



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

DATE ISSUED: March 18, 2014 REPORT NO. HRB-14-025

ATTENTION: Historical Resources Board  
Agenda of March 27, 2014

SUBJECT: **ITEM #12 – The United States Holding Company Spec House**

APPLICANT: Charles and Sally Stovall represented by Jaye MacAskill

LOCATION: 2304 Juan Street, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the United States Holding Company Spec House located 2304 Juan Street as a historical resource.

STAFF RECOMMENDATION

Designate the United States Holding Company Spec House located at 2304 Juan Street as a historical resource with a period of significance of 1954 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 Custom Ranch style and retains a good level of architectural integrity from its period of significance. Specifically, the resource maintains its low horizontal massing in an “L” shape form with a cross gable roof and closed rafter ends; board and batten siding; brick in a running bond pattern at the front entrance area; prominent brick chimney; off center wood cupola; and multi-light wood and steel 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 property is located east of Old Town in a neighborhood of predominantly single-family homes.

The building is located on APN 443-340-43-00. The property was identified in the 2007 Draft Uptown 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 United States Holding Company Spec House has been identified consistent with the Board's adopted naming policy and reflects the name of company that constructed the house as a speculation house.

## ANALYSIS

A historical resource research report was prepared by Jaye MacAskill, 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 property was constructed 1954 in the Custom Ranch style. The house features a low horizontal massing in an "L" shape with a cross gable roof. The roof has a low pitch and is sheathed with dimensional asphalt shingles and features closed rafter ends. The roof ridge features a cupola with a small hipped roof sheathed with board and batten siding similar to the house and a decorative weather vane. The exterior is sheathed with board and batten siding on the majority of the house with brick at the front entrance. The brick is laid in a running bond pattern and covers the area from the front door to the inner edge of the garage. The chimney, which penetrates the roof to the right of the front door, is also sheathed in brick. Fenestration consists of multi light wood casement windows at the front façade and multi light steel casement and fixed windows at the rear and sides of the house.

The west (main) façade features a centrally located entrance recessed under the main roof. The front entrance is a simply designed multi-light wood and glass door with cross members on the lower half of the door. The recessed porch also features a pair 6-light casement window to the right and a small corner bay window to the left. The southwest portion of the façade features a pair of multi-light diamond paned wood casement windows set within the board and batten siding. The southeast corner of the house features an attached two car garage with a metal sectional roll up garage door. The rear of the house features a steel casement corner window at the northwest corner adjacent to a recessed porch. The porch area features two steel windows and is adjacent to another large corner window. Access to the rear yard is provided via a door from the dining room, on the eastern end of the home, and the door is styled similar to the front door. Additionally, the dining room features two large multi-light fixed steel windows.

There have been minor changes to the property which include the replacement of the garage door and replacement of the original wood shingle roof with dimensional asphalt shingles. These modifications do not detract from the character-defining features and are consistent with the U.S. Secretary of the Interior's Standards.

The San Diego Modernism Context Statement identifies the primary and secondary character defining features of the Custom Ranch style, which includes horizontal massing, wide to the street; single story; custom details such as large wood windows; or large prominent brick or stone chimneys; prominent low-sloped gabled or hipped roofs with deep overhangs; sprawling

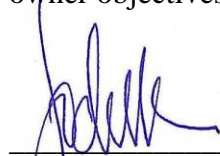
floor plan frequently “L” or “U” shaped around a central courtyard; large attached carports or garages; and expensive building materials including wood shingle roofing , wood siding, brick, etc. The subject house exhibits all of these primary and secondary character defining features and retains sufficient integrity to its 1954 date of construction. Therefore, staff recommends designation of the house at 2304 Juan Street 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 United States Holding Company Spec House located at 2304 Juan Street be designated with a period of significance of 1954 under HRB Criterion C. The house is a good example of the Custom Ranch style retaining its character defining features, which include its low horizontal massing in an “L” shape form with a cross gable roof and closed rafter ends; board and batten siding; brick in a running bond pattern at the front entrance area; prominent brick chimney; off center wood cupola; and multi-light wood and steel 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.



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Jodie Brown, AICP  
Senior Planner



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Cathy Winterrowd  
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 3/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/27/2014, to consider the historical designation of the **United States Holding Company Spec House** (owned by Charles R. and Sally I. Stovall, 2304 Juan Street, San Diego, CA 92103) located at **2304 Juan Street, San Diego, CA 92103**, APN: **443-340-43-00**, further described as BLK 520 LOT 4/EXC ST OP/&/EXC NW 86 FT/& ST CLSD ADJ 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 United States Holding Company Spec House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of a Custom Ranch style and retains a good level of architectural integrity from its 1954 period of significance. Specifically, the resource maintains its low horizontal massing in an "L" shape form with a cross gable roof and closed rafter ends; board and batten siding; brick in a running bond pattern at the front entrance area; prominent brick chimney; off center wood cupola; and multi-light wood and steel 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: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney