



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 11, 2019 REPORT NO. HRB 19-013

HEARING DATE: April 25, 2019

SUBJECT: **ITEM #8 – Arthur and Nannie McAlexander House**

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

APPLICANT: KC Kruger and Marissa Wiley

LOCATION: 3382 33rd Street, North Park Community, Council District 3
APN 453-512-29-00

DESCRIPTION: Consider the designation of the Arthur and Nannie McAlexander House located at 3382 33rd Street as a historical resource.

STAFF RECOMMENDATION

Designate the Arthur and Nannie McAlexander House located at 3382 33rd Street as a historical resource with a period of significance of 1923 under HRB Criterion C. The designation excludes the detached garage and rear twenty-five square foot laundry room addition constructed outside of the 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 period of significance. Specifically, the resource displays a double gabled roof with wide, overhanging eaves, decorative knee braces and attic vents, partial width front porch, combination of wood shingle with clapboard siding, brick chimney and fenestration consisting of wood double hung sash 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 resource is a one story, single-family residence constructed in 1923 in the Craftsman Style. The building sits on an interior lot with its primary façade facing 33rd Street.

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 Arthur and Nannie McAlexander House, has been identified consistent with the Board's adopted naming policy and reflects the name of Arthur and Nannie McAlexander, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by the property owner 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 subject resource is a one story, single-family residence constructed in 1923 in the Craftsman Style. The house features a front facing double gable roof with wide, overhanging eaves supported by decorative triangular knee braces. Beneath the apex of the gables are decorative attic vents. A brick chimney appears on the south façade. The top portion of the house is clad in horizontal clapboard siding with wood shingles below, separated by a belt course.

A concrete walkway leads from the street to the house's partially covered concrete front porch and entry. The house retains its original wooden front door with beveled glass window. Two one-over-one double hung wood sash windows flank the front door on the primary façade. Fenestration on the rest of the house consists of wood one-over-one double hung sash windows.

The original detached garage can be accessed by the alley in the rear. The garage has been significantly modified since its date of construction and is not proposed for inclusion in the designation.

Modifications include a rear laundry room addition (25 square foot) completed circa. 1940, the addition of rain gutters and three windows replacements at an unknown date. The windows were replaced within their original openings with vinyl replacements; including two windows on the south elevation and a tripartite window on the north elevation. These modifications do not significantly impair integrity of design, materials, workmanship or feeling and the building retains integrity as it relates to architectural significance.

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 Craftsman Style and retains a good level of architectural integrity from its period of significance. Specifically, the resource displays a double gabled roof with wide, overhanging eaves, decorative knee braces and attic vents, partial width front porch, combination of wood shingle with clapboard siding, brick chimney and fenestration consisting of wood double hung sash windows.

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 Arthur and Nannie McAlexander House located at 3382 33rd Street be designated as a historical resource with a period of significance of 1923 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Craftsman style architecture and retains integrity. The designation excludes the detached garage and rear twenty-five square foot laundry room addition constructed outside of the period of significance.


Shannon Anthony
Junior Planner


Suzanne Segur
Senior Planner

SA/ss

Attachments:

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

RESOLUTION NUMBER N/A

ADOPTED ON 4/25/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/25/2019, to consider the historical designation of the **Arthur and Nannie McAlexander House** (owned by KC C Kruger and Marissa E Wiley, 3382 33rd Street, San Diego, CA 92104) located at **3382 33rd Street, San Diego, CA 92104**, APN: **453-512-29-00**, further described as BLK B LOT 29 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 Arthur and Nannie McAlexander 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 1923 period of significance. Specifically, the resource displays a double gabled roof with wide, overhanging eaves, decorative knee braces and attic vents, partial width front porch, combination of wood shingle with clapboard siding, brick chimney and fenestration consisting of wood double hung sash 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 detached garage and rear twenty-five square-foot laundry room addition constructed outside of the 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