



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: June 8, 2017 REPORT NO. HRB-17-035

HEARING DATE: June 22, 2017

SUBJECT: **ITEM #7 – William Straw House**

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

APPLICANT: Daniel and Radha Canepa represented by Scott A. Moomjian

LOCATION: 1306 Torrance Street, 92103, Uptown Community, Council District 3  
APN 451-241-01-00

DESCRIPTION: Consider the designation of the William Straw House located at 1306 Torrance Street as a historical resource.

### STAFF RECOMMENDATION

Designate the William Straw House located at 1306 Torrance Street as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes additions completed after the 1912 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 1912 period of significance. Specifically, the resource retains its wrap around porch supported by square pillars, exterior wood shingle and wood lap siding, gable roof, wood, multi-light double hung windows, rounded, exposed rafter ends, and decorative knee braces.

### 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 property is located in the Marine View neighborhood of the Mission Hills community. The area is predominantly single family residential.

The property was identified in the 2016 Uptown Survey and given a Status Code of 5D3, "Appears to be a contributor to a district that appears eligible for location listing or designation through survey evaluation."

The historic name of the resource, the William Straw House has been identified consistent with the Board's adopted naming policy and reflects the name of owner who constructed the house as their personal residence.

## ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian 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.*

Constructed in 1912, the Craftsman style house is two stories and located on a corner lot. The exterior of the house is sheathed with wood shingles on the second floor and wood lap siding on the 1<sup>st</sup> floor that flares at the stem wall. The windows are predominantly wood divided light double hung windows. The main façade of the house fronts on to Torrance Streets and features a wraparound porch covered by the gable roof of the main house. The porch is supported by large square pillars reminiscent of the porch supports typically found on a Prairie style house. The porch supports rest atop of a low wall sheathed with wood lap siding. The porch is accessed at the southwest corner via concrete steps with low concrete side walls. The steps lead straight to the main entrance. To the right of the main entrance is a tripartite window with a large fixed window flanked by double hung windows. The second floor features a large gable roof dormer immediately adjacent to a smaller shed roof dormer. A simple brick chimney is located directly behind the shed roof dormer.

The east façade of the building fronts on to Kite Street. The porch area of the Kite façade showcases the bottom half of the brick chimney flanked by small double hung windows. The porch terminates with French doors that access the porch. To the right of the porch is an oriel window with a shed roof and siding flaring at the bottom. The oriel features two small double hung windows and is flanked by two larger double hung windows. The second floor of this façade features two evenly spaced double hung windows. The gable end showcases knee braces at regular intervals.

The north (rear) façade of the house features a large shed dormer at the second floor with a number of windows. A simple brick chimney is located at the west side of the dormer. The first floor displays a small pop-out and a one story gable roof addition with a small deck to access the rear yard. The addition was designed to match the historic house.

The west façade pops out behind the main façade. The first floor features a rounded bay window with small double hung windows on each angle. The second floor has one window located toward the rear. Similar knee braces and detailing as the east façade are displayed on this façade.

A detached garage is located at the northeast corner of the property. The one car garage is one and a half stories and is accessed via Kite Street. The front façade of the garage features wide lap siding and a solid wood tilt up garage door.

Over the years there have been some modifications to the house. The most visible modification is the introduction of a pebbled surface at the front walk and steps. In 1956, the original garage was removed and replaced with a new garage in the same location. A one story addition located at the northwest corner of the house was completed in 1999. The addition matches the historic design and material of the original house. While not considered consistent with the US Secretary of the Interior's Standards, the addition is located at the rear with minimal visibility. The modifications do not detract from the character-defining features of the house.

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 its wrap around porch supported by square pillars, exterior wood shingle and wood lap siding, gable roof, wood, multi-light double hung windows, rounded, exposed rafter ends, and decorative knee braces. Therefore, staff recommends designation under HRB Criterion C.

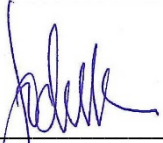
#### OTHER CONSIDERATIONS

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

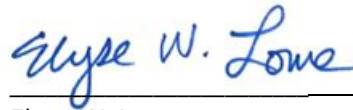
Based on the information submitted and staff's field check, it is recommended that the William Straw House located at 1306 Torrance Street be designated with a period of significance of 1912

under HRB Criterion C as a good example of a Craftsman style house. The designation excludes additions completed after the 1912 period of significance.



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Jodie Brown, AICP  
Senior Planner



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Elyse W. Lowe  
Deputy Director  
Development Services Department

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Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 6/22/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/22/2017, to consider the historical designation of the **William Straw House** (owned by Daniel J. and Radha Canepa, Torrance Street, San Diego, CA 92103) located at **1306 Torrance Street, San Diego, CA 92103**, APN: **451-241-01-00**, further described as BLK 4 LOT 1 ST CLSD ADJ & 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 William Straw 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 1912 period of significance. Specifically, the resource retains its wrap around porch supported by square pillars, exterior wood shingle and wood lap siding, gable roof, wood, multi-light double hung windows, rounded, exposed rafter ends, and decorative knee braces. 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 additions completed after the 1912 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: N/A

BY: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

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