



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 8, 2011 REPORT NO. HRB-11-063

ATTENTION: Historical Resources Board
Agenda of September 22, 2011

SUBJECT: **ITEM #18 – W.J. Chadwick Spec House #1**

APPLICANT: Rebecca Lesser and Joshua Kayman represented by Paul and Sarai Johnson

LOCATION: 3134 Dale Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the W.J. Chadwick Spec House #1 located at 3134 Dale Street as a historical resource.

STAFF RECOMMENDATION

Designate the W.J. Chadwick Spec House #1 located at 3134 Dale Street as a historical resource with a period of significance of 1920 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 1920 period of significance. Specifically, the resource exhibits a low pitch front gable roof; overhanging eaves; exposed rafter tails; horizontal wood lap siding with a pattern of one wide 8” board and two narrow 3” boards; an entry porch set toward the south end of the façade located under a wide gable roof supported by tapered square wood columns on stucco piers; and fenestration consisting of tri-partite windows with a fixed center pane and 4-lite uppers flanked by 1-over-1 double hung wood frame and sash windows, as well as single-lite double-hung, casement and fixed wood frame 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 house is a one story single family residence located in the residential subdivision of Wallace Heights.

The historic name of the resource, the W.J. Chadwick Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owner who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Johnson & Johnson Architecture, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion A. 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 states that the subject house is significant under HRB Criterion A as a resource that exemplifies community development during North Park's most significant period of growth in the 1920s, when there was a shortage of quality and affordable workman housing that was needed after World War I. While the house does reflect development during this period, there is no evidence to suggest that the house would be considered a special element of that development, as it is not distinct among others of its kind and does not surpass the usual in significance, as required by the Board's Criteria Guidelines. Therefore, staff does not recommend designation under HRB Criterion A.

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 house is a one story Craftsman style bungalow constructed in 1920 and features a low pitch front gable roof with asphalt shingles and clay tile ridges; overhanging eaves; exposed rafter tails; horizontal wood lap siding with a pattern of one wide 8" board and two narrow 3" boards, all over wood frame construction; a brick chimney on the south façade; and a raised wood floor framing system on concrete footings. The entry porch is set toward the south end of the façade and is located under a wide gable roof supported by tapered square wood columns on stucco piers. Horizontal attic vents with wood framing are located in the gable end. The porch floor features a perimeter concrete footing with a wood board deck, and a short wood railing with narrow pickets encloses the porch. The entry door is slightly off-center on the main façade and is framed by tri-partite windows consisting of a fixed center pane with 4-lite uppers flanked by 1-over-1 double hung wood frame and sash windows. Remaining fenestration on secondary facades consists of single-lite double-hung, casement and fixed wood frame windows. A detached one-car garage is located at the rear of the lot.

Modifications include a very small laundry room addition at the rear constructed at an unknown date using a single, narrow width lap siding; stuccoing at the brick chimney below the eaveline;

in-kind replacement of the ribbon driveway; and installation of a wood fence. The modifications are very minor and do not significantly impair the building's integrity. Overall, the building continues to convey the character defining features of the Craftsman style and retains a high degree of integrity from its 1920 date of construction. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

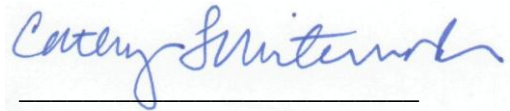
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the W.J. Chadwick Spec House #1 located at 3134 Dale Street be designated with a period of significance of 1920 under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman style architecture and retains integrity. 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/22/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/22/2011, to consider the historical designation of the **W.J. Chadwick Spec House #1** (owned by Joshua Kayman and Rebecca Lesser, 3134 Dale Street, San Diego, CA 92104) located at **3134 Dale Street, San Diego, CA 92104**, APN: **452-532-15-00**, further described as BLK A LOTS 25 TO 28 N 47 FT OF S 87 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 W.J. Chadwick Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C as a resource that 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 1920 period of significance. Specifically, the resource exhibits a low pitch front gable roof; overhanging eaves; exposed rafter tails; horizontal wood lap siding with a pattern of one wide 8" board and two narrow 3" boards; an entry porch set toward the south end of the façade located under a wide gable roof supported by tapered square wood columns on stucco piers; and fenestration consisting of tri-partite windows with a fixed center pane and 4-lite uppers flanked by 1-over-1 double hung wood frame and sash windows, as well as single-lite double-hung, casement and fixed wood frame 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