



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 10, 2021 REPORT NO. HRB-21-036

HEARING DATE: June 24, 2021

SUBJECT: **ITEM #6 – Lesinsky House (HRB #636)**

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

APPLICANT: ABM San Diego, LLC; represented by Scott A. Moomjian

LOCATION: 1134 11th Avenue, Downtown Community, Council District 3
APN 534-192-0600

DESCRIPTION: Consider the rescission of the designation of the Lesinsky House located at 1134 11th Avenue as a historical resource.

STAFF RECOMMENDATION

Do not rescind the designation of the property located at 1134 11th Avenue, HRB #636, on any grounds.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to rescind the designation of the historical resource.

The subject property was designated as HRB Site #636 by the Historical Resources Board on November 21, 2003. The property was determined to be significant under HRB Criterion C as an example of Victorian architecture. The resource was designated as a result of a Historic Resources Inventory Update of the Downtown Core Area which incorporated the findings of the 1980 and 1989 surveys conducted by the Center City Development Corporation (CCDC). The Inventory Update reevaluated properties included in the previous surveys and updated the findings based on current condition or new information. As a result of this effort, properties eligible for local listing were proactively brought before the Historical Resources Board by City staff in anticipation of redevelopment.

The subject parcel contains two residential structures. The building identified as 1130 11th Avenue is a two-story, Modern Minimal Traditional, apartment building constructed in 1941. This building was excluded from the original designation. The second structure, the Lesinsky House, is a two-story, single family residence completed in 1904 in the Queen Anne Free Classic style. The building was divided into apartments in 1927 and a large two-story addition was constructed at the rear between 1921 and 1950. The wood clad resource features a hipped roof with wide eave overhang and decorative brackets. A front facing gable projects from the primary façade and features stacked bay

windows. The half walled front porch is supported by ionic columns and provides an approach to the two entry doors. Fenestration includes most of the original wood windows, although there have been vinyl windows installed on the north and south facades prior to the October 2003 photos taken for the HRB designation hearing (see attachment). Additionally, the size of one of the windows on the south façade was modified sometime before 2003. Other modifications to the property between 1988 and 2003 include the addition of a shed roof structure to the southeast corner and the removal of the top of the brick chimney.

ANALYSIS

The Historical Resources Board may rescind a historical designation under certain circumstances, consistent with the SDMC Section 123.0205. The code states that the Board may amend or rescind a designation on a historical resource in the same manner and procedure as was followed in the original designation. The Board may amend or rescind on the basis of new information, the discovery of earlier misinformation or a change in circumstances surrounding the original designation.

A Historical Resource Research Report (HRRR) was prepared by Scott Moomjian, which concludes that the designation of the resource should be rescinded on the basis of new information and the discovery of earlier misinformation. Staff disagrees and concludes that the designation should not be rescinded.

The alleged grounds for rescission are:

NEW INFORMATION

The HRRR asserts that the property was designated by the HRB in 2003 without knowledge of modifications to the structure due to the limited information presented to the Board at the hearing. At the time of designation, the Board was presented with the Staff Report and survey information including a form for the Lesinsky House from the 1989 CCDC survey and photos of the resource taken in 2003. Modifications that occurred prior to 2003 which were not specifically included in the written information presented to the Board were the construction of two additions, window changes, the installation of a new front entry and the partial loss of the original brick chimney on the south façade. While the other modifications can be confirmed based on photo documentation, the second entry on the front façade cannot be confirmed as a modification. At the time of designation, the Board would have considered the property in its current condition and any previous modifications would have been evaluated. Furthermore, the Board determined that the property retained enough integrity to be considered a good example of Victorian architecture. Staff does not concur that these modifications constitute new information and rescission of the historic designation of the property cannot be based on these grounds.

DISCOVERY OF EARLIER MISINFORMATION

The HRRR asserts that there were errors in the 1989 CCDC survey form that was presented to the HRB at the 2003 designation hearing. These alleged errors include the precise year of construction, the architectural style and an accurate assessment of the number of modifications. The survey form lists the year of construction as 1903-1904 which is not an error because the Assessor's Building Record, deed from the date of construction, chain of title and directory listing of occupants support a 1904 date of construction. The survey form describes the architectural style as "Colonial Revival with Craftsman Influences" but also determines that the property is significant for its "late Victorian Transitional style. The property is later described as "Victorian" in the Historic Property Update Core Area Spreadsheet which was attached to the 2003 staff report. Both the 1989 and 2003 survey forms concluded that the resource was significant for its Victorian style and the Board designated it

as such. Today we might describe the building's style as Queen Anne Free Classic; however, per Virginia McAlester's *A Field Guide to American Houses*, this style falls under the umbrella term of Victorian architecture and therefore, the architectural style was not erroneously presented to the Board. A comparison of the photos from the 1989 survey and the 2003 designation hearing indicate that the construction of the shed addition, window modifications and loss of a portion of the brick chimney occurred between 1989 and 2003. There is no evidence to support that the second front entrance is a modification. This information could not be recorded on the 1989 survey form because these modifications had not yet occurred. Additionally, the Board would have considered the property in its current condition and any previous modifications would have been evaluated at the time of designation. Therefore, staff does not concur that the information presented in the 1989 CCDC survey form constitute misinformation and rescission of the historic designation of the property cannot be based on these grounds.

The HRRR asserts that the designation of the resource was based on the assumption that modifications to the structure were reversible. At the time of the hearing the Board would have evaluated all of the information presented to them; including the survey forms, staff report and photos of the property; and made an evaluation of the property's historic integrity and its ability to convey its historic significance. The current [Historical Resources Research Report Guidelines and Requirements](#) was not adopted until 2006 and a full report with a complete integrity evaluation was not required for designation. Therefore, staff does not concur that the information presented to the Board regarding modifications constitutes misinformation and rescission of the historic designation of the property cannot be based on these grounds.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the designation of the property located at 1134 11th Avenue, HRB #636, not be rescinded on any grounds.


Suzanne Segur
Senior Planner

SS/ss

Attachments:

1. Applicant's Historical Report under separate cover
2. Staff photos from the 2003 designation hearing

Photos of 1130-1134 11th Avenue taken during staff's site visit prior to the November 2003 Historical Resources Board Hearing



Photos of 1130-1134 11th Avenue taken during staff's site visit prior to the November 2003 Historical Resources Board Hearing

