



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: June 9, 2011 REPORT NO. HRB-11-038

ATTENTION: Historical Resources Board  
Agenda of June 23, 2011

SUBJECT: **ITEM #10 – Sidney O. Spaulding House**

APPLICANT: Jennifer and Mathew James represented by Scott A. Moomjian

LOCATION: 1730 Dale Street, South Park Community, Council District 3

DESCRIPTION: Consider the designation of the Sidney O. Spaulding House located at 1730 Dale Street as a historical resource.

## STAFF RECOMMENDATION

Designate the Sidney O. Spaulding House located at 1730 Dale Street as a historical resource with a period of significance of ca. 1909 under HRB Criterion C. The designation excludes the 92-sq.ft bathroom addition at the northwest corner of the structure. 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 with Tudor influences and retains a good level of integrity from its ca. 1909 period of significance. Specifically, the resource features a steeply pitched front-gabled roof with overhanging eaves and exposed rafter tails, a multi-clad exterior with horizontal clapboard on the 1<sup>st</sup> floor and stucco with decorative half timbering on 2<sup>nd</sup> story, wood framed double hung and fixed windows in various



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shapes and sizes with diamond patterned upper sashes, projecting bays, and a partial-width front porch with stucco and decorative half timbering in the gable-end.

## 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 home is located in the South Park community just east of Balboa Park in the South Park Addition, which was registered on May 17, 1870.

The exact date of construction for this resource is unknown, due to lack of documentation. The notice of completion, sewer and water connection records are not available for this property. The County Lot and Block Book Page revealed the property value in 1907 was \$60 when the original owner acquired it, and was worth a \$100 in 1909 and in 1911, it was reassessed at \$490, this leads staff to believe that the home was built sometime between 1909-1911. Furthermore, the San Diego City Directories listed Sidney O. Spaulding as the original owner in 1909, on Dale Street at the southwest corner of Elm Street, although no one was listed in 1908, this further contributes to the period of significance dating to ca. 1909. Finally, the address changed from 1740 Dale Street to 1730 Dale Street, due to infill development since the date of construction.

The historic name of the resource, the Sidney O. Spaulding House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owner who had the home constructed as their personal residence.

## ANALYSIS

A historical resource research report prepared by Scott Moomjian concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 Sidney O. Spaulding House was constructed in the Craftsman style accented by Tudor influences with a period of significance of ca. 1909. The home is approximately 1,660-sq.ft. with an L-shaped floor plan and a concrete foundation. The roof features a steeply pitched front gabled with overhanging eaves, exposed rafter tails and is sheathed in composition shingles. Along the north and south elevations is a cross-gable that intersects with the front-facing roofline, which is consistent with the Tudor style.

The exterior finish is unique and contributes to the character defining elements of this style, the combination of horizontal shiplap siding on the 1<sup>st</sup> floor and the stucco exterior on the 2<sup>nd</sup> story with decorative half timbering, demonstrates the Tudor influences. A large brick chimney with a faux finish is located on the south elevation and is accompanied by a smaller, unexposed, brick chimney on the north elevation. The fenestration consists primarily of wood double hung and fixed windows in various shapes and sizes. Positioned in ribbons and found on all elevations, are several long, narrow, double hung windows with diamond-patterned upper sash. Projecting bays are present on the north and southwest elevations and feature similar fenestration with diamond patterned upper sashes. Four square wooden posts support the partial-width front porch, which features stucco and half timbering in the gable end. The wood framed front door features a large rectangular fixed pane of glass and is flanked by single light sidelights. The detached garage is located along the southwest property line and retains similar architectural features as the main structure.

Some modifications have occurred since the date of construction. In 2002 Atlas Footing Repair Company, restored a portion of the foundation and in 2004 CL Drafting & Design, Inc. prepared plans for the construction of a small bathroom addition, which was added at the northwest corner above a previously one-story section of the home. This second story addition equals approximately 92-sq.ft. There is a possibility that the second story windows on the north elevation may have been replaced with wood-framed windows with a more simplified design, although this modification was not documented in the nomination report. The garage was altered by the addition of an aluminum slider on the east elevation.

Staff feels this resource is significant under Criterion C, due to the retention of character-defining features of the Craftsman style with Tudor influences and retains a high level of architectural integrity from the ca. 1909 period of significance and therefore recommends designation under 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.

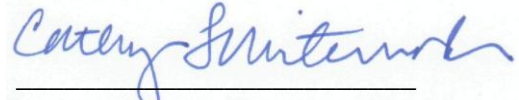
## CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Sidney O. Spaulding House located at 1730 Dale Street be designated with a period of significance of ca. 1909 under HRB Criterion C as a good example of the Craftsman architectural style with Tudor influences. The designation excludes the 92-sq.ft bathroom addition at the northwest corner of the structure. 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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Terra King  
Planning Intern



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Cathy Winterrowd  
Principal Planner/HRB Liaison

TK/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 6/23/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/23/2011, to consider the historical designation of the **Sidney O. Spaulding House** (owned by Jennifer and Mathew James, 1730 Dale Street, San Diego, CA 92102) located at **1730 Dale Street, San Diego, CA 92102**, APN: **539-281-11-00**, further described as BLK 39 LOTS 19 & 20 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 Sidney O. Spaulding House 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 Craftsman style with Tudor influences and retains a good level of architectural integrity from its ca. 1909 period of significance. Specifically, the resource features a steeply pitched, front-gabled roof with overhanging eaves and exposed rafter tails, a multi-clad exterior with horizontal clapboard on the 1<sup>st</sup> floor and stucco with decorative half timbering on 2<sup>nd</sup> story, wood framed double hung and fixed windows in various shapes and sizes with diamond patterned upper sashes, projecting bays, and a partial-width front porch with stucco and decorative half timbering in the gable-end. 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