



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: July 12, 2024 REPORT NO. HRB-24-027

HEARING DATE: July 25, 2024

SUBJECT: **ITEM #7 – Ethel and John West House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Sullivan John & Marta Family trust 02-08-12; represented by Legacy 106, Inc.

LOCATION: 3204 Goldsmith Street, Peninsula Community, Council District 2  
APN 450-336-11-00

DESCRIPTION: Consider the designation of the Ethel and John West House located at 3204 Goldsmith Street as a historical resource.

### STAFF RECOMMENDATION

Designate the Ethel and John West House located at 3204 Goldsmith Street as a historical resource with a period of significance of 1914 under HRB Criterion C. The designation includes the original detached garage. The interior features included in the designation are the gumwood coffered ceiling in the living room, brick fireplace with two flanking gumwood benches, and wainscoting and window and door surrounds at the entry, living room, and dining room. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style and retains integrity from its 1914 period of significance. Specifically, the resource features a front-facing gable roof with gabled dormers; wide overhanging eaves; exposed rafters; lattice attic vents; triangular knee braces; wood shingle exterior; square brick columns supporting the recessed front porch; recessed window lintel details; oriel bay projections; fenestration consisting of wooden divided-lite casement, cottage, fixed, and awning window sets with wood board surrounds; and interior features including gumwood coffered ceiling, wainscoting, window and door surrounds, and brick fireplace with two flanking gumwood benches.

### 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 has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Ethel and John West House, has been identified consistent with the Board's adopted naming policy and reflects the name of Ethel G. West and John F. West, who constructed the house as their personal residence.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [\*Guidelines for the Application of Historical Resources Board Designation Criteria\*](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

#### ANALYSIS

The property located at 3204 Goldsmith Street is a two-story, Craftsman style single-family residential building constructed in 1914 in the Peninsula Community Planning Area. Other buildings and structures present on site include a 1914 detached garage. The property is located on a corner lot in the Loma Portal neighborhood among similarly-scaled single-family residential buildings. The property is in its original location.

Since its construction in 1914 the property has been modified as follows: the 1994 replacement of the original northwest (side) elevation porch with a larger one, the replacement of the original wood shingle roof (per the 1921 Sanborn map) with an aluminum shingle roof in the 1990s, a 2003 in-kind door and window replacement/rehabilitation project through the Quieter Homes Program, the c. 2015 addition of front porch and northwest side elevation porch slate flooring and front porch ornamental wood posts, the 2019 removal of projecting rafter tails, the post-2021 restoration of interior elements, the restoration of the front porch in 2022 which removed the non-original flooring and ornamental wood posts, and the post-2022 addition of the front yard pergola and perimeter fence. Of all the aforementioned construction, City Staff reviewed only the 2003 Quieter Homes Program rehabilitation project and the 2022 front porch restoration project and determined them consistent with the Secretary of Interior Standards. An ongoing building project application is currently being reviewed to permit a c.2018 garage alteration project.

A Historical Resource Research Report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB 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 property was constructed as a shingle-clad Craftsman residence in 1914. It has a prominent medium-pitched front-facing gable roof with wide overhanging eaves, exposed rafters, and aluminum roof shingles. Three gabled dormers are present on the southeast elevation, and two interior brick chimneys are present at the center of the structure. Lattice gable vents and triangular knee braces are present on all gables. The building is clad with multi-width painted shingles in a regular course throughout. All windows are surrounded by Craftsman-style flat wood board trim. The resource is located on a corner lot and the building exhibits two highly visible elevations with character-defining features. Fenestration consists of ribbon, single, and paired sets of wood divided-lite windows, tripartite cottage style wood windows, fixed wood windows, and wooden awning windows. On the southwest elevation, a recessed window with lintel detail is visible. Other character defining features include a front covered patio with square brick columns and two oriel window bays with triangular knee brace details.

The rectangular plan detached garage is original to the property based on the Assessors Building Record, Sanborn Maps and historical photos. The structure retains its original footprint and parapet details. Window and door openings on the southwest garage façade were modified c.2018. City staff is currently reviewing an application to permit this construction work. As the detached garage has maintained its exterior shingle design, original parapet detailing, and building footprint, staff recommends including this original accessory building in the designation as it dates to the 1914 period of significance.

Circa 2021, the current owners retained a wood restoration consultant to remove white paint from the original gumwood interior elements in the entry, living room, and dining room. The owners also removed the non-original green granite on the fireplace surround. The restored elements include gumwood wainscoting and window and door surrounds in the entry, living room, and dining room. Additionally, the owners also restored the coffered ceiling in the living room, as well as the two gumwood benches. These interior elements are original to the 1914 period of significance and are consistent with the Craftsman style of the residence and have been included by the property owner in the nomination.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of Craftsman style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains overall integrity of design, materials and workmanship despite the modifications. Specifically, the 1994 northwest elevation porch construction was limited to a secondary elevation, and the 1990s non-in-kind roof replacement introduced dimensional aluminum shingles that are compatible in character with the Craftsman style. The 2003 Quieter Homes Program in-kind door and window replacement/rehabilitation project was reviewed by City staff and determined to be consistent with the Secretary of Interior Standards. The front porch post and flooring alterations were restored in 2022 based on historical photos. The

2019 removal of the original rafter tails and the northwest elevation porch slate flooring addition do not impair the building's integrity to the point that it no longer embodies the Craftsman style. Therefore, the property does retain integrity to its 1914 period of significance under HRB Criterion C.

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 or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a front-facing gable roof with gabled dormers; wide overhanging eaves; exposed rafters; lattice attic vents; triangular knee braces; wood shingle exterior; square brick columns supporting the recessed front porch; recessed window lintel details; oriel bay projections; fenestration consisting of wooden divided-lite casement, cottage, fixed, and awning window sets with wood board surrounds; and interior features including gumwood coffered ceiling, wainscoting, window and door surrounds, fireplace with brick surround, and flanking gumwood benches. Therefore, staff recommends designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

Research into the construction of the property at 3204 Goldsmith Street failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D. As the property is not significant under Criterion D, an evaluation of integrity as it relates to Criterion D is not relevant or required.

#### OTHER CONSIDERATIONS

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. 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 Ethel and John West House located at 3204 Goldsmith Street be designated as a historical resource with a period of significance of 1914 under HRB Criterion C as an example of the Craftsman style. The

designation includes the original detached garage. The interior features included in the designation are the gumwood coffered ceiling in the living room, brick fireplace with two flanking gumwood benches, and wainscoting and window and door surrounds at the entry, living room, and dining room.



Alvin Lin  
Associate Planner  
City Planning Department



Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

AL/ss

Attachment(s):

1. Draft Resolution
2. Interior elements proposed for designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 7/25/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/25/2024, to consider the historical designation of the **Ethel and John West House** (owned by Sullivan John & Marta Family Trust 02-08-12, 3204 Goldsmith Street, San Diego, CA 92106) located at **3204 Goldsmith Street, San Diego, CA 92106**, APN: **450-336-11-00**, further described as PAR 2 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 **Ethel and John West 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 the Craftsman style and retains integrity from its 1914 period of significance. Specifically, the resource a front-facing gable roof with gabled dormers; wide overhanging eaves; exposed rafters; lattice attic vents; triangular knee braces; wood shingle exterior; square brick columns supporting the recessed front porch; recessed window lintel details; oriel bay projections; fenestration consisting of wooden divided-lite casement, cottage, fixed, and awning window sets with wood board surrounds; and interior features including gumwood coffered ceiling, wainscoting, window and door surrounds, and brick fireplace with two flanking gumwood benches. 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 original detached garage, gumwood coffered ceiling in the living room, brick fireplace with two flanking gumwood benches, and wainscoting and window and door surrounds at the entry, living room, and dining room.

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:

BY: \_\_\_\_\_  
TIM HUTTER, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

**WHEN RECORDED MAIL TO**

HISTORICAL RESOURCES BOARD  
ATTN: HRB SECRETARY  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

**3204 Goldsmith Street, San Diego, CA 92106**

ASSESSOR PARCEL NUMBER **450-336-11-00**

HISTORICAL RESOURCES BOARD NUMBER **0**

**Attachment 2**  
**Site Plan with Footprint**

For interior features included in the proposed designation

*Livingroom coffered ceiling, wainscoting, and door and window surrounds*



*Coffered ceiling above the brick fireplace*



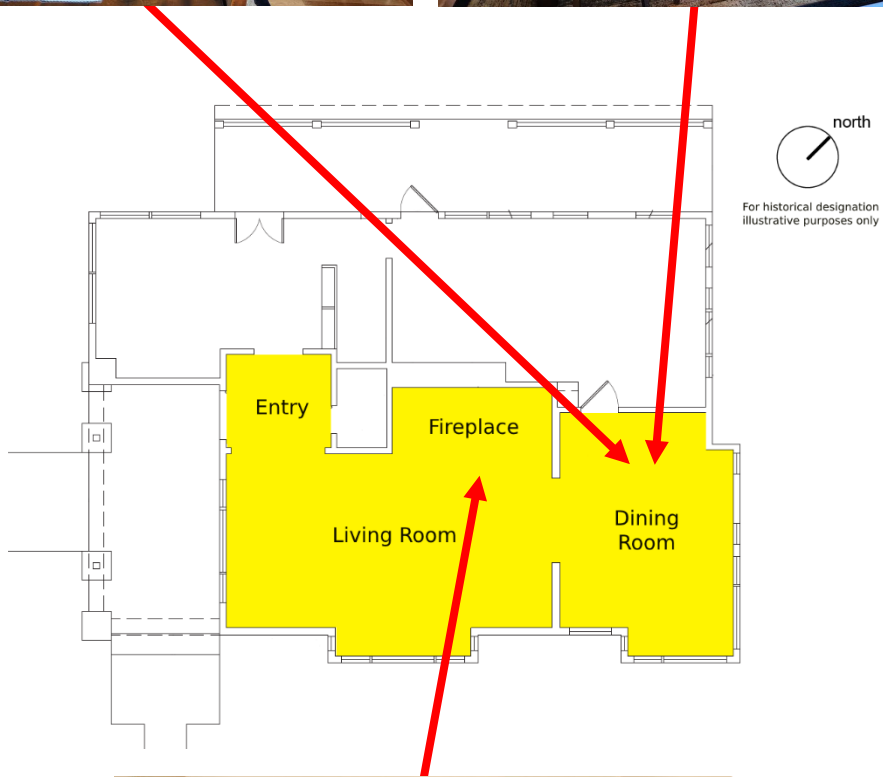
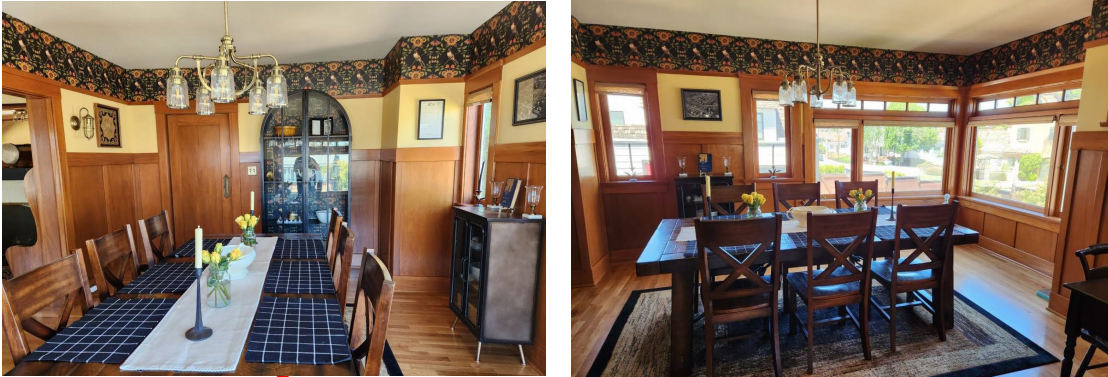
*Entry gumwood wainscoting, and door and window surrounds*



**Attachment 2**  
**Site Plan with Footprint**

For interior features included in the proposed designation

*Dining room gumwood wainscoting, and door and window surrounds*



*Brick fireplace with two gumwood and wainscoting*