



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 19, 2011 REPORT NO. HRB-11-027

ATTENTION: Historical Resources Board
Agenda of May 26, 2011

SUBJECT: **ITEM #6 – The Harry and Hattie Stone House**

APPLICANT: Giovanna and Nicholas Scheidler; represented by Paul and Sarai Johnson

LOCATION: 3330 Albatross Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Harry and Hattie Stone House located at 3330 Albatross Street as a historical resource.

STAFF RECOMMENDATION

Designate the Harry and Hattie Stone House located at 3330 Albatross Street as a historical resource with a period of significance of 1908-1921 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 Craftsman style architecture and retains a good level of architectural integrity from its 1908-1921 period of significance. Specifically, the resource maintains its decorative concrete block porch, basement and stem wall, wood lap siding, decorative exposed rafter ends, low-pitched hipped roof, and original wood 1/1 double hung and casement windows.



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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 one story Craftsman style house is located in a predominantly single-family residential neighborhood that borders on Arroyo Canyon in the Uptown Community.

The historic name of the resource, the Harry and Hattie Stone House has been identified consistent with the Board's adopted naming policy and reflects the name of original owners who constructed the house as their personal residence.

ANALYSIS

A historical resource research was prepared by Paul and Sarai Johnson, which concludes that the resource is significant under HRB Criteria A, B, and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criteria A and B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The applicant's report suggests that the property is significant under Criterion A, as an example of the unique development of the cultural landscape, architecture, and expansion of the emerging City of San Diego through the prominent Banker's Hill community. The applicant provides historical information on the development of the area, but does not provide a clear analysis of the resource and its contribution to the area's development. There is little to no discussion of the resource's eligibility under HRB Criterion A, particularly relating to how the resource reflects a special element that would be distinct from similar homes in the neighborhood with the same style and architectural period. Therefore, staff does not recommend designation under Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

The applicant's report states that the house is significant due to its association with Harry Stone who originally constructed the house and was the financial secretary of the Chamber of Commerce who brought several military bases to San Diego during 1918-1922. The nomination report lacks sufficient information to determine Stone significance to San Diego's history and development. Therefore, staff does not recommend designation under HRB Criterion B.

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 1908 in the Craftsman style, the house features decorative concrete block at the front porch and stem wall with wood lap siding at the main house. The low pitched hipped roof is sheathed with asphalt shingles and features two small eyebrow dormer vents on the front façade.

The front façade also features a basement garage and window flanking centrally located concrete steps that lead to the front porch. The deeply recessed porch features a slightly off-center main entrance and several wood windows. The windows are a combination of wood 1/1 double hung and casement. The north and south elevations feature windows spaced evenly on the wall plane with two bay windows located on the south side.

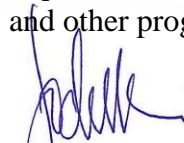
There have been a few modifications to the property since construction; however they do not detract from the character-defining features. There was an addition added to the rear of the house prior to 1921 when it shows up on the Sanborn maps. The addition is discernable by the difference in craftsmanship. Given the early date of construction of the addition and the similarities with the original house, staff has included it in the period of significance. It also appears that at one time the front porch was enclosed, as evidenced by the scarring present on the decorative concrete block. The enclosure was removed sometime prior to 1975 restoring the house to its original appearance. Regardless of the modifications, staff recommends that the house is designated under Criterion C as a good example embodying distinctive characteristics of Craftsman style architecture.

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 Harry and Hattie Stone House located at 3330 Albatross Street be designated with a period of significance of 1908-1921 under HRB Criterion C as a good example of a Craftsman style architecture. Specifically, the resource maintains its decorative concrete block porch, basement and stem wall, wood lap siding, decorative exposed rafter ends, low-pitched hipped roof, and original wood 1/1 double hung and casement windows. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

jb/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/26/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2011, to consider the historical designation of the **Harry and Hattie Stone House** (owned by Giovanna and Nicholas Scheidler, 3330 Albatross Street, San Diego, CA 92103) located at **3330 Albatross Street, San Diego, CA 92103**, APN: **452-537-17-00**, further described as BLK 394 LOT 1 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 Harry and Hattie Stone House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics embodying Craftsman style architecture with a period of significance of 1908-1921. Specifically, the resource maintains its decorative concrete block porch, basement and stem wall, wood lap siding, decorative exposed rafter ends, low-pitched hipped roof, and original wood 1/1 double hung and 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 AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
KEITH BAUERLE
Deputy City Attorney