



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 13, 2018 REPORT NO. HRB-18-045

HEARING DATE: September 27, 2018

SUBJECT: **ITEM #7 – Frank & Mary Claussen House**

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

APPLICANT: David Fulton & Tiara Wulandari; represented by I.S. Architecture

LOCATION: 3544 Texas Street, North Park Community, Council District 3
APN 453-311-22-00

DESCRIPTION: Consider the designation of the Frank and Mary Claussen House located at 3544 Texas Street as a historical resource.

STAFF RECOMMENDATION

Designate the Frank and Mary Claussen House located at 3544 Texas Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the freestanding garage which has been significantly modified. 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 and retains a good level of architectural integrity from its 1913 period of significance. Specifically, the resource is characterized by a low-pitched gable roof with wide overhanging eaves, Asian-inspired roof flare detailing, exposed rafter tails, full-width front porch with battered columns, wood siding and grouped, 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 resource is located two blocks north of Balboa Park within the residential community of North Park. The Frank and Mary Claussen House is a good example of a Craftsman style home with Asian influences which retains a high level of integrity.

The property was located within the boundary of the 2016 North Park Survey Report, but was not identified in the survey because the property was not evaluated.

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

ANALYSIS

A Historical Resource Research Report was prepared by I.S. Architecture, 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 property located at 3544 Texas Street is a single-family residence located two blocks north of Balboa Park. The one-and-a-half story property and its freestanding garage were constructed in 1913.

The house is rectangular with the main portion covered by a gabled roof with moderately overhanging eaves and exposed rafter tails. The entrance is accessed by a full-width porch on the front façade with tripartite wood windows on either side of the centered front door. Two large, tapered, battered columns support the exterior corners of the porch. A large, center cross-gabled dormer on the east elevation makes up the upper half story with the ends of its vergeboards flaring upward, showcasing its Asian elements. Faux beam ends at the gable's peak strengthen its Asian influences. The house features wooden windows in a variety of fixed, casement, and double hung styles as well as a large brick chimney on its south facade. The entire house is covered with wood drop siding.

Limited modifications have occurred to the property since its 1913 construction. Changes to the wood shingles roofing were noted in the 1950 Sanborn maps with the original being replaced to asphalt-composite shingles at an unknown date. The existing service porch had an addition of a small open deck on the southwest corner of the house at an unknown date and the addition of the "I" shaped wood railing to the east side of the front porch were also added at an unknown date. Additionally, the freestanding garage has had its doors removed which is why it is excluded from the designation. Despite these limited modifications, they do not impair the overall integrity of the property's location, design, materials, workmanship, feeling and association.

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 house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a low-pitched gable roof with wide overhanging eaves, Asian-inspired roof flare detailing, exposed rafter tails, full-width front porch with battered columns, wood siding and grouped, wood windows. 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 Frank and Mary Claussen House located at 3544 Texas Street be designated with a period of significance of 1913 under HRB Criterion C. The designation excludes the freestanding garage which has been significantly modified.



Emma Haggerty
Assistant Planner



Sonnier Francisco
Senior Planner/HRB Liaison

EH/am

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/27/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/27/2018, to consider the historical designation of the **Harry Turner/ Bristow and Lyman House** (owned by Bollard/Bridges Trust 05-02-05, 1808 Altamira Place, San Diego, CA 92103) located at **1808 Altamira Place, San Diego, CA 92103**, APN: **443-140-37-00**, further described as BLK A LOTS 20 & 21 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 Harry Turner/ Bristow and Lyman 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 Prairie style with Spanish Renaissance influences and retains a good level of architectural integrity from its 1914 period of significance. Specifically, the resource exhibits a low pitched, hipped tile roof with wide overhanging boxed eaves; decorative soffit; leaded glass wood windows; geometric paneling and decorative trellis. 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 proposed Master Architects Bristow and Lyman and retains integrity as it relates to the original design. Specifically, the resource is a good example of Bristow and Lyman's work in the Prairie style with Spanish Renaissance influence and expresses a quality of craftsmanship seen in the partnership's other known works. 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 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: _____
JEREMY JUNG,
Deputy City Attorney