



Historical Resources Board Meeting

Item 3: HOUSE OF DREAMS

 City Planning Department

July 23, 2026

Overview



Location

- 1428 Soledad Av

Historical Report

- BFSA Environmental Services
- Preliminary Review

Eligible Designation Criteria

- **REPORT:** Do not designate
- **STAFF RECOMMENDATION:**
Designate the House of Dreams located at 1428 Soledad Avenue as a historical resource with a period of significance of 1916 under HRB Criterion C. The designation excludes the detached two-story residential/garage structure

Physical Setting



Address:
1428 Soledad Avenue

APN:
350-370-1800

Community Planning Area:
La Jolla

Neighborhood:
La Jolla

Setting:
Residential

Building Information

- **Style:**
Craftsman w/
East Asian-inspired
influences
- **Year Built:** 1916
- **Architect:**
Florence W. Howard
- **Builder:**
Andrew W. Woods



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Character Defining Features

CRAFTSMAN STYLE

- low-pitched roof w/widely overhanging eaves/unenclosed rafters
- latticework
- porches supported by battered columns
- wood shingle siding
- divided-lite + leaded wood windows
- divided-lite French doors



Character Defining Features

EAST ASIAN-INSPIRED

- stepped massing
- gable-on-hip roofs
- peaked/flared ridges
- sweeping roofs + upturned rafter tails



Alterations

1921-1954

- front porch enclosure, partial
- small addition & wall extension
- eaves extended at corner

1921-1931 rear porch glass-in

1926-1927 garage alter/move

1927-1931 2nd flr porch enclose

1931 rear window reduction

1959-1970s rear porch enclose

1968 rear porch and door conv.

Post-1971 remove roof overlap

2003 lot split

2012 solar panels

Unknown dates

- new asphalt shingle roof
- new 3rd flr plywood siding
- remove original landscape



Designation Criterion



Staff Recommendation

Staff does not recommend designation of the property at 1428 Soledad Avenue under HRB Criterion A.

- Does not embody characteristics of a beach cottage.
- Lack of historical context regarding East Asian-inspired architectural influences.

Designation Criterion

Staff Recommendation

Staff does not recommend designation of the property at 1428 Soledad Avenue under HRB Criterion B.

- No associated significant individuals.
- No associated significant events.

Comparison



Designation Criterion

Integrity Analysis

The property at 1428 Soledad Avenue does retain integrity under HRB Criterion C.

- Design, materials, workmanship most important.
- Character-defining Craftsman features and East Asian-inspired features retained.
- Due to scale, design complexity, and strong features, alterations are less impactful.

Designation Criterion

Staff Recommendation

Staff does recommend designation of the property at 1428 Soledad Avenue under HRB Criterion C.

- Embodies distinctive characteristics of the Craftsman style with East Asian-inspired influences.

Designation Criterion

Staff Recommendation

Staff does not recommend designation of the property at 1428 Soledad Avenue under HRB Criterion D.

- Builder Andrew W. Woods and designer Florence W. Howard are not established Masters. Insufficient information to establish them currently.

Staff Recommendation

Staff recommends that the HRB designates the property under HRB Criterion C for the Craftsman Style with East Asian Influences with a 1916 period of significance.

The designation excludes the detached two-story residential/garage structure.

