



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 9, 2026 REPORT NO. HRB-26-030

HEARING DATE: September 24, 2026

SUBJECT: **ITEM 3 - 3625 Curtis Street**

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

APPLICANT: Ernest Prochazka; represented by BFS Environmental Services

LOCATION: 3625 Curtis Street, Point Loma Community, Council District 2,
APN 449-662-05-00

DESCRIPTION: Consider the designation of the property located at 3625 Curtis Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 3625 Curtis Street under any HRB Criteria.

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 in 2006 and identified as a potential contributor to the National Register eligible Loma Portal historic district.

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 the 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 3625 Curtis Street is a one-story, Custom Ranch style single-family residential building constructed in 1948 in the Loma Portal neighborhood of Point Loma. The property is located on the west side of Curtis Street between Poinsettia Drive and Chatsworth Blvd in a neighborhood comprised mostly of single-family residences. The property is in its original location.

Since its construction in 1948, the property has been modified as follows: In 2007, 21 windows, six doors and the HVAC system were updated through the Quieter Homes Program consistent with the Secretary of the Interior's Standards.

A Historical Resource Research Report (HRRR) was prepared by BFS Environmental Services, which concludes that the resource is significant under HRB Criterion C. Staff disagrees and finds that the building is not eligible under any HRB Criteria. 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 1948. The driveway entry features the original gate markers for a former estate on which the residence was constructed. The house features a low pitched, side gable roof with an attached garage and horizontal wood siding with brick chasing on the front and sides with stucco on the rear. The resource sits on a gently sloping lot with entry door to the far left of the primary façade. The building continues in a stepped horizontal plane with a series of six sliding windows with shutters. The street facing side gable features a sliding window. A brick chimney is in the center of the house. The attached garage sits to the far-right side of the house. Fenestration consists of metal framed sliding and fixed windows.

The Custom Ranch style of architecture was popular between 1950 and 1975 and is differentiated from Tract Ranch homes because they were typically custom-designed with a specific client in mind. The Ranch style became the era's most prevalent type of residential construction in San Diego. Custom Ranch Homes are generally more lavish than their tract counterparts, but like Tract Ranch housing, materials and detailing are generally traditional. Primary character defining features include horizontal massing, wide to the street; usually single-story; custom details such as wood shutters, large wood windows, or large prominent brick or stone chimneys; and prominent low-sloped gabled or hipped roofs with deep overhangs. Secondary character defining features include a sprawling floor plan frequently "L" or "U" shaped around a central courtyard; large attached carports or garages; and expensive building materials such as wood shingle roofing, wood siding, brick, stone, and adobe which are usually much more generous in materials and craftsmanship than tract homes.

The report by BFS characterizes the house as a Custom Ranch house. The property does not exhibit a majority of the primary or secondary characteristics of the style as discussed in the [San Diego Modernism Historic Context Statement](#), which gives guidance on evaluating modern architecture in San Diego. While the subject resource retains some of the secondary character-defining features of the Custom Ranch style; such as horizontal massing, a low pitched gabled roof, and attached garage; the

resource as a whole only expresses the Custom Ranch style in a limited way without any defining architectural influences or that embody the characteristics of the Custom Ranch style architecture. The house does not have most of the primary or secondary character defining features of the Custom Ranch style including massing long towards the street, custom detailing, prominent chimneys, sprawling L or U shaped floor plan, deep roof overhangs, courtyards, and expensive building materials. The *Context Statement* goes further on to state that individually eligible Custom Ranch resources “employed the latest styles and materials including such modern features as interior courtyards, aluminum framed windows, sliding-glass doors, and attached carports or garages; allowing the homebuyer to customize their properties.” The property does not feature custom detailing, expensive materials or a high degree of craftsmanship that defines the Custom Ranch style. The design of the house is not specific to the site, does not have a secondary style influence, furthermore, the property is not associated with a significant builder or designer. Therefore, staff finds that the property does not rise to the level of significance to be eligible for individual historic designation under Criterion C.

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 Custom Ranch style. Staff’s position is that the building does not rise to the level of significance required for Custom Ranch style buildings as required under the Modernism Historic Context Statement, therefore an integrity analysis is not necessary.

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 the staff’s field check, it is recommended that the property located at 3625 Curtis Street not be designated under any HRB Criteria.



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MW/SS

Attachment(s):

1. Applicant's Historical Report under separate cover