



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 4, 2021 REPORT NO. HRB-21-061

HEARING DATE: November 18, 2021

SUBJECT: **ITEM #02 – Samuel and Della Campbell Spec House**

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

APPLICANT: Jeffrey S & Tania D Doggett; represented by Landmark Historic Preservation

LOCATION: 2354 Plum Street, 92106, Peninsula Community, Council District 2
APN 450-052-06-00

DESCRIPTION: Consider the designation of the Samuel and Della Campbell Spec House located at 2354 Plum Street as a historical resource.

STAFF RECOMMENDATION

Designate the Samuel and Della Campbell Spec House located at 2354 Plum Street as a historical resource with a period of significance of 1938 under HRB Criterion C. The designation excludes the 140-square foot detached storage shed constructed in 1956. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Streamline Moderne style with Minimal Traditional elements and retains a good level of architectural integrity from its period of significance. Specifically, the resource features the Streamline Moderne elements of an asymmetrical façade clad in stucco; cubist massing with horizontal emphasis; curved corners; horizontal inset grooves or speedlines; horizontal balustrades; steel tube railings; multi-light steel windows; and glass-block windows. The Minimal Traditional elements include a low-pitched hipped roof; enclosed eaves with little overhang; simple front porch and chimney; double-hung multi-light and 1x1 wood windows; and louvered wood shutters.

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 is a two-story single-family residence with a detached double garage and storage shed located on a corner lot in the Loma Portal neighborhood of the Peninsula community of San Diego.

The property was identified by the Quieter Homes Program (QHP) and was determined to a contributor to the National Register eligible Loma Portal Historic District.

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

ANALYSIS

A Historical Resource Research Report was prepared by Landmark Historic Preservation 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 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 residence constructed in 1938 in the Streamline Moderne style with Minimal Traditional elements. The property features an asymmetrical façade clad in stucco with inset speedlines and is covered by a low-pitched hipped roof with enclosed eaves. Fenestration consists of wood double-hung windows, steel multi-light casement windows, and glass-block.

The primary elevation faces southeast onto Plum Street. The primary entrance is accessed by a set of concrete stairs which lead to the front porch. Multi-light steel casement windows are present on the left corners on the first and second stories, as well as to the right of the front door. Above the front entrance is a cantilevered second story balcony which is topped by a curved eyebrow roof. Accessed by a five-light French door, the balcony features steel tube railings and glass block windows. The second story is also fenestrated by a double-hung four-light wood window which is flanked by louvered wood shutters. Moving to the right, the resource has a one-story section that has a three-part bay-style extension fenestrated by one double-hung wood window. This window features wooden garden boxes that have been rebuilt in-kind. This one-story section is topped by an upper level patio which features steel tube railings. A concrete site wall continues along the southeast elevations and connects to the detached double garage, which is accessed from Plum Street by a scored concrete driveway. Directly behind the garage is a 149-square foot detached storage shed which faces southwest. Constructed in 1956, this shed is excluded from the designation as it was built outside of the property's period of significance.

The secondary (left side) elevation faces southwest onto Yonge Street and features the inset horizontal speedlines as seen on the primary façade. The multi-light steel casement windows on the left side of the front façade continue onto the right side of the secondary elevation, creating corner windows on the first and second story. On the left side, the first and second stories are fenestrated by rectangular multi-light wood double-hung windows flanked by louvered wood shutters. The lack of ornamentation common on both Streamline Moderne and Minimal Traditional style buildings is made evident on this simple, symmetrical façade.

The northeast (right side) elevation faces northeast and consists largely of a one-story section topped by a patio. At the first floor, fenestration consists of a multi-light rectangular double-hung wood window and a pair of square double-hung wood windows which are installed in a stucco pop-out. To the right of the pop-out is a wood door with glazing that serves as a secondary entrance to the residence. The door is accessed from a small set of concrete stairs. A non-original spiral staircase leads from the landing to the second story patio which has a non-original glass partition on the right side which was installed for safety. At the second story level, the residence features one double-hung wood window flanked by two five-light French doors.

The northwest (rear) elevation features a large stucco chimney that has sloping sides and double banding at the cap. The horizontal speedlines seen throughout the property are visible on this façade, which has limited visibility from the public right-of-way. This elevation is fenestrated with double-hung wood windows on the first and second stories.

The property's wood and metal windows were replaced in-kind in 2008. Other modifications to the property include the construction of a detached shed in 1956, which is excluded from the designation. The front door and first floor railings were replaced at an unknown date. The spiral stairs and safety glass on the northeast elevation were installed circa 2015. The property appears to have been restuccoed at an unknown date, but the current texture is historically appropriate. Overall, the modifications noted do not significantly impair integrity of design, materials, workmanship, or feeling as it relates to HRB Criterion C.

The Streamline Moderne style was popular during the period c. 1925 to 1940. Influenced by the Cubism and Modern movements in Europe, Moderne structures are characteristically smooth-walled and asymmetrical, with little unnecessary ornamentation, flat roofs, and simple aerodynamic curves of concrete or stucco. Ornamentation is typically limited to features that emphasize the horizontal, such as "speedlines" in stucco finishes. Steel-sash windows, glass block windows, corner windows and round porthole windows are frequently used. The popularization of this new modern style was reinforced by the government during the depression as government funded New Deal projects such as the 1936-38 San Diego Civic Center (now the County Administration Center) adopted the style as the embodiment of government efficiency. This new Streamline style was a stark contrast to the lavishly ornamented Art Deco and Period Revival buildings of the pre-Depression years, which had come to represent government waste and excess. Examples of the Streamline Moderne style can be found on almost every building type including commercial, multi-family residential apartments, and some single-family residences.

Minimal Traditional style buildings reflect traditional architectural forms and eclectic styles, but generally display simpler and less extensive decorative architectural detailing of the previous Revival styles. Minimal Traditional houses are usually modest in scale with one level, although there are some two-story examples. Common decorative features include smaller, simple front porches, chimneys, and low pitch shallow eave roofs. Pre-War examples reference Moderne and older styles, and usually have a detached garage. Post-War examples often integrate the garage and reflect the emerging Contemporary trends. Though sometimes employing brick or stone materials, this was the first style to typically delete the expensive treatment from the side and rear facades, reflecting the frugal times. The style is most prevalent in residential construction, but is also common in small scale commercial, retail and office uses. Minimal Traditional style houses are usually clustered together, especially in the 1940s residential neighborhoods, although they can also be found separately as later infill in previously developed neighborhoods of Craftsman, Bungalow and earlier styles.

Significance Statement: The house continues to convey the historic significance of the Streamline Moderne style with Minimal Traditional elements by embodying the historic characteristics associated with the styles. Streamline Moderne elements include an asymmetrical façade clad in stucco; cubist massing with horizontal emphasis; curved corners; horizontal inset grooves or speedlines; horizontal balustrades; steel tube railings; multi-light steel windows; and glass-block windows. The

Minimal Traditional influence is exhibited by the resource's low-pitched hipped roof; enclosed eaves with little overhang; simple front porch and chimney; double-hung multi-light and 1x1 wood windows; and louvered wood shutters. Therefore, staff recommends designation of the subject property 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.

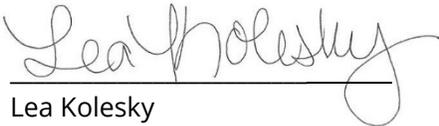
The applicant's request for designation for the property located at 2354 Plum Street did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be 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 the Samuel and Dell Campbell Spec House located at 2354 Plum Street be designated with a period of significance of 1938 under HRB Criterion C as a good example of the Streamline Moderne style with elements of Minimal Traditional. The designation excludes the 140-square foot detached storage shed constructed in 1956.



Lea Kolesky
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

lk/eh/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 11/18/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/18/2021, to consider the historical designation of the Samuel and Della Campbell Spec House (owned by Jeffrey S. & Tania D. Doggett, 2354 Plum Street, San Diego, CA 92106) located at **2354 Plum Street, San Diego, CA 92106**, APN: **450-052-06-00**, further described as BLK 209 LOT 6 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 Samuel and Della Campbell 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 Streamline Moderne style with Minimal Traditional elements and retains a good level of architectural integrity from its 1938 period of significance. Specifically, the resource features the Streamline Moderne elements of an asymmetrical façade clad in stucco; cubist massing with horizontal emphasis; curved corners; horizontal inset grooves or speedlines; horizontal balustrades; steel tube railings; multi-light steel windows; and glass-block windows. The Minimal Traditional elements include a low-pitched hipped roof; enclosed eaves with little overhang; simple front porch and chimney; double-hung multi-light and 1x1 wood windows; and louvered wood shutters. 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 140-square foot detached storage shed constructed in 1956.

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

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

2354 Plum Street, San Diego, CA 92106

ASSESSOR PARCEL NUMBER **450-052-06-00**

HISTORICAL RESOURCES BOARD NUMBER **0**