



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: November 13, 2008 REPORT NO. HRB-08-070

ATTENTION: Historical Resources Board  
Agenda of November 21, 2008

SUBJECT: **ITEM #6 – S.S. and Rosa Kendall Spec House #1**

APPLICANT: Ruth Alter, Archaeos; on behalf of the owners, Brandon Cohen and Bruce and Vivian Cohen

LOCATION: 3794 29<sup>th</sup> Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the S.S. and Rosa Kendall Spec House #1 located at 3794 29<sup>th</sup> Street as a historical resource.

## STAFF RECOMMENDATION

Designate the S.S. and Rosa Kendall Spec House #1 located at 3794 29<sup>th</sup> Street as a historical resource with a period of significance of 1921 under HRB Criterion C, based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style and retains a very good level of architectural integrity from its 1921 period of significance.

## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, located at 3794 29<sup>th</sup> Street



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under San Diego Municipal Code Section 143.0212. The resource is a one story Craftsman style house built in 1921. The resource is located in a residential subdivision at the corner of 29<sup>th</sup> Street and North Park Way at the edge of a commercial district.

The historic name of the resource, the S.S. and Rosa Kendall Spec House #1, has been identified consistent with the Board's adopted naming policy and includes the name of S.S. and Rosa Kendall, who owned the house from May 1921 to March 1922 and constructed the house as a speculation house in the last half of 1921 before selling it to the first owner/resident, Antoine Jorgensen.

## ANALYSIS

A historical resource research report was prepared by Ruth Alter of Archaeos, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees, and recommends that the site be designated as a significant historical resource under HRB Criterion C 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 at 3794 29<sup>th</sup> Street contains a one story wood frame Craftsman style house built in 1921 in a rectangular configuration on a concrete foundation. The house features a cross-gable roof with asphalt shingles; overhanging eaves with exposed rafter tails and triangular braces; vertical wood slat vents in the gable ends; and horizontal wood shiplap siding. The entry and porch fronts onto 29<sup>th</sup> Street and features a wide low-pitch gable supported on tapered squared columns and stucco-covered piers. The wood and beveled-glass entry door is flanked by a fixed single pane window with seven divided upper lites to the right and a tripartite window consisting of two one-over-one double hung windows and a fixed single pane window with seven divided upper lites to the left. The north street-facing side includes the stucco-coated chimney and a number of one-over-one double hung windows. The south side includes a shallow, rounded bay, and a mixture of one-over-one double hung windows and additional fixed single pane windows with seven divided upper lites. A detached garage which features a front-gable roof with asphalt shingles; overhanging eaves with exposed rafter tails and triangular braces; vertical wood slat vents in the gable ends; horizontal wood shiplap siding and barn doors; sits at the southwest corner of the property and is original. The house has undergone minimal modifications, which includes replacement of the roofing shingles and the addition of wrought iron security bars at the doors and windows. The stucco coat on the chimney may not be original, but does not detract from the resource to any significant degree. The house is in good condition and retains a very good degree of integrity from its 1921 period of significance.

Therefore, staff recommends that the S.S. and Rosa Kendall Spec House #1 located at 3794 29<sup>th</sup> Street be designated under HRB Criterion C as a good example of Craftsman architecture embodying distinctive characteristics of the style and retaining a very good level of integrity from its 1921 period of significance.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the S.S. and Rosa Kendall Spec House #1 be designated under HRB Criterion C as a good example of Craftsman architecture with a 1921 period of significance. 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.



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Senior Planner



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KS/cw

Attachment(s): Applicant's Historical Report under separate cover