



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 8, 2026 REPORT NO. HRB-26-020

HEARING DATE: April 23, 2026

SUBJECT: **ITEM #7 – THE BENJAMIN AND MABEL SALISBURY HOUSE**

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

APPLICANT: Sheyne Egan and Linda Caroline Schubert

LOCATION: 3701 Curtis Street, Peninsula Community, Council District 2,
APN 449-671-1000

DESCRIPTION: Consider the designation of the Benjamin and Mabel Salisbury House located at 3701 Curtis Street as a historical resource.

STAFF RECOMMENDATION

Designate the Benjamin and Mabel Salisbury House located at 3701 Curtis Street as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the garage which was reconstructed and re-oriented in 2005. 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 of architecture and retains integrity from its 1929 period of significance. Specifically, the resource features varied roof forms, stucco exterior, tile roof with little eave overhang, an asymmetrical massing, courtyards, decorative quoining, arched front door surround, and wood fenestration consisting of casements and double hung windows.

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 historical name of the resource, the Benjamin and Mabel Salisbury House, has been identified as consistent with the Board's adopted naming policy and reflects the names of Benjamin and Mabel Salisbury, 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 3701 Curtis Street is a one-story, Spanish Colonial Revival style, single-family residential building constructed in 1929 in the Peninsula Community Planning Area. The property is located on the corner of Curtis Street and Poinsettia Drive, in a residentially zoned neighborhood. The property is in its original location.

Since its construction in 1929, the property has undergone the following modifications: In 1988 a deck was added to the rear of the house, and in 1992 a rear addition was added in 2005 the garage was reconstructed and realigned to improve safety, in 2008 windows were replaced consistent with the Secretary of the Interior's Standards through the Quieter Homes Program. In 2021 several windows on the property were replaced with incorrect light patterns and in 2025 the homeowners worked closely with Heritage Preservation Staff to restore the window's lite patterns consistent with the Secretary of the Interior's Standards. At an unknown date prior to 2007 the front path and porch were redone with pavers.

A Historical Resource Research Report was prepared by Vonn Marie May and the property owners, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 one-story, single-family residence constructed in 1929 in the Spanish Colonial Revival style. The house features varied roof forms, tile roof with little eave overhang, stucco cladding and an asymmetrical massing. The front porch is reached by a path with pavers and

features a triparte window and the front entry door which sits at an angle between the two sections of the house and features decorative quoining. The left side of the house is single story and has a side courtyard with casement windows and a garage. Attached by a wall and arched gate. To the right of the front door is an arched focal window featuring decorative quoining. The far right is stepped back and has another front facing triparte window. The right side of the house features two sets of triparte windows. Fenestration consists of wood fixed, casement, and double hung windows.

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 tile; 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 property, which has been modified as detailed in the beginning of the analysis section of this report, retains overall integrity of design, materials, and workmanship despite the modifications. The modifications are designed in a manner that is consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. The rear deck, rear addition, and garage reconstruction and realignment, and pavers do not impact the resource's primary character defining features. The 2008 windows replaced through the Quieter Homes program were done consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation; and the 2021 window restoration restored the integrity of these features. Therefore, the property retains integrity to its 1929 period of significance under HRB Criterion C.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character-defining features of the Spanish Colonial Revival style of architecture and retains integrity from its 1929 period of significance. Specifically, the resource features varied roof forms, stucco exterior, tile roof with little eave overhang, an asymmetrical massing, courtyards, decorative quoining, arched front door surround and wood fenestration consisting of casements and double hung windows. 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 Manuel and Bertha Cabral House located at 3701 Curtis Street be designated as a historical resource with a period of significance of 1929 under HRB Criterion C as an example of Spanish Colonial Revival style architecture. The designation excludes the garage which was reconstructed re-oriented in 2005.



Megan Walker
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

MW/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/23/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/23/2026, to consider the historical designation of the **Benjamin and Mabel Salisbury House** (owned by Sheyne & Linda Schubert, 3701 Curtis Street, San Diego, CA 92106) located at **3701 Curtis Street, San Diego, CA 92106**, APN: **449-671-1000**, further described as LOT 64 NELY PAR PER ROS 7291 IN 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 Benjamin and Mabel Salisbury House on the following findings:

(1) 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 of architecture and retains integrity from its 1929 period of significance. Specifically, the resource features varied roof forms, stucco exterior, tile roof with little eave overhang, an asymmetrical massing, courtyards, decorative quoining, arched front door surround, and wood fenestration consisting of casements and double hung windows. 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 designation shall exclude the garage which was reconstructed and re-oriented in 2005.

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