



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: June 18, 2010 REPORT NO. HRB-10-027

ATTENTION: Historical Resources Board  
Agenda of June 24, 2010

SUBJECT: **ITEM #8 – Winslow R. Parsons Spec House #1**

APPLICANT: Charles DiPietro; represented by Johnson & Johnson Architecture

LOCATION: 3520 28th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Winslow R. Parsons Spec House #1 located at 3520 28th Street as a historical resource.

## STAFF RECOMMENDATION

Designate the Winslow R. Parsons Spec House #1 located at 3520 28th Street as a historical resource with a period of significance of 1916 under HRB Criterion C. The designation excludes the 1965 non-historic garage at the rear of the parcel. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a wide front gable roof line that is low pitched with deep overhangs and exposed rafter tails, a full-width front porch with wood and masonry columns, a combination of wood fixed, casement, double hung and hopper windows, and wood shingle siding.



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## 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 building is a one story single family residence located in a low-density residential neighborhood in the Park Villas Subdivision of North Park. The resource is surrounded by a mixture of Spanish Eclectic and Craftsman styled residences in close proximity to Balboa Park.

The historic name of the resource, the Winslow R. Parsons Spec House #1, has been identified consistent with the Board's adopted naming policy and includes the name of Winslow R. Parsons, who was the first owner of the house. Mr. Parsons never lived in the house and apparently constructed it as a speculation house.

## ANALYSIS

A historical resource research was prepared by Paul and Sarai Johnson of Johnson & Johnson Architecture, which concludes that the resource is significant under HRB Criteria A, B, C, D, and F. Staff concurs that the site is a significant historical resource under HRB Criterion C but not HRB Criteria A, B, D, or F. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

The applicant's report states that the house is significant under HRB Criterion A largely related to the shift in San Diego's architectural development from downtown to neighborhoods around Balboa Park following the 1915 Exposition and the expansion of transportation and water development to North Park. The discussion of the resource's eligibility under HRB Criterion A does not address how the building reflects a special element of development, therefore staff cannot recommend designation under HRB Criterion A.

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

The consultant recommends designation under Criterion B for its association with a number of individuals who owned and lived in the house at 3520 28<sup>th</sup> Street, most notably Lynn E. and Ethel C. Boyd who lived in the house from 1923 until Ethel's passing in 1964. Lynn Boyd is credited with helping to bring the Santa Fe Railroad into San Diego between Fallbrook and National City. Both Lynn and Ethel Boyd were involved in civic and community service and have a lengthy association with the house. Although they were undoubtedly active citizens of San Diego, there is not sufficient evidence provided to conclude either is significant in local, state or National history. Therefore, staff does not recommend designation 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 building at 3520 28<sup>th</sup> Street is a one story Craftsman style house built in 1916 with raised wood foundation with crawl space and continuous perimeter concrete footing. The house features a low pitched front facing gable roof with exposed rafter tails and gable overhangs supported by cantilevered timber beams and enlarged barge board; a full-width front porch with wood and masonry columns; painted wood shingle siding with decorative pattern of alternating courses of long and short shingles; a combination of wood fixed, casement, double hung and hopper windows with the front fixed windows having minimally had the glazing replaced and possibly the upper divided lights; brick chimney; and original rear garage of similar style and construction.

Modifications to the house include replacement of front window glazing and possibly loss of divided lights, extension of the chimney with differentiated modern brick and a stucco coating added to the chimney base. A non-historic garage was added to the rear of the parcel in 1965 (see attached building permit) along with a 40 sq ft back door addition and carport (which has since been removed). At this same time, new concrete with brick border walks and driveway and raised brick planters were added at the front of the house. These modifications do not significantly detract from the resource or impair its ability to convey significance as a Craftsman style building with a 1916 period of significance. Therefore, staff recommends designation under HRB Criterion C, excluding the 1965 non-historic garage at the rear of the parcel.

*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 report states that the property is significant under HRB Criterion D as a notable work of builder and craftsman Edward F. Bryans, who has not yet been established by the Board as a Master. The applicant's report provides a limited amount of research stating "Bryans built more than 158 quality homes, apartment complexes and commercial buildings in San Diego." Bryans lived in the vicinity of the house at 3520 28<sup>th</sup> Street, on Oregon (now Pershing), and built more than 18 houses in the immediate area between 1913 and 1919. Two houses built by Bryans, 4247 Arden Way and 3411 29<sup>th</sup> Street, have been designated by the HRB for their significant architecture and, in both cases, the nomination reports identify Bryans as the builder but do not provide sufficient analysis to establish him as a Master. Likewise, the consultant report for 3520 28<sup>th</sup> Street does not provide a clear analysis of his work and does not provide a compelling case for Master Builder status. Therefore, staff does not recommend designation under Criterion D.

*CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

Although the property at 3520 28<sup>th</sup> Street is located within a proposed historic district, the district has not yet been established by the HRB. Therefore, the property is not eligible for designation

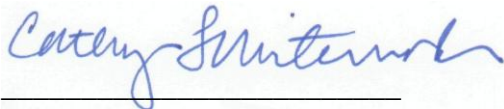
under HRB Criterion F. In the future, if the proposed district is established, this property will be evaluated for designation under Criterion F as a district contributor.

### 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 Winslow R. Parsons Spec House #1 located at 3520 28<sup>th</sup> Street be designated with a period of significance of 1916 under HRB Criterion C as a resource which embodies the character defining features of the Craftsman architectural style and retains integrity from its period of significance. The designation excludes the 1965 non-historic garage at the rear of the parcel. 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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Cathy Winterrowd  
Principal Planner/HRB Liaison

CW/cw

Attachments: 1965 Building Permit for Garage  
Draft Resolution  
Applicant's Historical Report under separate cover

<b>Building Permit Application</b>				<b>APPLICANT FILL INSIDE HEAVY LINES</b>		DISTRICT <b>A B C</b>	PLAN FILE NUMBER <b>27534-E</b>	PERMIT NUMBER <b>405532</b>
OWNER	NAME (OR NAME OF BUSINESS) <b>EUGENE A SHOW</b>			JOB ADDRESS <b>3520 - 28<sup>TH</sup> ST</b>				
	MAILING ADDRESS (NUMBER) (STREET) <b>3520 28<sup>TH</sup> ST</b>			SIDE YARD (INT.) <b>3</b>	SIDE YARD (ST.) <b>-</b>	SET BACK <b>15' 01"</b>	AV. OF BLK. <b>20</b>	REAR YARD
ARCHITECT	CITY <b>SAN DIEGO</b>			TELEPHONE NUMBER <b>795-5530</b>	USE ZONE <b>R-2</b>	MAP NUMBER <b>210-1728</b>	VACANT SITE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	NAME <b>EUGENE A SHOW</b>			B.L.S. CODE <b>13</b>		CENSUS TRACT <b>C-14</b>		VARIANCE NUMBER
CONTRACTOR	ADDRESS (NUMBER) (STREET) <b>3520 28<sup>TH</sup> ST</b>			LOT AREA <b>6250</b>	SQ. FT. <b>40%</b>	ALLOWED LOT COVERAGE <b>40%</b>	TOTAL LOT AREA <b>480</b>	SQ. FT. <b>4074</b>
	CITY <b>SAN DIEGO</b>			TELEPHONE NUMBER <b>795-5530</b>	ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		PERMIT NUMBER	
JOB LOCATION	NAME <b>HOME</b>			METER SIZE	SERVICE SIZE	CLEARANCE	CHECKED BY	
	ADDRESS (NUMBER) (STREET) <b>3520 28<sup>TH</sup> ST</b>			REMARKS				
PROPOSED WORK	CITY <b>SAN DIEGO</b>			NO. OF ADDITIONAL PERMITS REQUIRED		LIFE CONNECTION		VERIFIED BY
	STATE LICENSE NUMBER	CLASS. NO.	CITY LICENSE NUMBER	REMARKS				
JOB LOCATION	LOT	BLOCK	SUBDIVISION	UNIT	FIRE ZONE <b>3</b>	TYPE OF CONST. <b>1-1</b>	OCCUP. GROUP <b>5</b>	TOTAL FLOOR AREA
	JOB ADDRESS <b>3520 - 28<sup>TH</sup> ST</b>				SPECIAL INSPECTOR REQ'D. FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> OTHER		BUILDING AREA <b>480</b>	
CONDITION OF SOIL AT JOB SITE <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL				PLAN CHECK RECEIPT NO.				
WORK TO BE DONE <b>DOUBLE GARAGE</b>				NO. OF BLDGS.		PER/BLDG.		TOTAL
PROPOSED USE <b>20x24 CAR STORAGE</b>				BUILDING VALUATION				<b>1536</b>
<input checked="" type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER <input type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR				NUMBER OF STORIES <b>1</b>				<b>10</b>
<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL				DWELLING UNITS				<b>10</b>
I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.				TOTAL FEES DUE 3 & 4 & 5 <b>10</b>		APPLICATION APPROVAL		
SIGNATURE (OWNER OR AGENT) <i>Eugene A. Show</i>			DATE SIGNED <b>6-1-65</b>		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.			
AGENT FOR			INSPECTION DEPARTMENT		SIGNATURE OF DEPT. OF INSP. DEPUTY <i>W.A. Miller</i>			
ADDRESS			CITY OF SAN DIEGO		DATE <b>6-1-65</b>			
COUNTY SANITATION DISTRICT RECEIPT NO.		PRIVATE DISPOSAL APPROVAL		PLOT PLAN CHECK & APPROVED <i>W.A. Miller</i>		FORM IN-288 (2-64) P. 1		



# Plumbing and Gas PERMIT APPLICATION

SEPARATE APPLICATION REQUIRED FOR EACH BUILDING.

PARCEL NUMBER

PERMIT NUMBER

11468

**OWNER**

NAME (OR NAME OF BUSINESS)  
EUGENE A SHOUW

MAILING ADDRESS (NUMBER) (STREET)  
3500 28th ST.

CITY  
SAN DIEGO

TELEPHONE NUMBER  
395-8530

**CONTRACTOR**

NAME (IF NOT CONTRACTOR, SEE REVERSE SIDE)  
Homeowner

ADDRESS (NUMBER) (STREET)  
3500 28th ST

CITY  
SAN DIEGO

TELEPHONE NUMBER  
395-8530

NO OF ITEM CHECKED ON REVERSE SIDE  3

STATE LICENSE NUMBER CLASS NO. CITY LICENSE NUMBER

**BUILDING**

USE OF BLDG.  RESIDENTIAL  NON RESIDENTIAL

NO. OF LIVING UNITS:

PLUMBING WORK TO BE DONE UNDER THIS PERMIT:

NEW CONSTRUCTION  ADDITION TO EXISTING  ALTERATION

REPLACEMENT OF FIXTURES ONLY

SEWERAGE DISPOSAL TO:  NEW SEWER  EXISTING SEWER  SEPTIC TANK

I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE (OWNER OR AGENT)  
Eugene A Shouw

DATE SIGNED  
June 7, 65

AGENT FOR:

ADDRESS:

**NOTE: CONTRACTORS ARE AUTHORIZED TO CONSTRUCT ONLY WORK RECOGNIZED BY THE STATE CONTRACTORS LICENSE BOARD AS BEING WITHIN THEIR CLASSIFICATION.**

TYPE	NO.	AMOUNT
BATHTUBS		
DENTAL CUSPIDORS		
DISHWASHERS		
DRINK FOUNTAINS		
FLOOR DRAIN		
GARBAGE GRINDER		
GAS OUTLET (HSE)		
GAS OUTLET (TRAILER PARK)		
HOUSE SEWERS (NEW)		
INTERCEPTORS		
LAUNDRY TUBS		
LAWN SPRINKLER SYSTEM		
RECEPTORS		
SHOWER DRAINS		
SINKS-KITCHEN		
SINKS-OTHER		
URINALS		
WASH BASINS	117	
WASHING MACH. DRAIN		
WATER CLOSETS		
WATER HEATERS		
WATER PIPING (REPAIR OR REPLACEMENT)		
WATER SOFTNERS		
GAS Pipe ALTS.		3.00
ISSUING PERMIT, GAS (NOT REFUNDABLE)		2.00
ISSUING PERMIT, PLUMB (NOT REFUNDABLE)		

**FOR INSPECTION DEPT. USE ONLY.**

TYPE OF SEWER CONN. APPROVED  P.C.  EASEMENT  STREET  ALLEY  ENCROACHMENT

BUILDING PERMIT  HAS  HAS NOT BEEN ISSUED AUTHORIZING STRUCTURAL WORK IN CONNECTION WITH THIS JOB.

Job: Garage

BUILDING PERMIT NUMBER: A 5332.

BUILDING USE ZONE:

ATTENTION  
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED.

INSPECTION DEPARTMENT



CITY OF SAN DIEGO

**SUB-TOTAL (SINGLE UNIT)**

NO. OF UNITS	SINGLE UNIT FEE	TOTAL FEE DUE
		250

**APPLICATION APPROVAL**

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

SIGNATURE OF DEPT. OF INSP. DEPUTY

W Amiller  
DATE 6-9-65

INSPECTOR

RESOLUTION NUMBER N/A  
ADOPTED ON 6/24/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/24/2010, to consider the historical designation of the **Winslow R. Parsons Spec House #1** (owned by Charles Dipietro, 3520 28th Street, San Diego, CA 92104) located at **3520 28th Street, San Diego, CA 92104**, APN: **453-333-22-00**, further described as BLK 65 LOT 44/EXC ST/LOT 43 &/EXC ST/ 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 Winslow R. Parsons Spec House #1 on the following finding:

(1) The property is historically significant under CRITERION C as a resource which embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1916 period of significance. Specifically, the resource exhibits a wide front gable roof line that is low pitched with deep overhangs and exposed rafter tails, a full-width front porch with wood and masonry columns, a combination of wood fixed, casement, double hung and hopper windows, and wood shingle siding.

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**. The designation excludes the 1965 non-historic garage at the rear of the parcel.

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