



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: January 22, 2016 REPORT NO. HRB-16-006

ATTENTION: Historical Resources Board  
Agenda of January 28, 2016

SUBJECT: **ITEM #11 – William and Cynthia Hall House**

APPLICANT: Emily and Ralph Lufkin

LOCATION: 4180 3<sup>rd</sup> Avenue, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the William and Cynthia Hall House located at 4180 3<sup>rd</sup> Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the William and Cynthia Hall House located at 4180 3<sup>rd</sup> Avenue as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation includes the Claycraft fireplace, Gumwood built-in desk and bookcase flanking the fireplace in the living room, the Gumwood sideboard in the dining room and the Gumwood moldings throughout the living and dining room. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a medium pitched gable roof with jerkinhead, deep overhangs, wood lap siding on the upper level and stucco on the lower level, wood divided light casement and fixed windows, front façade garage and one story with a lower basement level not visible from the public right of way.

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 a heavily populated area with a predominance of multi-family homes.

The building is located on APN 444-511-13. The property was identified in the 2007 Draft Uptown Survey and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the William and Cynthia Hall House has been identified consistent with the Board's adopted naming policy and reflects the name of the Halls who constructed the house as their personal residence. William and Cynthia Hall were verified by the Lot and County Block book and the Water and Sewer records as the first owners of record.

## 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.*

Constructed in the Craftsman style, the house was built in 1926 as evidenced by the Water and Sewer Record and the County Lot and Block book. The house is sited close to the street and features a medium pitched gable roof with jerkinhead sheathed in asphalt shingles. The gable roof has a deep overhang and boxed eaves and false beams. The exterior of the house is sheathed with horizontal lap siding.

The front façade is dominated by the garage that extends out slightly past the main façade of the house. The garage doors are located below a large wood rectangular vent and a jerkinhead roof. The garage doors are not original to the house, but were designed to match the window light pattern. The main entrance is located to right of the garage doors. The main entrance is a wood and glass door flanked by a casement pair on either side. A small shed roof supported by triangular knee braces covers the main entrance. The front entrance is surrounded by a low brick wall creating an open patio area.

The south elevation slopes down into the canyon. The upper floor of the house is lap siding while the lower basement level features stucco. The south side of the garage features a single rectangular window with larger casement windows further along the wall plane. The basement level is accessed via wood stairs. The level features a number of evenly spaced doors and windows along the wall plane. The southwest corner features a small gable roof over an entrance. The main entrance to the lower level is similar to the upper level with a wood and glass door flanked by casement windows.

The west elevation features a deck on the upper level with evenly spaced windows on the wall plane. The lower level provides access to a patio area via a single door with a small gable roof over the door. The north elevation also features evenly spaced windows on the plane.

The property owner is also requesting inclusion of select interior features. They are proposing to include the Claycraft fireplace, Gumwood built-in desk and bookcase flanking the fireplace in the living room, the Gumwood sideboard in the dining room and the Gumwood moldings throughout the living and dining room.

Modifications to the house are limited to the garage doors. It appears that the original doors were replaced in 2014. Additionally, a section of the porch wall was rebuilt at an unknown time.

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; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a medium pitched gable roof with jerkinhead, deep overhangs, wood lap siding on the upper level and stucco on the lower level, wood divided light casement and fixed windows, front façade garage and one story with a lower basement level not visible from the public right of way. Therefore, staff recommends designation under HRB Criterion C.

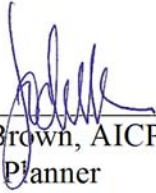
#### OTHER CONSIDERATIONS

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 William and Cynthia Hall House located at 4180 3<sup>rd</sup> Avenue be designated with a period of significance of 1926 under HRB Criterion C as a good example of a Craftsman style house. The designation includes the Claycraft fireplace, Gumwood built-in desk and bookcase flanking the fireplace in the living room, the Gumwood sideboard in the dining room and the Gumwood moldings throughout the living and dining room. 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.



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Jodie Brown, AICP  
Senior Planner



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Kelley Stanco  
Senior Planner/HRB Liaison

JB/ks

Attachment(s):

1. Draft Resolution
2. Staff photos of interior elements to be included in the designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 1/28/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/28/2016, to consider the historical designation of the **William and Cynthia Hall House** (owned by Emily and Ralph Lufkin, 4180 3rd Avenue, San Diego, CA 92103) located at **4180 3rd Avenue, San Diego, CA 92103**, APN: **444-511-13-00**, further described as BLK 11 LOT 21 ST CLSD ADJ & LOT 20 &/EXC NLY 15FT/ 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 and Cynthia Hall House on the following finding:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a medium pitched gable roof with jerkinhead, deep overhangs, wood lap siding on the upper level and stucco on the lower level, wood divided light casement and fixed windows, front façade garage and one story with a lower basement level not visible from the public right of way. 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 include the Claycraft fireplace, Gumwood built-in desk and bookcase flanking the fireplace in the living room, the Gumwood sideboard in the dining room and the Gumwood moldings throughout the living and dining room.

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: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED: JAN I. GOLDSMITH,  
CITY ATTORNEY

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



# STAFF PHOTOS OF INTERIOR ELEMENTS TO BE INCLUDED IN THE DESIGNATION

4180 3rd Avenue Floor Plan  
not to scale

