



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: October 20, 2008

TO: HRB Boardmembers and Interested Parties

FROM: Jennifer Hirsch, Senior Planner, CPCI

SUBJECT: Item 6 – John and Louise McGregor House

This item was continued from the September 25, 2008 HRB meeting at the request of the HRB to allow the owner time to correct the rough stucco texture of the Spanish Eclectic home. It is not known when the rough stucco texture was applied to the house. Typically, Spanish Eclectic homes have a smooth stucco finish. Therefore, the rough stucco texture lowered the material integrity of the house and staff's previous recommendation (see attached report HRB-08-064) was not to designate the property under Criterion C.

The applicant and HRB Staff met to discuss and determine the original stucco texture on October 6, 2008 at 3020 Dumas Street. At that time, Staff and the applicant agreed on a smooth, hand applied stucco finish based on observations and conditions of the stucco in the recessed window areas. Since meeting with Staff, the applicant discovered the original stucco texture remained behind shrubs that were removed prior to the contractor beginning work. The original stucco was a smooth, but uneven finish typical of Spanish Eclectic homes constructed during the 1920s. Therefore, the applicant directed the contractor to match this original finish as closely as possible.

As of October 15, 2008, the front façade of the home has been re-stuccoed to match the original smooth finish. The contractor is continuing to work on the remaining portions of the home and garage. Based on the recent work the owner has undertaken to correct the stucco texture, Staff recommends the HRB designate the John and Louise McGregor House as a historical resource under HRB Criterion C. This recommendation is based on the following findings:

1. The resource embodies distinctive characteristics through retention of character defining features of the Spanish Eclectic/Revival style and retains a good level of architectural integrity from its 1928 period of significance.



3020 Dumas Street, View of front façade, Stucco has been re-finished with a smooth texture, October 2008.



THE CITY OF SAN DIEGO
Historical Resources Board

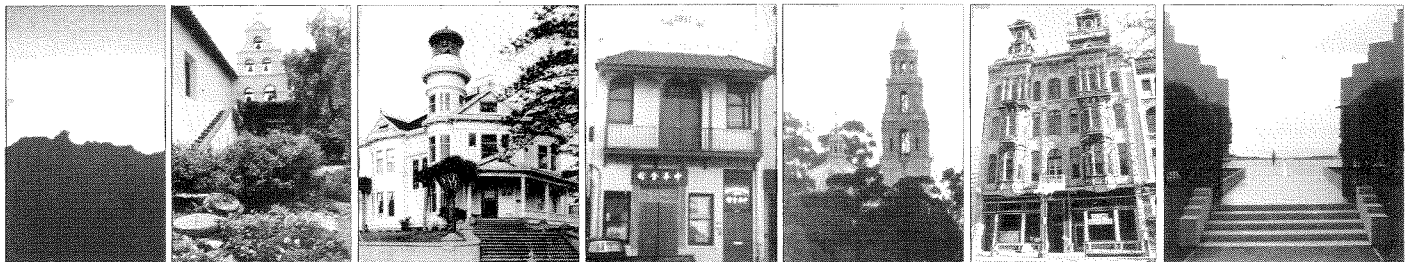
DATE ISSUED: September 17, 2008 REPORT NO. HRB-08-064
ATTENTION: Historical Resources Board
Agenda of September 25, 2008
SUBJECT: **ITEM #13 – 3020 DUMAS STREET**
APPLICANT: Ruth Alter on behalf of the owner, Carol Navigato
LOCATION: 3020 Dumas Street, Peninsula Community, Council District 2
DESCRIPTION: Consider the designation of 3020 Dumas Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the building at 3020 Dumas Street under any HRB criteria due to a loss of material 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 one and two story Spanish Eclectic home was built in 1928. The home was built by John Gordon McGregor and his wife, Louise.



City Planning & Community Investment

202 C Street, MS 4A • San Diego, CA 92101-3864

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



The home was built during the second phase (1920 to end of World War II) of development in Loma Portal, a residential subdivision located on Point Loma. As part of the Quieter Home Program, a Section 106 undertaking, a portion of Loma Portal has been identified as a potential National Register Historic District under Criteria B and C. The period of significance is 1910-1960 with three distinctive development periods: 1910-1920, 1920-1945, and 1945-1960. The building at 3020 Dumas Street is located within the potential Loma Portal Historic District and has been identified as a contributing resource to this district under Criteria B.

ANALYSIS

A historical resource research report was prepared by Ruth Alter. The report states the resource was previously found eligible for listing in the National Register of Historic Places as part of the Loma Portal Historic District. However, the subject property was not determined individually eligible. The historic district was determined to be the eligible resource, not the individual property. Therefore, the property is not eligible under Criterion E as it has not individually been determined eligible for the National Register or California Register. In addition, the report indicates that Criterion F applies to this property. Criterion F does not apply to an individual property, but a group of properties that constitute a historic district.

The consultant report provided a brief analysis of the property with respect to Criterion B and concluded that 3020 Dumas Street is not individually significant under this criterion. The consultant report concludes that the resource is individually significant under HRB Criterion C. Staff agrees that the property is not individually significant under Criterion B, but does not concur that the site is an individual 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 one and two story Spanish Eclectic home was built in 1928 and features multiple roof types. The gabled, hipped, and flat roofs are tiled and feature exposed rafter tails. A two story shouldered chimney along the east façade features a “bird house” chimney pot.

The focal point of home is the two story entry turret with two arched windows. One of these windows, features bottle glass, while the other is a leaded, stained glass window. The recessed arched entry door is original and is framed by a stucco surround. The entry door retains its heavy metal straps and upper grilled speakeasy.

A variety of fenestration can be found throughout the home. This includes multi-lite casements, fixed pane, and leaded glass. One of the focal windows in the south façade is a 24-lite leaded glass window with shield insets. Other windows include a pair of divided light casements with decorative metal balconettes. Windows along the east façade also have balconettes. While the leaded glass windows are original to the home, the other windows have been replaced as part of the Quieter Home Program.

Though the house reflects elements of the Spanish Eclectic style, modifications have reduced the material integrity of the resource so that it is not individually eligible. The most significant of these alterations is to the original stucco texture. The building has been re-stuccoed with a rough texture. This is an inappropriate modification to a Spanish Eclectic home and detracts from the architectural style. A primary character-defining feature of Spanish Eclectic architecture is typically a smooth stucco texture.

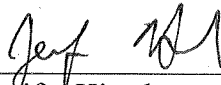
Along with a reduction in material integrity, when previously surveyed and evaluated by Ruth Alter in 2000 as part of the Quieter Home Program, 3020 Dumas Street was not considered to be individually eligible under Criterion C for the National Register of Historic Places. The building was "...constructed in a nondescript Spanish Eclectic style...it does not possess exceptionally high artistic values. It does not represent a significant, distinguishable entity..." (San Diego International Airport – Lindbergh Field, Quieter Home Program – Phase 1A, *Historic Resources Report for the Loma Portal Neighborhood*, May 2000) While the building was found eligible as a contributor to the Loma Portal Historic District, it was found eligible under Criterion B, for its association with significant people, not under Criteria C, for its architecture. Therefore, in addition to a lack of material integrity, the building has previously been found to not rise to the level of individual significance.

Based on modifications to the stucco wall texture and consistent with previous determinations, staff does not support the individual designation of 3020 Dumas Street under Criterion C.


CONCLUSION

Based on the information submitted and staff's field check, staff recommends that the Board not designate the residence at 3020 Dumas as an individual historic resource under any HRB Criteria due to a loss of integrity

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