



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

DATE ISSUED: March 12, 2015 REPORT NO. HRB-15-019

ATTENTION: Historical Resources Board  
Agenda of March 26, 2015

SUBJECT: **ITEM #10 – William Smith Spec House #1**

APPLICANT: Nicole M. Hartman represented by Legacy 106, Inc.

LOCATION: 3540 Granada Avenue, 92104, Greater North Park, Council District 3

DESCRIPTION: Consider the designation of the William Smith Spec House #1 located at 3540 Granada Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the William Smith Spec House #1 located at 3540 Granada Avenue as a historical resource with a period of significance of 1923 under HRB Criterion C. The designation excludes 204 square-foot addition to rear of house and 71 square-foot addition to detached garage. 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 exhibits a low pitch gabled roof form; wood clapboard siding; wide unenclosed eaves with exposed purlins; decorative vertical slat attic vents; fenestration consisting of wood double hung windows; and a central partial width front porch with battered wood columns and large stucco piers.

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 Craftsman style single family residence built in 1923 on the west side of Granada Avenue, just south of Capps Street in the West End of the Greater North Park Community.

The building is located on APN 453-402-11-00. The property was identified in the 1996 Mid-City 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 Smith Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of the owner, who constructed the house as a speculation house.

## ANALYSIS

A Historical Resource Research was prepared by Legacy 106, Inc., 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 Craftsman style single family residence built in 1923 of standard wood frame construction on a raised floor foundation. The building is clad in narrow wood clapboard siding and retains an original simple rectangular plan form. The low-pitched gabled roof form is sheathed in composition shingle and features vertical slat attic vents, purlins and wide, unenclosed eaves with rafter tails. The partial width front porch is centered along the symmetrical primary elevation and exhibits a gabled roof supported by battered wood columns and large stucco piers. The porch is accentuated by a decorative vertical slat attic vent opening. Fenestration consists primarily of wood double hung windows. The south (side) elevation consists of wood double hung windows with wide wood plank style surrounds and sill. The stucco chimney pierces the gable roofline. The wall surfacing matches all other elevations with horizontal clapboard siding. The west (rear) elevation displays the gabled roof a non-permitted rear addition, circa 1960. The original wood double hung windows seem to have been reused in this elevation. It is differentiated from the house with horizontal T1-11 type siding and the gable vent has drilled holes in a triangular pattern. The north (side) elevation surfacing is horizontal wood clapboarding matching the rest of the home. Most of the windows are square double hung windows matching the style and finish of other elevations. There is a replacement sliding window in the original opening with wooden surround and sill at the kitchen. This replacement window is set back and minimally visible behind fence. There is a wooden door with glazed panel leading to a concrete stoop. The original detached garage is set back behind the residence at the northwest corner of the property. It has a low pitched front facing gable with open eaves and horizontal clapboard siding matching the home.

Only a few alterations have occurred and are limited to 204 square-foot addition to the rear of house; the 71 square-foot rear expansion of the detached garage; replacement of the kitchen window; removal of purlin ends, which now stop at fascia; and a newly stamped colored concrete at walkway, rear patio, and driveway.

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

Significance Statement: Although there have been some minimally visible alterations to the house, it continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a low-pitch gabled roof form; wood clapboard siding; wide unenclosed eaves with exposed rafters; decorative vertical slat attic vents; fenestration consisting of wood double hung windows; central partial width porch supported by battered wood columns and large stucco piers. Therefore, staff recommends designation of the subject property 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 Smith Spec House #1 located at 3540 Granada Avenue be designated with a period of significance of 1923 under HRB Criterion C. The designation excludes 204 square-foot addition to rear of house and 71 square-foot addition to detached garage. 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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Joseph P. Castro, RA  
Associate Planner



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Kelley Stanco  
Senior Planner/HRB Liaison

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Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 3/26/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/26/2015, to consider the historical designation of the **William Smith Spec House #1** (owned by Nicole M. Hartman, 3540 Granada Avenue, San Diego, CA 92104) located at **3540 Granada Avenue, San Diego, CA 92104**, APN: **453-402-11-00**, further described as BLK 27 LOT 2 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 Smith Spec House #1 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 exhibits a low pitch gabled roof form; wood clapboard siding; wide unenclosed eaves with exposed purlins; decorative vertical slat attic vents; fenestration consisting of wood double hung windows; and a central partial width front porch with battered wood columns and large stucco piers. 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 204 square-foot addition to rear of house and 71 square-foot addition to detached garage.

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: \_\_\_\_\_  
HEATHER FERBERT,  
Deputy City Attorney