



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 12, 2009 REPORT NO. HRB-09-010

ATTENTION: Historical Resources Board
Agenda of February 26, 2009

SUBJECT: **ITEM #7 – George and Amalia Gans House**

APPLICANT: Rose Hogan, owner; represented by Scott Moomjian

LOCATION: 2890 East Redwood Street, North Park Community, Council District 3

DESCRIPTION: Consider the designation of the George and Amalia Gans House located at 2890 East Redwood Street as a historical resource.

STAFF RECOMMENDATION

Designate the George and Amalia Gans House as a historical resource under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies distinctive characteristics through retention of character defining features of the Spanish Eclectic architectural style and retains integrity from its period of significance, the construction date of 1928.
2. The resource is a notable work of master builder, George Gans.



City Planning & Community Investment

202 C Street, MS 5A • San Diego, CA 92101-3865

Tel (619) 235-5200 Fax (619) 533-5951

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the house and site designated as a historical resource. The house at 2890 East Redwood Street was built by Master Builder George Gans in 1928. Gans lived in the property with his family from 1928 to 1945. The property remained in the Gans family until 1985 when it was sold to Darrell and Barbara Rolando.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian, which concludes that 2890 East Redwood Street is significant under HRB Criteria B, C, and D. Staff concurs that 2890 East Redwood Street is significant under HRB Criteria C and D, as follows:

CRITERION B – Is identified with persons or events significant in local, state, or national history.

The consultant report recommends designation under HRB Criterion B for the association of the building with George Gans, a master builder. HRB Staff does not recommend designation under Criterion B as the association of the house with Gans is recognized under Criterion D. Therefore, staff does not recommend designation of 2890 East Redwood Street under Criterion B.

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 one-story Spanish Eclectic home was constructed in 1928 by George Gans. The asymmetrical home sits on a concrete foundation and features a cross-gabled roof with a prominent front-facing gable. A small arched vent is located directly below the front-facing gable. The gabled roof is clad with variegated Mission tiles. The rear portion of the home features a flat roof. The exterior of the building is clad with stucco. It appears the building may have been re-stuccoed; however, there was no information in the consultant report on this alteration. The stucco finish is appropriate for a Spanish Eclectic home; therefore, if the stucco has been altered it would not be considered a major modification.

The front-facing gable extends to cover the entry along the front (south) elevation. Two arched openings frame the covered entryway; one opening leads to small front porch enclosed by a curved stucco wall. The other arched opening leads to the concrete scored front walkway. The steps and floor of the entryway are also scored concrete. A second entrance along the east elevation is sheltered by a shed roof.

Fenestration throughout the home consists of wood double-hung windows. Focal windows along the front (south) elevation consist of a large fixed pane flanked by double hung wood windows with multi-paned upper sashes. The focal window at the west end of the front elevation is set

within an arched opening. Security grilles were added to the windows along the west and east elevations.

A two-car garage is located at the northeast side of the property. The garage has a stucco exterior, flat roof with Mission tile accents, and a wood paneled door and window along the south elevation. The garage also has two large metal “roll up” doors that replaced wood-sliding doors.

Staff recommends designation of the George and Amalia Gans House under Criterion C. The building embodies distinctive characteristics of Spanish Eclectic architecture including the following: asymmetrical massing, stucco exterior, low-pitched gabled roof, eaves with little overhang, and the use of arched elements at the principal windows and doors.

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

George Gans was born in 1878 and moved to San Diego in 1912. In 1922, Gans and his wife, Amalia, along with his attorney, Lewis S. Riley formed the Laurel Building Company. During the 1920s, Gans and the Laurel Building Company constructed speculative homes within North Park in both the Craftsman and Spanish Eclectic architectural styles. George Gans has been recognized as a master builder by the HRB for his work within North Park. Designated sites include the following: HRB Site #539, the George Gans Spec House #1 and HRB Site #792, the George Gans Spec House #2. Staff recommends the HRB designate the George and Amelia Gans House under Criterion D as it is a notable work of master builder, George Gans.

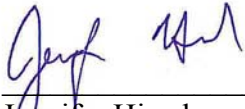
OTHER CONSIDERATIONS

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, staff recommends that the HRB designate the George and Amalia Gans House under HRB Criteria C and D.

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.



Jennifer Hirsch
Senior Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

JH/cw

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/26/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/26/2009, to consider the historical designation of the **George and Amalia Gans House** (owned by Rose Hogan, 2890 E. Redwood Street, San Diego, CA 92104) located at **2890 East Redwood Street, San Diego, CA 92104**, APN: **453-532-06-00**, further described as Lots 11 and 12, Block A, Wallace Heights, Map 902 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.**, 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 George and Amalia Gans House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through retention of character defining features of the Spanish Eclectic architectural style and retains integrity from its period of significance, the construction date of 1928

(2) The property is historically significant under CRITERION D for its representation of a notable work of master builder, George Gans

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. .**

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: _____
NINA FAIN
Deputy City Attorney