



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 11, 2024 REPORT NO. HRB-24-004

HEARING DATE: January 25, 2024

SUBJECT: **ITEM #3 – Ernest and Mary Waidmann House**

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

APPLICANT: Post Lance & Lanny Trust 11-14-20; represented by Landmark Historic Preservation

LOCATION: 3795 Goldfinch Street and 825 Bush Street, Uptown Community, Council District 3
APN 451-091-01-00

DESCRIPTION: Consider the designation of the Ernest and Mary Waidmann House located at 3795 Goldfinch Street and 825 Bush Street as a historical resource.

STAFF RECOMMENDATION

Designate the Ernest and Mary Waidmann House located at 3795 Goldfinch Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the 1925 residential structure at 825 Bush Street and a detached shed, both located on the eastern portion of the parcel. 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 architecture and retains architectural integrity from its 1913 period of significance. Specifically, the resource features a one-story massing, full-width front porch supported by square columns, a low-pitched front gable roof, exposed rafters with projecting rafter tails, triangular knee braces, wood clapboard siding, and wood frame and sash double hung, casement, fixed, and tripartite 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 at 3795 Goldfinch Street was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code of 5S3, "appears to be individually eligible

for local listing or designation through survey evaluation.” The property at 825 Bush Street was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code of 5D3, “appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.”

The historic name of the resource, the Ernest and Mary Waidmann House, has been identified as consistent with the Board’s adopted naming policy and reflects the name of Ernest J. Waidmann and Mary A. Waidmann, 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 3795 Goldfinch Street is a one-story, Craftsman style single-family residential building constructed in 1913 in the Uptown Community Planning Area. Other buildings and structures present on site include a detached single-family residential building with Craftsman detailing constructed in 1925 and addressed at 825 Bush Street, as well as a small, detached shed located on the eastern portion of the parcel. The property is sited on a corner lot surrounded by similarly scaled residences in the Hillcrest neighborhood. The property is in its original location.

Since its construction in 1913, the property at 3795 Goldfinch Street has been modified as follows: enclosure of the rear screen-in porch with a door and non-original windows in original openings prior to the 1950s, glass enclosure of the front porch prior to the 1970s, and the addition of a skylight in the 1990s. Undated changes include the painting of the exposed brick chimney below the roofline and a north elevation garden window replacement in the original opening. Between 2021 and 2022, the owners restored the building by removing the non-original front porch enclosure, installing a replacement front door, replacing the front concrete steps to create a larger landing, and converting the garden window to a wooden double hung window in its original opening. The owners also added a wooden side fence and gate.

In 1925, the single-family residential building at 825 Bush Street was added to the property. Since its construction, the only identified alteration is the undated replacement of a west elevation service

door. A detached shed that is less than 100 square feet floor area was added to the eastern portion of the parcel at an unknown date.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the 3795 Goldfinch Street structure is significant under Criterion C; however, staff does not concur that the 825 Bush Street structure is significant 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 consists of one parcel containing two detached one-story dwellings, addressed as 3795 Goldfinch Street and 825 Bush Street. There is also a detached shed on the lot.

The 3795 Goldfinch Street dwelling was built in 1913. The exterior of the house is clad in narrow wood clapboards. The building has a low-pitched front gable roof with a small cross gable projecting from the north facade. The composition roof features unenclosed, overhanging eaves with exposed rafter tails. The front façade contains a full-length porch supported by paneled square wooden columns atop a solid half-wall balustrade. The front gable end is further detailed by a rectangular attic vent, triangular knee braces, and a dentil course. The entry is accentuated by two wooden tripartite window sets with leaded transoms flanking a non-original front door.

The north, side elevation faces Bush Street and contains the cross-gable and a brick chimney. This elevation includes details similar to the front elevation, such as wood windows with leaded glazing, a leaded tripartite window set, and triangular knee braces. The south elevation contains a bay window, rectangular wood windows, and a mulled set of three double-hung windows.

Located to the east of the 3795 Goldfinch Street building, the 825 Bush Street dwelling was constructed in 1925 and features a rectangular floor plan and a one-story, front-gabled box form. The raised entry faces north and contains a gabled porch cover supported by solid triangular brackets. The porch cover displays a similar dentil course as the one on 3795 Goldfinch Street. The front façade is symmetrical, with paired nine-divided-lite double hung wood windows flanking a centered, nine-divided-lite French door. The building is clad in narrow clapboard siding. The side and rear elevations contain one-over-one double hung wood windows, and a single replacement door is present along the west elevation.

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.

In regard to the property at 825 Bush Street, while the building features Craftsman details such as overhanging eaves with exposed rafter ends, a low-pitched roof, wood clapboard siding, and divided-lite wood windows and doors, it does not rise to the level of significance to be individually eligible for historic designation. The property lacks sufficient character defining features, and the building is simple in its box form, regular plan, and small scale. Its building materials, fenestration, and decorative features are ordinary for the style and do not embody the distinctive characteristics of the Craftsman style. Therefore, this structure is not individually eligible for historic designation, and staff recommends excluding this residential structure from the designation under HRB Criterion C. As the property at 825 Bush Street is not significant under Criterion C, an evaluation of integrity for this building as it relates to Criterion C is not relevant or required.

A detached shed that is less than 100 square feet of floor area is located on the eastern portion of the parcel. This shed does not embody distinctive characteristics of the Craftsman style and postdates the 1913 period of significance. Therefore, staff recommends excluding this structure from the designation under for HRB Criterion C.

In regard to the property at 3795 Goldfinch Street, 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, retains overall integrity of design, materials and workmanship despite the modifications. The 1950s-era rear porch enclosure is located at the rear of the property, is not readily visible, and did not impact significant character defining features. The front porch enclosure was reversed and restored, and the non-historic garden window was replaced with a historically appropriate wood window in the original opening. The demolition of the original concrete stairs leading to the porch and the construction of new concrete stairs with an enlarged landing is not consistent with the U.S. Secretary of the Interior's Standards; however, the modification maintains the same orientation/access to the street, is generally minor, and does not significantly impair the building's integrity as a Craftsman style house. The other modifications, including the painting of the brick chimney, the addition of the skylight, and the addition of a side fence and gate are minor in nature. Lastly, the addition of the detached 1925 residential building and undated shed structure on the eastern portion of the lot does not impair the integrity of design, materials, and workmanship or the ability of the 3795 Goldfinch Street property to convey its significance as a Craftsman home under Criterion C. Therefore, the property does retain integrity to its 1913 period of significance under HRB Criterion C.

Significance Statement: The resource at 3795 Goldfinch Street embodies the distinctive characteristics through the retention of character-defining features of the Craftsman style and retains architectural integrity from its 1913 period of significance. Specifically, the resource features a one-story massing, full-width front porch supported by square columns, a low-pitched front gable roof, exposed rafters with projecting rafter tails, triangular knee braces, wood clapboard siding, and wood frame and sash double hung, casement, fixed, and tripartite windows. Therefore, staff recommends designation under HRB Criterion C, excluding the detached shed and building addressed at 825 Bush Street.

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

The Historical Resource Research Report asserts that the detached buildings at 3795 Goldfinch Street and 825 Bush Street were built by Ernest J. Waidmann or another contractor. Ernest J. Waidmann has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend 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 Ernest and Mary Waidmann House located at 3795 Goldfinch Street as a historical resource with a period of significance of 1913 under HRB Criterion C as an example of the Craftsman style. The designation excludes the 1925 residential structure at 825 Bush Street and a detached shed, both located on the eastern portion of the parcel.



Alvin Lin
Assistant Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 1/25/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/25/2024, to consider the historical designation of the Ernest and Mary Waidmann House (owned by Post Lance & Lanny Trust 11-14-20, 7570 Windy Ridge Road, San Diego, CA 92126) located at **3795 Goldfinch Street, San Diego, CA 92103**, APN: **444-091-01-00**, further described as BLK 476 LOTS 16 THRU 19 E 1/2 & S 1/4 OF W 1/2 P L 1122 N 60 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 Ernest and Mary Waidmann House on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Craftsman style architecture and retains architectural integrity from its 1913 period of significance. Specifically, the resource features a one-story massing, full-width front porch supported by square columns, a low-pitched front gable roof, exposed rafters with projecting rafter tails, triangular knee braces, wood clapboard siding, and wood frame and sash double hung, casement, fixed, and tripartite 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 designation shall exclude the 1925 residential structure at 825 Bush Street and a detached shed, both located on the eastern portion of the parcel.

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

3795 Goldfinch Street, San Diego, CA 92103

ASSESSOR PARCEL NUMBER **444-091-01-00**

HISTORICAL RESOURCES BOARD NUMBER **0**