



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 14, 2025 REPORT NO. HRB-25-037

HEARING DATE: August 28, 2025

SUBJECT: **ITEM #4 – Samuel Campbell Spec House #1**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: David & Alia Sumpter Family Trust 11-04-16 represented by BFSA Environmental Services

LOCATION: 2456 Clove Street, Peninsula Community, Council District 2
APN 450-061-0700

DESCRIPTION: Consider the designation of the Samuel Campbell Spec House #1 at 2456 Clove Street as a historical resource.

STAFF RECOMMENDATION

Designate the Samuel Campbell Spec House #1 located at 2456 Clove Street as a historical resource with a period of significance of 1936 under HRB Criterion C. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1936 period of significance. Specifically, the resource features a low-pitched, combined hipped-and-gabled roof with little eave overhang, red tile roof covering, stucco wall surfaces, and asymmetrical façade. The resource also features a roofed balcony with wood railings, decorative tile vents, and decorative wood shutters.

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 property was identified by the Quieter Homes Program and was determined to a contributor to the National Register eligible Loma Portal Historic District.

The historic name of the resource, the Samuel Campbell Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of builder Samuel Campbell who constructed the house as a speculation house.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 2456 Clove Street is a two-story, Spanish Colonial Revival style single-family residential building constructed in 1936 in the Peninsula Community Planning Area. Other buildings and structures present on site include a detached two-story garage with studio above, original to the date of construction. The property is located on a corner lot in the Roseville subdivision of the Loma Portal and Peninsula Community. The property has a view of the San Diego Bay. The property is in its original location.

Since its construction in 1936 the property has been minimally modified as follows: The southeast façade second-story balcony was enclosed with glazing between 1936 and 2007, and was subsequently restored in 2014. A detached wood pergola was added between the garage and the residence between 2003 and 2007. Metal security screens were added to the front and back doors between 1939 and 2007. The windows of the house were replaced in-kind by the Quieter Homes Program in 2008, and a dog door was inserted on the back patio door on the northeast façade between 2016 and 2024.

A Historical Resource Research was prepared by BFS Environmental Services, which concludes that the resource is significant under HRB Criteria C and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, 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 was constructed in the Spanish Colonial Revival Style with a two-story, "L"-shaped form. The roof is a combined hipped and gabled roof covered with regularly laid straight barrel mission tile. There is minimal eave overhang with decorative wood corbels on all elevations. The residence is clad in medium-grain stucco, contains an irregular floor plan, and exhibits asymmetrical facades.

The south, primary, elevation is oriented to the corner of Clove Street and Alcott Street and exhibits the building's two-story massing. The primary entrance is accessed via a concrete pathway and red-painted steps, flanked by decorative iron railings. The front door itself features a metal security door in front of a wood board-and-batten style door with small speakeasy. Above the primary entry area is a roofed balcony, which spans part of both the southeast and southwest façades. The balcony includes a red Spanish tile floor, decorative wood railing, and is supported by square wood columns and corbels. French doors open from the interior onto the balcony. West of the balcony facing Alcott Street, the second floor displays three casement windows—two with shutters and one without.

The southwest-facing projection includes an arched picture window and, in the attic gable above, a decorative vent. On the southeast-facing wall of this same projection is a rectangular picture window with flanking shutters and a decorative iron grille. A single-hung window is also located to the left (southwest) of the front door. To the right (southeast) of the front door, the first floor features a window wall identical in design to the one on the southeast side: two casement windows on either side of a fixed central window, all with wood shutters.

Facing Clove Street, the two-story massing of the southeast façade features a tripartite window composed of two operable 4-lite casement windows flanked a central fixed pane. To the north of this window is a projecting bay window, featuring three-lite casement windows and a six-paned fixed center window. The bay is capped with tiles. The second story features two symmetrically placed three-lite casement windows, each also flanked by wood shutters.

The northwest side of the residence feature a series of paired casement windows: eight pairs on the first floor and two on the second. Like the northeast elevation, these windows do not have shutters. A stucco-clad chimney is located on the southwest end of this façade, providing vertical emphasis.

Overlooking the back patio, the northeast façade serves as the rear of the residence. On the first floor, there are various window and door elements: a six-paned fixed window, two sets of paired casement windows, a single-hung window, and a wood door with a dog door and nine-paned upper window. This door, accessed via red-painted concrete steps, is protected by a metal screen door similar to the one on the front façade. Above the door, wood corbels support a small pop-out. The second story includes two paired casement windows and three single casement windows. None of the windows on this elevation are flanked by shutters.

A detached two-story, two-car garage, built in 1936 per the Residential Building Records and aerial photos, is located to the northeast of the residence along Clove Street. This garage features a hipped, tiled roof, stucco cladding, and wood windows. An original sliding wood garage door is present. The garage features a second story balcony with wood railing and decorative corbels, accessed via wood French doors. Stairs are located on the northwest façade. As this is an original accessory structure that dates to the 1936 period of significance, staff recommends the inclusion of this building in the designation.

The backyard and patio area are enclosed by a combination of wooden fencing and concrete block-and-mortar walls along the property lines. A wood pergola extends from the gate into the patio area.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival Style. The property, which has been modified as detailed at the beginning of the analysis section of this report, retains all seven aspects of integrity. The window replacements were done in-kind and in accordance with the Secretary of the Interior's Standards for Rehabilitation. The balcony enclosure was reversed without damage to the structure. The addition of metal security doors, a detached pergola, and a dog door on the rear façade are minor in nature and do not detract from any character-defining features. Therefore, the property does retain integrity to its 1936 period of significance under HRB Criterion C.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Colonial Revival style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character-defining features include Mission and Spanish clay tiles, focal windows, arched windows and other openings, and accented entries.

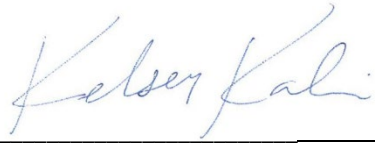
Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1936 period of significance. Specifically, the resource features a low-pitched, combined hipped-and-gabled roof with little eave overhang, red tile roof covering, stucco wall surfaces, and asymmetrical façade. The resource also features a roofed balcony with wood railings, decorative tile vents, and decorative wood shutters. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

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. 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 Samuel Campbell Spec House #1 located at 2456 Clove Street be designated with a period of significance of 1936 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style.



Kelsey Kaline
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

KK/SS

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on , to consider the historical designation of the **Samuel Campbell Spec House #1** (owned by David & Alia Sumpter Family Trust 11-04-16, 2456 Clove Street, San Diego, CA 92106) located at **2456 Clove Street, San Diego, CA 92106**, APN: **450-061-0700**, further described as BLK 230 LOT 6 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 Samuel Campbell Spec House #1 on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics of the Spanish Colonial Revival style and retains integrity from its 1936 period of significance. Specifically, the resource features a low-pitched, combined hipped-and-gabled roof with little eave overhang, red tile roof covering, stucco wall surfaces, and asymmetrical façade. The resource also features a roofed balcony with wood railings, decorative tile vents, and decorative wood shutters. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

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**.

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:

BY: _____
KRISTI BYERS, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney