



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: June 10, 2021 REPORT NO. HRB-21-035

HEARING DATE: June 24, 2021

SUBJECT: **ITEM #01 – S. JANET ADAMS RENTAL HOUSE**

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

APPLICANT: Moore Living Trust; represented by Urbana Preservation & Planning, LLC

LOCATION: 3112 Curtis Street, Peninsula Community, Council District 2  
APN 450-311-08-00

DESCRIPTION: Consider the designation of the S. Janet Adams Rental House located at 3112 Curtis Street as a historical resource.

### STAFF RECOMMENDATION

Designate the S. Janet Adams Rental House located at 3112 Curtis Street as a historical resource with a period of significance of 1936 under HRB Criterion C. The designation excludes the 2012 rear addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of International style of architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a low parapet roof; an asymmetrical façade; horizontal bands of flushed windows on the front façade; steel corner windows; and light sand stucco walls void of ornamentation.

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 resource is a two-story single-family house located on the north side of Curtis street in La Playa neighborhood.

The property was evaluated as part of the Quieter Homes Program (QHP) in 2016 and was determined to not be a potential contributing resource to the potential Loma Portal National Register Historic District. The resource has been modified since that determination was made

The historic name of the resource, the S. Janet Adams Rental House, has been identified consistent with the Board's adopted naming policy and reflects the name of S. Janet Adams, who constructed the house as a rental property.

## ANALYSIS

A Historical Resource Research Report was prepared by Urbana Preservation & Planning, LLC, which concludes that the resource is significant under HRB Criterion C for the International style of architecture and the Electrosteel construction method. Staff concurs that the site is a significant historical resource under HRB Criterion C for the International style of architecture, but not for the Electrosteel construction method. 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 subject property is a two-story single-family residence constructed in 1936 in the International style using the Electrosteel construction method for the frame. The building features asymmetrical facades that are clad in a light sand stucco, void of ornamentation, and topped by a flat roof with a low parapet. The south façade features a setback wood door entry with two steps cover in a black tile that is placed in the rounded corner where the front façade sets back to create the second story patio with a sliding door entrance above the two-car garage. Above the front entry is a corner fixed-pane window unit with three stucco horizontal divides. The west façade features a solid wall over the two stories. Twelve lite, corner casement windows are placed on the first and second story where the south and east facades meet. Behind the corner windows is a chimney and metal, dual casement windows. On the north façade is a first-floor patio and chimney with vinyl sliding doors, and second story patio above the original one story massing with a sliding door entry. The original one-story massing contains dual and single casement windows on the west façade, and a vinyl double hung window on the east facade. The 2012 addition is built to spread out from the existing one-story section as a rectangle with a shorter parapet, Santa Barbara stucco texture and vinyl, double hung windows.

The resource's method of construction for its structural frame, referred to as Electrosteel, is an electrically welded steel frame with metal lath, wire mesh, and concrete completely sheathed in stucco. Recorded as 'concrete "steel"' in the resource's County Assessor's Building Record in 1962. Staff found the Historical Resources Resource Report to be lacking both the information about the Electrosteel construction method and the analyzation of this resource as an example of it. The property may be eligible for designation under Criterion C for method of construction at a later date if more information is provided.

Several modifications have been made to resource, including a 1966 reroof with composite sheets, a 2011 re-stuccoing in an appropriate light sand texture, an undated garage door replacement, a 2012 rear single-story addition of approximately 600 square feet, and in circa 2011 an outdoor fireplace was added to the back patio and a modern landscape design was installed in the front yard. In 2011 an historic metal framed sliding door on the front façade was replaced with a vinyl slider, and metal windows were replaced with vinyl too. In 2018 and 2019, several of the non-original vinyl windows and sliding glass were replaced with period-appropriate windows and doors. In 2011 the character-defining steel-sash casement windows were removed from the front façade but were restored with a 2013 with replacement period-appropriate, multi-lite Euroline brand steel, corner casement windows. In 2014 replacement glass-block windows were placed above the main entrance, removing the original horizontal windows. In 2018 the glass-block window unit was replaced with a corner fixed-pane

window unit to restore the window based on Google Street Views from 2007 and 2009. The Electrosteel frame remains intact. Overall, these modifications do not significantly impact the integrity of design, materials, workmanship, or feeling as it relates to HRB Criterion C.

Significance Statement: The house continues to convey the historic significance of the International style of architecture by embodying the historic characteristics associated with the style; including a low parapet roof; an asymmetrical façade; horizontal bands of flushed windows on the front façade; steel corner windows; and stucco wall void of ornamentation.

CRITERION D - *Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

The applicant's request for designation for the property located 3112 Curtis Street did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be reevaluated at a future date pending submittal of additional information and analysis.

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 S. Janet Adams Rental House located at 3112 Curtis Street be designated with a period of significance of 1936 under HRB Criterion C for its International style of architecture. The designation excludes the 2012 rear addition.



Megan Bacik  
Junior Planner  
Development Services Department



Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

MB/SS

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. Quieter Homes Survey

RESOLUTION NUMBER N/A  
ADOPTED ON 6/24/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/24/2021, to consider the historical designation of the S. Janet Adams Rental House (owned by Moore Living Trust 01-29-13, 1200 Broad Street #155, Sumter, SC, CA 29150) located at **3112 Curtis Street, San Diego, CA 92106**, APN: **450-311-08-00**, further described as BLK 248 LOT 5 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 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 International style and retains a good level of architectural integrity from its 1936 period of significance. Specifically, the resource features a low parapet roof; an asymmetrical façade; horizontal bands of flushed windows on the front façade; steel corner windows; and light sand stucco walls void of ornamentation. 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 2012 rear addition

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: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney



# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

## REPORT 39 MAP 3A, PROP. 15

**Address:** 3112 CURTIS STREET, SAN DIEGO CA 92107

**APN:** 45031108

**NRHP Status Code:** 6U

**Eligibility Determination:** Determined ineligible for National Register through Section 106 process.

**Evaluation:** Non-Historic. The property has been heavily altered with recent cumulative changes including re-stucco exterior finish, replacement second floor sliding glass door with a new wider lintel above, replacement steel windows, and a corner window feature replaced with glass block. While the property has been previously identified with the A.M. Southard Company, the residence has lost most of its historical integrity, as noted above. Historical research indicates that this property is not associated with important events nor does it embody the distinctive characteristics of a type, period, or method of construction to the extent that it would be eligible for the National Register of Historic Places. Although the property is located in a potentially eligible National Register Historic District, it is not a contributor to the district nor is it individually eligible for listing on the National Register at the local level, state, or national levels of significance.

**Date of Construction/Age:** 1936

**Building Records Research:** Date of construction per the Residential Building Record obtained at the San Diego Recorder/County Clerk Office is 1936.

**Photo View:**



Photo 1: Looking southeast at the primary facade.

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Photo 2: View looking southeast, dated 2011 prior to modifications completed on the residence. Source: [www.dsoderblog.com](http://www.dsoderblog.com).



Photo 3: Detail of the re-stucco exterior finish.