



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: October 9, 2009 REPORT NO. HRB-09-072

ATTENTION: Historical Resources Board
Agenda of October 22, 2009

SUBJECT: **ITEM #11 – 2749 28th Street**

APPLICANT: Robert and Jennifer Romano represented by Christianne Knoop

LOCATION: 2749 28th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 2749 28th Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2749 28th Street under any adopted HRB Criteria due to a lack of integrity.

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 property is a two story single family residence designed in the Prairie style with Spanish Eclectic style influences. The house was built in 1922 on 3 standard sized lots in the Blairs Highland Addition subdivision of North Park.



Water/Sewer connection records and newspaper permit listings indicate that the house was constructed by R.E. (Rodney) Luscomb. Chain of title and city directory listings indicate that Rodney Luscomb and his wife Norla were the first owners and occupants of the house. Because the recommendation is to not designate the property, a historic name has not been identified.

ANALYSIS

A historical resource research report was prepared by Christianne Knoop which concludes that the resource is significant under HRB Criterion C. Staff disagrees with the report's conclusion that the resource is significant due to previous alterations resulting in a lack of integrity, 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 at 2749 29th Street was built in 1922 in the Prairie style and displays Spanish Eclectic style influences. The Prairie style was most popular nationwide during the first 15 years of the 20th century, and examples of the style continued to be built in San Diego through the early 1920's. The style is typically identified by a simple square or rectangular plan; two story massing, sometimes with secondary single story wings; a low pitched hipped roof with wide eave overhangs, usually boxed; and an emphasis on horizontality in detailing and fenestration.

The subject home features several of these Prairie style elements, including a very low pitch hipped roof with boxed eaves and a moderate eave overhang. The house is L shaped in plan, finished in stucco, and rests on a concrete foundation. Influences of the Spanish Eclectic style are evident in the arched covered entry porch located on the south side of the forward projecting portion, adjacent to the intersection of the L. The entry porch is accessed by an arched opening leading to a wood front door, and an arched fixed multi-light window looks out the west wall of the entry porch. Other windows on the house are wood with multi-light sashes, and are either casement or double hung in operation. Wood multi-light French doors are present on the first floor on the front elevation looking west, as well as on the rear elevation opening to the back yard. A detached garage is present at the rear of the parcel. Like the house, it features a very low pitch hipped roof with boxed eaves, a stucco exterior finish, and wood multi-light French doors opening to the back yard.

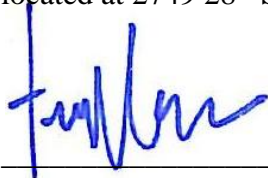
Since its construction in 1922, the house has undergone several modifications. Sanborn maps through 1956 show the property in its original configuration, with a square plan, and two story massing with a secondary one story portion present at the southeast corner, all typical of the Prairie style. The detached garage was present in its current location at the rear of the parcel on the alley. In 1985, a 952 square foot addition was constructed on the south elevation of the house. This large addition filled in the original one story southeast corner, and extended south in the form of a porte cochere with a second story above. This configuration is shown in the transitional photo provided in the consultant's report. A subsequent modification in 2006 enclosed the porte cochere for a kitchen expansion and relocated French doors from the front elevation of the main house to rear elevation of the garage. New wood multi-light French doors were installed on the front elevation in their place. Wood multi-light windows matching those

present in the historic portion of the house were installed in the addition creating a relatively seamless transition from the original to the new. At the time of the 2006 addition, the property was reviewed by Development Services Department staff and determined to be not historic.

These modifications in 1985 and 2006 negatively impact the architectural integrity of the house by dramatically altering the original square shaped Prairie style plan and massing, and by creating a false sense of history through a lack of differentiation between the original and the new, therefore staff does not recommend designation of the property under HRB Criterion C.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 2749 28th Street not be designated under any HRB Criteria due to a lack of integrity.



Tricia Olsen
Associate Planner



Kelley Saunders
Acting Principal Planner

TO/ks

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