



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: September 12, 2025 REPORT NO. HRB-25-044

HEARING DATE: September 25, 2025

SUBJECT: **ITEM #6 – LAURA AND HAROLD CONKLIN HOUSE**

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

APPLICANT: Marcus and Shawn Hoogewind, Represented by IS Architecture

LOCATION: 3030 Alcott Street, 92106, Peninsula Community, Council District 2  
APN 450-302-05-00

DESCRIPTION: Consider the designation of the Laura and Harold Conklin House located at 3030 Alcott Street, as a historical resource.

### STAFF RECOMMENDATION

Designate the Laura and Harold Conklin House located at 3030 Alcott Street as a historical resource with a period of significance of 1937 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1937 period of significance. Specifically, the resource features a low-pitched hipped roof with single barrel clay tile, wide eaves with exposed rafter tails, sand stucco siding with belt course, wood multi-lite casement and fixed windows, wood multi-lite French doors, diamond pane casement windows, stucco grilles, an open second-story porch with wood posts and beams, battered wing walls, decorative corbels, and a stucco chimney.

### 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 previously surveyed in 2008 as part of the Quieter Homes Program and given the status code 3D, "Appears eligible for NR as a contributor to a NR eligible district through survey evaluation."

The historic name of the resource, The Laura and Harold Conklin House, has been identified consistent with the Board's adopted naming policy and reflects the name of Laura and Harold Conklin, who constructed the house as their personal residence.

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 3030 Alcott Street is a two-story, Spanish Colonial Revival style single-family residential building constructed in 1937 in the Peninsula Community Planning Area. It is located on a sloping lot in the Loma Portal neighborhood. The property is in its original location.

Since its construction in 1937, the property has been modified as follows: In 1958, a free-standing masonry wall was constructed along the east property line. At an unknown date, a staircase, wrought iron railing, and site walls were added on to the southeast corner of the property, four brick pillars were added to the balcony on the south elevation and the upper level of the east elevation porch was enclosed with windows and stucco walls. In 2009, the property underwent in-kind window and door replacements as part of the Quieter Homes Program; this was reviewed by Heritage Preservation staff and deemed consistent with the Secretary of the Interior's Standards in accordance with the Programmatic Agreement. Between 2009 and 2010, the staircase and wrought iron railings on the southeast corner of the property were replaced, and a trim piece was added to the wood beam on the garage between 2011 and 2014. In 2017, the original Hollywood driveway was replaced with modern pavers and circa 2022 and the brick pillars on the south elevation balcony were removed. In 2023-2024, the second-story porch on the east elevation was reconstructed to its original open configuration, which was reviewed and deemed consistent with the Secretary of the Interior's Standards by Heritage Preservation staff.

A Historical Resource Research was prepared by IS Architecture, which concludes that the resource is significant under HRB Criterion 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 resource is a two-story, single-family residence constructed in 1937 in the Spanish Colonial Revival style. It features a low-pitched hipped roof with single barrel clay tile, wide eaves with exposed rafter tails, and sand stucco siding. Fenestration consists primarily of wood multi-lite casement and fixed windows in singles and different groupings, as well as wood multi-lite French doors. The southeast, primary elevation is oriented to the side yard. The southwest elevation faces south on Alcott Street and displays an attached three-car garage with battered wing walls under the main two-story massing.

A site wall with a metal gate is located on the southeast corner of the property. It opens to the southeast elevation courtyard and is accessed from the primary elevation via a set of flagstone steps. The main entryway is located in a recessed, central section of the southeast elevation and consists of a wood plank door flanked by decorative stucco grills and a nine-lite fixed wood window to the north. The central section of the southeast elevation also features an open second-story porch with a vertical wood railing, square wood posts, and a beam topped with an aluminum guardrail. Other features on the property include a stucco belt course, decorative corbels, a bay window on the east elevation, a stucco chimney and two pairs of leaded diamond-pane casement windows on the west elevation.

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.

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 modifications, which include the addition of a masonry wall along the east elevation, a staircase, railing, and site wall on the southeast corner of the property, the addition of trim to the garage door, and the addition and later removal of brick pillars on the south elevation balcony, do not impact significant character defining features. The window and door replacements were done in-kind and approved as consistent with the Secretary of the Interior's Standards by Heritage Preservation staff in accordance with the Quieter Home Program Programmatic Agreement. The replacement of the original Hollywood-style driveway with modern pavers does not impair the property's overall integrity under Criterion C. The second-story porch on the east elevation was reconstructed in a project that was reviewed and deemed consistent with the Secretary of the Interior's Standards by Heritage Preservation staff. Therefore, the property retains integrity to its 1937 period of significance under HRB Criterion C.

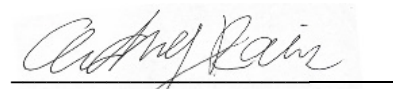
Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style, including a low-pitched hipped roof with single barrel clay tile, wide eaves with exposed rafter tails, sand stucco siding with belt course, wood multi-lite casement and fixed windows, wood multi-lite French doors, diamond pane casement windows, stucco grilles, an open second-story porch with wood posts and beams, battered wing walls, decorative corbels, and a stucco chimney. 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 the Laura and Harold Conklin House located at 3030 Alcott Street, be designated with a period of significance of 1937 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style.



Audrey Rains  
Assistant Planner



Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

AR/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 LAURA AND HAROLD CONKLIN HOUSE** (owned by Hoogewind Family Trust 06-13-24, 3030 Alcott Street, San Diego, CA 92106) located at **3030 Alcott Street, San Diego, CA 92106**, APN: **450-302-0500**, further described as BLK 225 LOT 3 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 LAURA AND HAROLD CONKLIN HOUSE on the following finding:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival Style and retains integrity to its 1937 period of significance. Specifically, the resource features a low-pitched hipped roof with single barrel clay tile, wide eaves with exposed rafter tails, sand stucco siding with belt course, wood multi-lite casement and fixed windows, wood multi-lite French doors, diamond pane casement windows, stucco grilles, an open second-story porch with wood posts and beams, battered wing walls, decorative corbels, and a stucco chimney. 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