



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

DATE ISSUED: November 15, 2012 REPORT NO. HRB-12-073

ATTENTION: Historical Resources Board  
Agenda of November 29, 2012

SUBJECT: **ITEM #9 – Joseph Kelly Spec House #1**

APPLICANT: Valhalla Trust represented by Scott A. Moomjian

LOCATION: 2672 Poinsettia Drive, 92106, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Joseph Kelly Spec House #1 located at 2672 Poinsettia Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Joseph Kelly Spec House #1 located at 2672 Poinsettia Drive as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes 440 square foot detached garage constructed in 1992. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1928 period of significance and date of construction. Specifically, the resource retains its asymmetrical façade, sand finish stucco, low-pitched Mission clay tile roof, beveled rafter tails, recessed windows and doors, wood multi-light casement and fixed windows, arched openings, decorative stucco grills and decorative iron work.

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 a 1928 Spanish Eclectic style house located in the Plumosa Park subdivision of Point Loma, a single family residential neighborhood that was established in 1925.

The historic name of the resource, the Joseph Kelly Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Joseph C. Kelly, a

local contractor who purchased the property December 2, 1927 and constructed the house as a speculation house completed June 28, 1928.

## ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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.*

Constructed in 1928, this Spanish Eclectic one and two story house features an irregular L shaped floor plan and the house has a combination of hipped and shed roofs with a slight eave overhang sheathed in Mission clay tile. The exterior walls have a sand stucco finish and fenestration is made up of wood multi-light fixed and casement windows. The subject house also features: carved rafter tails, recessed windows and doors, decorative shutters, arched openings, small circular roof vents, decorative stucco grills and decorative iron work.

The subject house is set behind a low lying stucco wall with gate and the front entrance is accessed by a curved scored concrete walkway. An arched porch area contains the original paneled wood door with security window and grills as well as two small stained glass windows. There is a one story projection covered by a shed roof to the right of the entrance featuring a large arched multi-light fixed focal window with a single stained glass pane beside two divided-light casement windows with decorative wood shutters. The top left hand corner of the two story section of the house features wood molding surround of wood fixed and casement windows. This original feature is visible on the 1928 historic photograph. Two diamond-patterned stucco grills and a colorful, square shaped tile set in stucco are also found on the second floor of the front façade.

The east elevation includes multiple casement windows, one with decorative shutters, and a side service entrance with wooden porch area and shed roof supported by projecting wood beams. The west elevation features a small Juliette balcony accessed by multi-light French doors, and a large stucco chimney. The rear (north) elevation is made up of two stories above the original subterranean garage. The top floor of the rear façade contains casement windows and an additional diamond-patterned stucco grill. Two fixed large picture windows sit above a porch roof supported by triangular knee braces covering three French doors where the garage has been enclosed.

Throughout the years several modifications have occurred. In 1992, a 440 square foot detached garage was constructed at the northwest corner of the lot. In 1999, the original attached garage area was converted to living space and three multi-light French doors under a porch roof were added in place of the garage doors. In addition, a block wall was constructed at the original driveway. One new wood sliding window was installed along first floor northeast elevation at an unknown date. All other fenestration is original. Overall, the modifications do not detract from

the historic character of property as the modifications are distinguishable and the house retains its character defining features.

Hugely popular following the 1915-1916 Panama-California Exposition which revived the romantic ideal of Spanish and Latin American architecture; the Spanish Eclectic style was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries. The subject house conveys the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style, including the asymmetrical façade, sand finish stucco, low-pitched Mission clay tile roof, exposed carved rafter tails, recessed windows and doors, arched openings, decorative stucco grills and decorative iron work. Therefore, staff recommends designation of the subject property 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 Joseph Kelly Spec House #1 located at 2672 Poinsettia Drive be designated with a period of significance of 1928 under HRB Criterion C. This designation excludes the 440 square foot detached garage constructed in 1992. 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.



Sarah Vonesh  
Planning Intern



Cathy Winterrowd  
Assistant Deputy Director/HRB Liaison

SV/jb/cw

Attachments:

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

RESOLUTION NUMBER N/A

ADOPTED ON 11/29/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/29/2012, to consider the historical designation of the **Joseph Kelly Spec House #1** (owned by James C. Grisdale and Joyceline R. Coupal, 1426 West 5th Avenue, Vancouver, B.C., V6H4G3) located at **2672 Pointsettia Drive, San Diego, CA 92106**, APN: **449-691-02-00**, further described as BLK I LOT 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 Joseph Kelly Spec House #1 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 Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource retains its asymmetrical façade, sand finish stucco, low-pitched Mission clay tile roof, recessed windows and doors, wood multi-light casement and fixed windows, arched openings, decorative stucco grills and decorative iron work. 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 440 square foot detached garage constructed in 1992.

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: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney