



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 7, 2024 REPORT NO. HRB-24-039

HEARING DATE: November 21, 2024

SUBJECT: **ITEM #1 – 3320 Dale Street**

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

APPLICANT: Natalie and Andrew Laub; represented by Landmark Historic Preservation

LOCATION: 3320 Dale Street, North Park Community, Council District 3
APN 453-481-1700

DESCRIPTION: Consider the designation of the property located at 3320 Dale Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 3320 Dale Street under any adopted HRB Criteria.

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 subject area was included within the boundary of the [2016 North Park Community Plan Area Historic Resources Survey](#) but the subject property was not evaluated at that time.

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 3320 Dale Street is a 1.5-story, Craftsman style, single-family residential building constructed in 1911 in the North Park Community Planning Area. Other buildings and structures present on site include a 1936 detached garage/companion unit. The property is located within the residential Lynhurst Addition subdivision in the North Park community. The property is in its original location.

Since its construction in 1911 the property has been modified as follows: At an unknown date after 1922, the front sleeping porch was enclosed with glazing (fixed pane windows) instead of the original screens; a detached garage was built in 1936; the northeast portion of the front porch was fully enclosed in the 1940s with the original porch wall being demolished for interior living space; the original wood shingle roof was replaced with composition shingle between 1921 and 1950; and the resource was converted to a duplex at an unknown date before 1960 with the lower floor serving as one unit, and the second floor serving as the second unit. Further, a rear addition was added as a studio (third unit) at an unknown date after 1960. New concrete steps and hardscape was added on the south façade in 1972. The southeast portion of the porch was enclosed prior to 1999 and restored using historic photos in the 2000s. The post-1960 rear addition was converted from a studio to a bedroom, which included new framing and windows in 1999. A second level dormer addition was constructed on the rear in approximately 1999. The detached garage was converted to a companion unit with a workshop in 2005. The house was converted back to a single-family residence at some point after 2000. Numerous windows on the rear were replaced with vinyl windows. The front door was replaced prior to 1996.

A Historical Resource Research Report was prepared by Landmark Preservation which concludes that the resource is significant under HRB Criterion C. Staff disagrees and finds that the building is not eligible under any HRB Criteria. 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 is a Craftsman style single-family dwelling built in 1911 and clad in horizontal wood siding. It features a side-gabled composition shingle roof, overhanging eaves, and exposed angled rafter tails. The covered, partial-width front porch is centered and supported by two battered square wood columns and matching piers. A large gabled dormer with wood windows and wooden knee braces is present above the eaves. The house has coursed shingles on the dormer and wood clapboard siding on the rest of the resource.

The building's east elevation has a symmetrical façade with a front facing gabled roof dormer with decorative side facing brackets above the partially enclosed front porch. The rear brick chimney is

visible behind the peak of the gable. Two small rectangular louvered style attic vents are visible just below the gable peak.

Two decorative side-facing wood brackets flank the opening of gabled roof dormer which is enclosed with five rectangular wooden casement windows. First floor fenestration consists of large central, six-lite wood framed picture windows flanked by one-over-one double hung wood windows, all surrounded by wood trim. A concrete porch and front door are centered on the façade. Other windows on the resource include wood double-hung windows on the north and south facades and a mixture of vinyl sliding windows and doors on the rear additions.

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.

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 the Craftsman style. The property, which has been modified as detailed in the beginning of the analysis section of this report, no longer retains overall integrity of design, materials, and workmanship. The enclosure of the northeast portion of the porch is readily visible and impacts the most significant character-defining feature of the Craftsman resource, the porch, which was originally designed as a full-width porch. In addition to impacts to integrity of design, the infill of the porch led to the loss of a significant portion of original material, including original windows and the removal of the front wall behind the enclosure. The further additions and modifications, including the new front door and additions are more minor in nature but further lessen integrity. While the sleeping porch originally had screens, the replacement of the screens with glazing is not a major impact. Therefore, the property does not retain integrity to its 1911 period of significance under HRB Criterion C.

The property located at 3320 Dale street was originally constructed in the Craftsman style and as originally constructed exhibited several of the character defining features of the style including a gabled roof with wide, unenclosed eaves, exposed rafter tails, decorative knee braces, full width porch with tapered square columns, wood clapboard siding and wood windows. As originally constructed, the subject property could have displayed significance as a resource under Criterion C for the Craftsman style. However, as discussed above, modifications to the property have impacted the resource's integrity of design and materials to the point that is no longer able to convey its significance as an example of the Craftsman style. Therefore, staff does not recommend designation under HRB Criterion C.

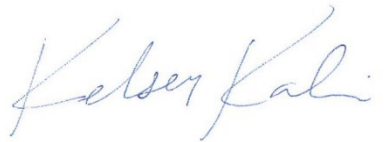
OTHER CONSIDERATIONS

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 property located at 3320 Dale Street not be designated under any HRB Criteria.



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City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

1. Applicant's Historical Report under separate cover