



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

DATE ISSUED: February 11, 2016 REPORT NO. HRB-16-014

ATTENTION: Historical Resources Board  
Agenda of February 25, 2016

SUBJECT: **ITEM #9 – Joseph Sr. and Therese Strasser House**

APPLICANT: Nadav Goldschmied and Inna Fishman represented by Archaeos

LOCATION: 4416 Georgia Street, 92116, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Joseph Sr. and Therese Strasser House located at 4416 Georgia Street as a historical resource.

STAFF RECOMMENDATION

Designate the Joseph Sr. and Therese Strasser House located at 4416 Georgia Street as a historical resource with a period of significance of 1913 under HRB Criteria C. The designation excludes the additions at the northwest and southwest corners. This recommendation is based on the following finding:

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 period of significance. Specifically, the resource has a medium pitched gable roof with exposed rafter tails; a centrally located gable roof porch; wood lap siding on the body of the house and wood shingles in the gable ends; angular, wood slated vents in the gable end; wood fixed and double hung windows; and decorative lead glass 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 house is a one-story single family Craftsman residence constructed in 1913 in the University Heights Subdivision of the Greater North Park Community.

The building is located on APN 445-214-10-00. The property is located within the boundary of the draft 2011 North Park survey, but was not identified.

**Planning Department**

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The historic name of the resource, the Joseph Sr. and Therese Strasser House has been identified consistent with the Board's adopted naming policy and reflects the name of the people who constructed the house as their personal residence.

## ANALYSIS

A Historical Resource Research Report was prepared by Ruth Alter with Archaeos 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 1913 in the Craftsman style, the subject house is one story and features a medium pitched cross gable roof with exposed rafter tails. The exterior of the house is sheathed with wood lap siding and features wood shingles in the gable ends. The front porch is centrally located and features low walls with tapered columns at each corner. Access to the front porch is provided via off-center steps which lead directly to the front door. To the left of the front entrance is a fixed window with a transom flanked by double hung windows. The transom features decorative leaded glass. The front porch is flanked by similar fixed/transom windows with the decorative leaded glass. The gable end of the front porch features an angular, wood slated vent that is repeated on the other gable ends.

The south side of the house features a small pop-out sheathed with lap siding and has a hipped roof with exposed rafter tails. The pop-out shed roof feature is replicated on the north side gable end. The north side features two side-by-side gables. The forward gable features the small pop-out and has a pair of French doors with side lights. The secondary gable is an addition that was completed prior to 1956. The addition features two evenly spaced windows on the north side and a set of French doors on the west façade. To the right of the French doors is a gable roofed addition with angled corners and no windows. At the southwest corner of the house is another small gable roof addition with French doors. With the exception of the addition at the southwest corner of the house, they are all sheathed with lap siding to match the original construction. The southwest corner addition has a wider lap siding.

There have been several additions to the house. Based on the Sanborn maps there was an addition prior to 1956 at the northwest corner. The addition added a north facing and a west facing gable. The addition is sheathed with lap siding to match the existing house. There was also an addition at the southwest corner of the house. This addition was completed in 2014. The newer addition is sheathed with a wider lap siding. Each of the additions are not readily visible from the front of the house and do not detract from the overall character-defining features. Other modifications to the house include the replacement of the front door with a Neo-Colonial style door, and the addition of landscaping and hardscaping.

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 house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including medium pitched gable roof with exposed rafter tails; a centrally located gable roof porch; wood lap siding on the body of the house and wood shingles in the gable ends; angular, wood slated vents in the gable end; wood fixed and double hung windows; and decorative lead glass windows. Therefore, the staff recommends designation of the 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 Joseph Sr. and Therese Strasser House located at 4416 Georgia Street be designated with a period of significance of 1913 under HRB Criterion C as a good example of Craftsman style architecture. The designation excludes the additions at the northwest and southwest corners. 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. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 2/25/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/25/2016, to consider the historical designation of the **Joseph Sr. and Therese Strasser House** (owned by Nadav Goldschmied and Inna Fishman, 4416 Georgia Street, San Diego, CA 92116) located at **4416 Georgia Street, San Diego, CA 92116**, APN: **445-214-10-00**, further described as LOT C 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. o**, 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 **Joseph Sr. and Therese Strasser House** on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of a Craftsman style house and retains a good level of architectural integrity from its period of significance. Specifically, the resource has a medium pitched gable roof with exposed rafter tails; a centrally located gable roof porch; wood lap siding on the body of the house and wood shingles in the gable ends; angular, wood slated vents in the gable end; wood fixed and double hung windows; and decorative lead glass 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. o**.

BE IT FURTHER RESOLVED, the designation shall exclude the additions at the northwest and southwest corners.

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