource with a period of significance of 1913-1916 under HRB Criterion C. The designation excludes the garage and rear additions to 3352 31<sup>st</sup> Street not present on the 1921 Sanborn Map. 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 1913-1916 period of significance. Specifically, the resource at 3352 31<sup>st</sup> Street exhibits a gable roof with wide eave overhang; a partial width half-walled porch; tapered, square porch columns; wood cladding and wide wooden windows. The resource at 3350 31<sup>st</sup> Street exhibits a low pitched gable roof with unenclosed eaves and exposed roof rafters; a partial width porch; wood cladding and decorative roof vents.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property contains a one-story residence and garage built in 1913 and a cottage built in 1916. Both dwelling structures were constructed in the Craftsman style.

The building is located on APN 453-492-25. The property was not identified as a potential individual resource in the 2016 North Park Community Plan Area Historic Resources Survey.

The historic name of the resource, the A.D. and Sarah Marks House, has been identified consistent with the Board's adopted naming policy and reflects the name of A.D. and Sarah Marks who constructed the house. Evidence in the consultant report supports that the subject resource was used as a rental property and Sarah Marks later used it as her personal residence.

## ANALYSIS

A Historical Resource Research Report was prepared by Jennifer Ayala of Nexus Planning Consultants, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds the resource is significant under HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

Research into the history of the property at 3350-3352 31<sup>st</sup> Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or North Park's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

Research into the owners and tenants of the property at 3350-3352 31<sup>st</sup> Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

*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 contains two dwelling structures and a garage. The main house, 3352 31<sup>st</sup> Street, is a one-story single family residence constructed in 1913 in an early Craftsman style. This structure sits at the front of the property behind a modern wooden fence and door. A one-story cottage, 3350 31<sup>st</sup> Street, is located behind the main house and was constructed in 1916, also in an early Craftsman style. The detached garage, constructed in 1913, is located at the rear of the property and is accessed by an alley.

The main house is one-story with a front facing gable roof with wide eave overhang, wood siding and rectangular plan. The entrance is accessed by a partial width half-walled porch beneath a distinct second gable. The porch features tapered square columns, wooden floor boards and concrete steps. A brick chimney is present on the south façade as well as a projecting bay. Fenestration includes one-over-one wooden sash windows and several groupings that consist of a central fixed pane one-over-one window flanked by two double hung. These groupings of three are present on the front façade and in the projecting bay. At the rear of the house is a projection clad in

matching wood siding and covered by a shed roof. This portion also has a small porch with corrugated metal roof and concrete stairs.

The cottage is smaller in scale but also one-story with the same wood cladding as the main house. The structure features a side gable roof with unenclosed eaves and exposed roof rafters with a projecting front gable at the entrance. The gable ends of the main portion contain decorative roof vents. A concrete front porch is located beneath a wooden trellis with built in bench. The cottage features a Craftsman style front door and wooden windows of various sizes. A small shed projection is present on the north elevation.

The garage is stucco clad with a flat roof and little ornamentation. The structure seems to be stripped of most of its original fabric and for this reason shall be excluded from this designation.

Several alterations have been made to both the main house and cottage since their construction. The main house's front porch has been modified by the addition of concrete replacement steps and wrought iron railing. It is also possible that the porch's wood floor boards have been replaced. The front door has also been replaced and the brick chimney appears to have been added at an unknown date. The rear portion of the house beneath the shed roof has also been modified. The consultant report identifies this area as an enclosed porch. If this is correct, then the enclosure occurred early because the 1921 Sanborn Map does not show it as a porch. At some point prior to 1963 a bump out was added to the shed portion as shown on the Assessor's Building Record. Additionally, the porch section, corrugated metal roof and concrete stairs were added at a later date. The bump out and porch not visible on the 1921 Sanborn shall be excluded from this designation. The consultant report asserts that the bay on the south façade is an addition but there is not sufficient evidence to confirm this. Sanborn Maps would not necessarily illustrate the bay because it does not sit entirely on the ground. The cottage's front porch also appears to have been modified at some point. The Assessor's Building Record identifies this area as a wood covered porch and at the present it is constructed of concrete. The trellis and bench may also be a later addition. The consultant report also identifies the shed roof portion of the cottage as an addition. If so, it was also done early in the property's history because it is present on the 1921 Sanborn Map. These modifications do not significantly impair integrity of design, materials or feeling.

With origins in the British Arts and Crafts movement, 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. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One-story vernacular examples are often called simply bungalows. 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; decorative attic vents; wood or stucco cladding; and wood frame windows in fixed, double hung and casement varieties.

Significance Statement: The property continues to convey the historic significance of the Craftsman style and retains integrity from its 1913-1916 period of significance. Specifically, the resource at 3352 31<sup>st</sup> Street exhibits a gable roof with wide eave overhang; a partial width half-walled porch; tapered, square porch columns; wood cladding and wide wooden windows. The resource at 3350

31<sup>st</sup> Street exhibits a low pitched gable roof with unenclosed eaves and exposed roof rafters; a partial width porch; wood cladding and decorative roof vents. Therefore, staff recommends designation of the subject property 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 subject property at 3352 31<sup>st</sup> Street was built by E.K. Young. E.K. Young has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Additionally, research into the construction of the property at 3350 31<sup>st</sup> Street failed to conclusively identify a builder, designer or architect. Therefore, staff does not recommend designation under HRB Criterion D.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 3350-3352 31<sup>st</sup> Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

The property at 3350-3352 31<sup>st</sup> Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

#### OTHER CONSIDERATIONS

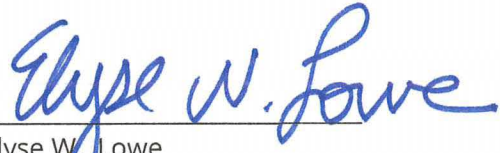
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the A.D. and Sarah Marks House located at 3350-3352 31<sup>st</sup> Street be designated with a period of significance of 1913-1916 under HRB Criterion C. The designation excludes the garage and rear additions to 3352 31<sup>st</sup> Street not present on the 1921 Sanborn Map. 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.



Suzanne Segur  
Assistant Planner



Elyse W. Lowe  
Deputy Director

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Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 1/26/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/26/2017, to consider the historical designation of the **A.D. and Sarah Marks House** (owned by Jeffrey M. and Victoria E. Penick, 3350 31st Street, San Diego, CA 92104) located at **3350-3352 31st Street, San Diego, CA 92104**, APN: **453-492-25-00**, further described as BLK 2 LOTS 37 & 38 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 A.D. and Sarah Marks 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 Craftsman style and retains a good level of architectural integrity from its 1913-1916 period of significance. Specifically, the resource at 3352 31<sup>st</sup> Street exhibits a gable roof with wide eave overhang; a partial width half-walled porch; tapered, square porch columns; wood cladding and wide wooden windows. The resource at 3350 31<sup>st</sup> Street exhibits a low pitched gable roof with unenclosed eaves and exposed roof rafters; a partial width porch; wood cladding and decorative roof vents. 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 garage and rear additions to 3352 31<sup>st</sup> Street not present on the 1921 Sanborn Map.

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: \_\_\_\_\_  
COURTNEY ANN COYLE, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney