



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 12, 2023 REPORT NO. HRB 23-003

HEARING DATE: January 26, 2023

SUBJECT: **ITEM #3 – CARL AND ETHEL MAE SHARP HOUSE**

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

APPLICANT: Michael and Catherine Bell represented by IS Architecture

LOCATION: 3425 Xenophon Street, 92106, Peninsula Community, Council District 2
APN: 450-054-10-00

DESCRIPTION: Consider the designation of the Ethel Mae and Carl Sharp House located at 3425 Xenophon Street as a historical resource.

STAFF RECOMMENDATION

Designate the Carl and Ethel Mae Sharp House located at 3425 Xenophon Street as a historical resource with a period of significance of 1937 under HRB Criterion C. The designation excludes the 1967 and 2019 rear additions built outside the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style architecture with Monterey style influences and retains a good level of architectural integrity from its 1937 period of significance. Specifically, the resource features a low-pitched, combined hipped-and-gabled roof with minimal eave overhang; smooth stucco and wood cladding; brick chimney; asymmetrical primary façade; Monterey style cantilevered second floor balcony with wood railing covered by the principal roof, fenestration of multi-lite and single-lite wood windows, and French doors.

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 resource is a two-story, single-family residence and detached garage constructed in 1937 within the Roseville subdivision in the Peninsula Community.

The property was identified by the Quieter Homes Program (QHP) and was determined ineligible for the National Register due to alterations, including a heavy textured restucco exterior finish, an aluminum replacement window and the 1967 rear addition.

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

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture which concludes that the resource is significant under HRB Criteria 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 resource is a two-story single-family residence built in 1937 in the Spanish Colonial Revival style architecture with Monterey style influences. The building features a low-pitched, combined hipped-and-gabled roof with minimal eave overhang and exposed rafters. A one-story, hipped ell extends from the western portion of the main elevation. A tiled walkway with stairs, parallel to the street, leads from the driveway to the east facing front door. The resource features an asymmetrical façade, brick chimney and is clad in stucco, except for the second story balcony portion which is clad in wood. Fenestration consists primarily of multi-lite and single-lite wood windows, as well as multi-lite wooden French doors.

The Monterey influence is expressed primarily through the second story balcony covered by an extension of the principal roof located on the primary facade. The balcony features a decorative wood balustrade and cantilevers over the front entry and walkway. The detached garage is located on the southeast side of the property.

Modifications include additions to the rear in 1967 and 2019, the 1967 addition was remodeled as part of the 2019 addition. The 2019 rear addition was approved by staff as consistent with the Secretary of Interior Standards. In 2021, a stucco texture coat was applied to both the original house and the addition to replace the non-historic heavy stucco texture. Other modifications completed at an unknown date are as follows: tile added to the front walkway, trellis structure added to the west side of the garage, application of a non-historic heavy stucco texture and the addition of stucco to the block pony wall on the front elevation. These modifications do not significantly impair integrity of design, materials, workmanship or feeling and the building retains integrity as it relates to architectural significance.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features

include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade, wing walls, and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

The Monterey style is one of California's few indigenous architectural styles and was popular during the first half of the twentieth century. The style blended old Spanish building characteristics with the architectural language of New England that was being brought to California at the time. Character defining features of this style include low-pitched gabled or hipped roofs, and cantilevered second floor balconies with wood railings covered by the principal roof. It is not uncommon to have wood railings replaced with decorative iron railings in the Creole French variant. Roofs are usually covered in wood shingle or tile, and walls are typically clad in stucco, brick or wood. Door and window surrounds sometimes mimic the Territorial examples of the Spanish Colonial prototypes; paired windows and false shutters are common.

Significance Statement: The resource continues to convey the historic significance of the Spanish Colonial Revival style architecture with Monterey style influences by embodying the historic characteristics associated with the style including a low-pitched, combined hipped-and-gabled roof with minimal eave overhang; smooth stucco and wood cladding; brick chimney; asymmetrical primary façade; Monterey style cantilevered second floor balcony with wood railing covered by the principal roof, fenestration of multi-lite and single-lite wood windows, and French doors. 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.

The applicant's request for designation for the property located at 3425 Xenophon Street did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be reevaluated at a future date pending submittal of additional information and analysis.

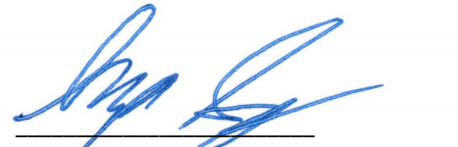
OTHER CONSIDERATIONS

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 Carl and Ethel Mae Sharp House located at 3425 Xenophon Street be designated as a historical resource with a period of significance of 1937 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style architecture with Monterey style influences and retains integrity. The designation excludes the 1967 and 2019 rear additions built outside the period of significance.


Shannon Anthony
Senior Planner


Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

SA/ss

Attachments:

1. Quieter Homes Program (QHP) Survey Form (2019)
2. Draft Resolution
3. Applicant's Historical Report under separate cover

REPORT 51, MAP 3A, PROP. 44

Address: 3425 XENOPHON ST SAN DIEGO, CA 92106

APN: 45005410

NRHP Status Code: 6U

Zone: RS-1-7

Zone Map: 14

Eligibility Determination: Determined ineligible for National Register through Section 106 process.

Evaluation: Non-Historic. The property is heavily altered with a heavy textured restucco exterior finish, an aluminum replacement window, and a 1968 rear addition that is not visible from the public right of way. Historical research indicates that this property is not associated with important events or individuals, nor does it embody the distinctive characteristics of a type, period, or method of construction to the extent that it would be eligible for the National Register of Historic Places. The property is not located within a potentially eligible National Register Historic District and is not individually eligible for listing on the National Register at the local, state, or national levels of significance.

Date of Construction: 1937

Building Records Research: Date of construction per the Residential Building Record obtained at the San Diego Recorder/County Clerk Office is 1937.

Photo View:



Photo 1: Looking southwest at the primary facade.



Photo 2: Detail photo showing the heavy textured restucco exterior finish.



Photo 3: Detail photo showing the aluminum replacement window.

RESOLUTION NUMBER N/A
ADOPTED ON 1/26/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/26/2023, to consider the historical designation of the **Carl and Ethel Mae Sharp House** (owned by Michael and Catherine Bell, 3425 Xenophon Street, San Diego, CA 92106) located at **3425 Xenophon Street, San Diego, CA 92106**, APN: **450-054-10-00**, further described as BLK 191 LOT 10 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 Carl and Ethel Mae Sharp 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 Spanish Colonial Revival style architecture with Monterey style influences and retains a good level of architectural integrity from its 1937 period of significance. Specifically, the resource features a low-pitched, combined hipped-and-gabled roof with minimal eave overhang; smooth stucco and wood cladding; brick chimney; asymmetrical primary façade; Monterey style cantilevered second floor balcony with wood railing covered by the principal roof, fenestration of multi-lite and single-lite wood windows, and French doors. 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 1967 and 2019 rear additions built outside the period of significance.

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

3425 Xenophon Street, San Diego, CA 92106

ASSESSOR PARCEL NUMBER **450-054-10-00**

HISTORICAL RESOURCES BOARD NUMBER **0**