



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: April 9, 2015 REPORT NO. HRB-15-021

ATTENTION: Historical Resources Board
Agenda of April 23, 2015

SUBJECT: **ITEM #8 – Russell and Emma Bates Spec House #2**

APPLICANT: Amato Evan and Maria P D Dio represented by Archaeos

LOCATION: 2435 32nd Street, 92104, Greater North Park, Council District 3

DESCRIPTION: Consider the designation of the Russell and Emma Bates Spec House #2 located at 2435 32nd Street as a historical resource.

STAFF RECOMMENDATION

Designate the Russell and Emma Bates Spec House #2 located at 2435 32nd Street as a historical resource with a period of significance of 1927 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the French Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a steeply pitched, hipped, and cross-gabled roof forms; conical-roof turrets; clipped eaves; a asymmetrical front façade; stucco-cladding with light sand texture; and fenestration consisting of wood framed multi-lite casement 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 French Eclectic style single family residence built in 1927 on the east side of 32nd Street, just south of Laurel Street in the Eastern Addition to New San Diego.

The building is located on APN 539-054-05-00. 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 Russell and Emma Bates Spec House #2, 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 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.

The subject resource is a one story French Eclectic style single family residence built in 1927 of standard wood frame construction on a raised floor foundation. The front façade is asymmetrical and the shape is rectangular. The windows are primarily wood framed, multi-lite casements with screens. The house is stucco-clad with a light sand texture. The composition shingle-covered roof is steeply pitched with clipped eaves. Conical-roof turrets are located on the north-west corner and at the entrance. The original wood front door has a pointed arch and speak-easy. There is a pointed arch, fixed pane window at the prominent front gable at the southwest corner. The north (side) elevation shows a conical-roof turret truncating sharply above the side gable. The gable roof transitions to a flat roof, heading towards the rear of residence. There is a partial width wood deck, which is accessed by French doors and a single wood door. The attached garage at the rear is accessed from this elevation. The east (rear) elevation has a wood deck accessed by French doors. The entire rear elevation has a flat roof. The south (side) elevation has a stucco-clad interior chimney with rimmed lip and spark arrester, which pierces the roof. Windows consist of wooden, multi-lite casement and double hung, matching the style and finish of other elevations.

Only a few alterations have occurred and are limited to the replacement and redesign of chimney pot; restuccoing the exterior with a historically appropriate finish; rear windows that were replaced by French doors; added side and rear wooden decks; and newly poured concrete driveway tracks.

Popular largely between 1915 and 1945, French Eclectic was utilized most often in residential architecture and emerged from an increased knowledge of French architecture and an appreciation for French culture. American soldiers, who had served in France during World War I, returned home with a first-hand familiarity with French domestic architecture, particularly from the Normandy and Brittany regions. French Eclectic architecture shows great variety in form and detailing but is united by the characteristic steeply pitched hipped roof with clipped eaves. The asymmetrical variant of the style is the most common subtype, and features an off-center doorway and asymmetrical façade. French Eclectic designs can exhibit any number of different siding types, and often feature dormers as well as double hung and casement windows.

Significance Statement: Although there have been some minimally visible alterations to the house, it continues to convey the historic significance of the French Eclectic style by embodying

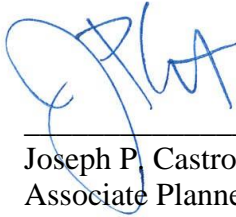
the historic characteristics associated with the style; including steeply pitched, hipped, and cross-gabled roof forms; conical-roof turrets; clipped eaves; an asymmetrical front façade; stucco-cladding with light sand texture; and multi-lite wood casement windows. Therefore, staff recommends designation 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 Russell and Emma Bates Spec House #2 located at 2435 32nd Street be designated with a period of significance of 1927 under HRB Criterion C. 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.



Joseph P. Castro, RA
Associate Planner



Kelley Stanco
Senior Planner/HRB Liaison

jpc/ks

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/23/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/23/2015, to consider the historical designation of the **Russell and Emma Bates Spec House #2** (owned by Amato Evan and Maria P D Dio, 2435 32nd Street, San Diego, CA 92104) located at **2432 32nd Street, San Diego, CA 92104**, APN: **539-054-05-00**, further described as BLK 12 LOT 6 N 48 FT LOT 5 & S 5 FT 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 Russell and Emma Bates Spec House #2 on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the French Eclectic style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource exhibits steeply pitched, hipped, and cross-gabled roof forms; conical-roof turrets; clipped eaves; an asymmetrical front façade; stucco-cladding with light sand texture; and fenestration consisting of wood framed multi-lite casement 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 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