



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 10, 2021 REPORT NO. HRB-21-017

HEARING DATE: June 24, 2021

SUBJECT: **ITEM #5 – John Feldman Spec House**

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

APPLICANT: Bregman Family Trust represented by Nexus Planning and Research

LOCATION: 3310 Lucinda Street, Peninsula Community, Council District 2
APN 531-631-08-00

DESCRIPTION: Consider the designation of the John Feldman Spec House located at 3310 Lucinda Street as a historical resource.

STAFF RECOMMENDATION

Designate the John Feldman Spec House located at 3310 Lucinda Street as a historical resource with a period of significance of 1956 under HRB Criterion C. The designation includes the detached garage and excludes the 60-square-foot laundry room addition on the southwest corner of the house. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Post and Beam style and retains a good level of architectural integrity from its 1956 period of significance. Specifically, the resource features direct expressions of the building's structural system, horizontal massing, a shallow pitch roof with deep overhangs, repetitive façade geometry, minimal use of solid load-bearing walls, the absence of applied decoration, and wood and glass exterior finishes.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The property is located at the northeast corner of Lucinda Street and Golden Park Avenue in the Golden Park subdivision of Point Loma. The house is located approximately 15 feet above street level.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the John Feldman Spec House, has been identified consistent with the Board's adopted naming policy and reflects the name of John Feldman, who constructed the house as a speculation house.

ANALYSIS

A Historical Resource Research Report was prepared by Nexus Planning and Research, 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 A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Research into the history of the property at 3310 Lucinda Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Peninsula's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property at 3310 Lucinda Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 resource was constructed in 1956 as a one-story, single-family residence in the Post and Beam style with a daylight basement level along the southeast corner. The house consists of two blocks, both with low-pitched gable roofs, deep eaves and exposed rafters. The main block sits closest to the street intersection, while the other block connects with the main block's north elevation and is set farther back on the parcel. The main block's east elevation cantilevers over the basement level. There is also a detached garage at the western edge of the parcel. It has a shed roof with the slope perpendicular to the garage door. The garage's driveway connects to Lucinda Street. At the rear of the garage, at the northwest corner of the parcel, there is a raised concrete block platform accessed by modern wood stairs. Both the house and the garage are clad in unpainted wood board-and-batten siding. The main entrance is in the west elevation of the main house. It is a plain wood door and is obscured from the public view. There is a stained-glass window next to the main entrance. The remaining windows are either wood fixed windows or aluminum sliding or jalousie windows. The entirety of the main block's east elevation is clad in a ribbon of windows

divided by posts that connect to the exposed rafters. The north and south elevations of the main block also feature extensive glazing.

The subject resource has undergone few modifications since its 1956 period of significance. Around 1990, a 60-square-foot addition was added to the southern end of the west elevation. This addition was built flush with the south elevation of the main house. Like the main house, it is clad in unpainted board and batten, although the battens on its south elevation are missing. Its eaves, rafters and roof material are all differentiated from those of the main house. Around 1995, a guest house off the north (rear) elevation of the garage was demolished. These modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to Criterion C.

The Post and Beam style was popular between 1950 and 1970. The style is primarily characterized by direct expression of the structural system, which is usually wood or steel, and floor-to-ceiling glass. Other character-defining features include horizontal massing, flat or shallow pitch roofs with deep overhangs or no parapet, repetitive façade geometry, minimal use of solid loadbearing walls, absence of applied decoration, strong interior/exterior connections, open interior floor plans, and the frequent use of wood, steel and glass as exterior finish materials.

This property's significance was evaluated under the San Diego Modernism Historic Context, which states that, "due to the relative rarity of this [Post and Beam] sub-style and high degree of individualization any extant examples should be considered for historic designation." Due to the relative rarity of examples of the Post and Beam style in San Diego, its lack of floor-to-ceiling glass, one of the primary character defining features of the Post and Beam Style, does not preclude it from rising to the level of significance to be individually eligible for designation under HRB Criterion C. The property displays all three of the other primary character defining features of its style, as well as at least three of the secondary features.

Significance Statement: The house continues to convey the historic significance of the Post and Beam style by embodying the historic characteristics associated with the style; including direct expressions of the building's structural system, horizontal massing, a shallow pitch roof with deep overhangs, repetitive façade geometry, minimal use of solid load-bearing walls, the absence of applied decoration, and wood and glass exterior finishes. Therefore, staff recommends designation under HRB Criterion C.

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

The subject property at 3310 Lucinda Street was designed by Herluf Brydegaard and built by Roy E. Reimers. The applicant's request for designation for the property 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.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 3310 Lucinda Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The property at 3310 Lucinda Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 John Feldman Spec House located at 3310 Lucinda Street be designated with a period of significance of 1956 under HRB Criterion C as a good example of the Post and Beam style. The designation includes the detached garage and excludes the 60-square-foot laundry room addition on the southwest corner of the house.



Gemma Tierney
Associate Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

GT/ss

Attachment(s):

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

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 2/25/2021, to consider the historical designation of the John Feldman Spec House (owned by Bregman Family Trust A 05-09-90, 3310 Lucinda Street, San Diego, CA 92106) located at **3310 Lucinda Street, San Diego, CA 92106**, APN: **531-631-08-00**, further described as BLK 4 LOTS 7 & 8 /EXC ST OP/ & /EXC NE 65 FT / 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. ,** 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 John Feldman Spec 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 Post and Beam style and retains a good level of architectural integrity from its 1956 period of significance. Specifically, the resource features direct expressions of the building's structural system, horizontal massing, a shallow pitch roof with deep overhangs, repetitive façade geometry, minimal use of solid load-bearing walls, the absence of applied decoration, and wood and glass exterior finishes. 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. .**

BE IT FURTHER RESOLVED, the designation shall include the detached garage.

BE IT FURTHER RESOLVED, the designation shall exclude the 60-square-foot laundry room addition on the southwest corner of the house.

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