



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

DATE ISSUED: May 14, 2015 REPORT NO. HRB-15-025

ATTENTION: Historical Resources Board  
Agenda of May 28, 2015

SUBJECT: **ITEM #9 – Frederick and Della Haman Spec House #2**

APPLICANT: Victoria Reed represented by Legacy 106, Inc.

LOCATION: 1840 West Montecito Way, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Frederick and Della Haman Spec House #2 located at 1840 West Montecito Way as a historical resource.

STAFF RECOMMENDATION

Designate the Frederick and Della Haman Spec House #2 located at 1840 West Montecito Way as a historical resource with a period of significance of 1919 under HRB Criterion C. The designation includes the built-in cabinet in the dining room and excludes 851 square-foot addition to rear/side of house. 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 low pitch gabled roofs; side gabled porte-cochere; patterned wood shingled surfacing; wide unenclosed eaves with extended angle cut rafters and matching verge boards; decorative vertical slat attic vents; fenestration consisting of grouped single lite casement windows; and a 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 two-story Craftsman style single family residence built in 1919 on the north side of West Montecito Way, just west of Hermosa Way in the Mission Hills neighborhood of San Diego. The building is located on APN 443-441-14-00. The property was identified in the Uptown Historic Survey and given a Status Code of 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Frederick and Della 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 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 two story Craftsman style single family residence built in 1919 of standard wood frame construction on a raised floor foundation. The building is clad in patterned wood shingled surfacing. The house displays many airplane bungalow-like features including the smaller upper level, groupings of casement windows, and wide extending lower gabled rooflines. The front (south) façade features multiple Craftsman roof elaborations including extended roof purlins, vertical slat attic vents at the gable ends, open eaves, and extended angle cut rafter tails and extended matching verge boards. The home has a double front gable design with an extended front gable porch and side gabled porte-cochere. The single family home has a rectangular plan with a partial width front porch with battered square wooden columns sitting on large piers. On the side (west) the prominent stucco chimney pierces the side gabled roof line of the first floor and continues up visibly just above the second floor roof line. The second floor is slightly setback above the wider lower floor. Fenestration on this elevation consists of original wooden single lite casement and fixed windows with wooden surround and sill. The alternating split shingle surfacing continues around the home.

The rear (north) elevation continues the home's gable roof and shows the lower floor addition. Both of the original upper and lower gables retain open eaves, extended purlin beams, vertical slat attic vents and decorative angle cut verge boards and rafters. The third and lowest gable projection has been partially enveloped by rear addition. The rear addition only connects to the original home on the lower level. A wood deck is located at northwest corner of home. Due to decreasing slope, the garage sits below addition with direct entry from alley. Fenestration consists of casement windows on the upper level. The surface material is split wooden shingles on both levels matching those seen on the rest of the home. The side (east) elevation shows the upper and lower front facing gables with angle cut rafters extending out beyond the open eaves, matching the rest of the home. The side gabled porte-cochere is supported by battered square wooden columns sitting on large piers, matching the front porch. The addition is offset from wall plane of original home. The offset blocks the driveway access to the location of the original carriage house. All windows are cased in wide surrounds with wooden sills.

The applicant includes the home's original custom built-in leaded glass cupboard in the designation. This interior feature, located in the dining room, is an important and original defining feature of Craftsman design. The designation of this item is supported by staff. (Attachment 2)

Only a few alterations have occurred and are limited to the removal of the original detached "carriage house" style garage at the rear of parcel and the 851 square-foot addition to the rear/side of house. The original detached "carriage house" was pushed back into the rear yard and was minimally visible from public view. The addition is differentiated from house by offset in wall plane, but it still resembles original home with the use of wood cladding, wood casement windows, exposed rafter tails, a gabled roof, and vertical slat attic vents. Although some are visible, the alterations do not significantly detract from this home's ability to convey its significance as a Craftsman style structure.

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 low pitch gabled roofs; side gabled porte-cochere; wood shingled surfacing; wide unenclosed eaves with extended angle cut rafters and matching verge boards; decorative vertical slat attic vents; fenestration consisting of grouped single lite casement windows; and a partial width front porch with 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 Frederick and Della Haman Spec House #2 located at 1840 West Montecito Way be designated with a period of significance of 1919 under HRB Criterion C. The designation includes the interior built-in cabinet in the dining room and excludes 851 square-foot addition to rear of house.

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

JPC/ks

### Attachments:

1. Draft Resolution
2. Interior element to be included, with map
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 5/28/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/28/2015, to consider the historical designation of the **Frederick and Della Haman Spec House #2** (owned by Victoria Reed, 1840 West Montecito Way, San Diego, CA 92103) located at **1840 West Montecito Way, San Diego, CA 92103**, APN: **443-441-14-00**, further described as BLK 5 LOT 12 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 Frederick and Della Haman Spec House #2 on the following finding:

(1) The property is historically significant under HRB 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 1919 period of significance. Specifically, the resource exhibits low pitch gabled roofs; side gabled porte-cochere; patterned wood shingled surfacing; wide unenclosed eaves with extended angle cut rafters and matching verge boards; decorative vertical slat attic vents; fenestration consisting of grouped single lite casement windows; and a 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 include the interior built-in cabinet in the dining room.

BE IT FURTHER RESOLVED, the designation shall exclude the 851 square-foot addition to rear of house.

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

## A.5 Site Plan with Footprint

Original building footprint. Taken from the Residential Building Record.

The built-in buffet is shown with an arrow and proposed for inclusion in nomination.

