



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 13, 2017 REPORT NO. HRB-17-026

HEARING DATE: April 27, 2017

SUBJECT: **ITEM #10 – Eleanor Edminston House**

RESOURCE INFO: [California Historical Resource Information Database \(CHRID\) link](#)

APPLICANT: Scott Sobiech; represented by Legacy 106, Inc.

LOCATION: 2928 33rd Street, North Park Community, Council District 3
APN 453-622-1800

DESCRIPTION: Consider the designation of the Eleanor Edminston House located at 2928 33rd Street as a historical resource.

STAFF RECOMMENDATION

Designate the Eleanor Edminston House located at 2928 33rd Street as a historical resource with a period of significance of 1928 and 1960-1975 under HRB Criteria B and C. This recommendation is based on the following findings:

1. The resource is identified with Eleanor Edminston, a historically significant person and retains integrity for that association. Specifically, the resource was Edminston's home during the most productive years of her efforts to preserve Balboa Park from 1960-1975. Edminston was a pioneer in the preservation of Balboa Park and President of the Balboa Park Protective Association, a group that successfully organized the community and prevented the construction of major roads through the park as proposed by the Bartholomew Plan. The efforts of the BPPA would eventually lead to the designation of Balboa Park as a National Historic Landmark.
2. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource exhibits an asymmetrical façade; low pitched, clay tile roof with little eave overhang; complex roof structure; stucco exterior; arched focal window; deep inset entry; stucco chimney; round clay tile attic vents; wood windows and decorative ironwork.

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 contains a one-story Spanish Colonial Revival style residence and garage both constructed in 1928.

The property was located within the boundary of the 2016 North Park Survey Report but was not identified in the survey because the property was not evaluated.

The historic name of the resource, the Eleanor Edminston House, has been identified consistent with the Board's adopted naming policy and reflects the name of Eleanor Edminston, who constructed the house as their personal residence and is also a historically significant individual.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria B and 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 2928 33rd Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or North Park'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.

Eleanor Edminston constructed the house at 2928 33rd Street in 1928 and lived there with various members of her family until her death in 1993. Recently divorced at the time of the house's construction, Edminston worked as a school teacher until her retirement in 1955. In the 1960's, Edminston helped create and served as President of the Balboa Park Protective Association (BPPA). After the BPPA disbanded in 1967, Eleanor continued in her preservation efforts to preserve Balboa Park by serving on the Committee of One Hundred's Board of Directors from 1971 to 1975.

The BPPA was formed in a direct response to a proposed master plan for Balboa Park called the Bartholomew Plan. Among other developments, the Bartholomew Plan called for the demolition of 13 historically significant buildings and proposed new traffic routes through the park. Highly successful in organizing the preservation community in opposition to development within the park, the BPPA had a membership of several hundred. The BPPA's most significant achievement was preventing new roads from being constructed behind the Old Globe theatre and circling the Spreckels Organ Pavilion. Although successful in some areas, the organization was not able to prevent the demolition of the 1915 Science and Education Building and the Home Economy Building.

The loss of these structures led to the creation of the Committee of One Hundred, the park's current preservation advocacy group. Eventually, the efforts of these organizations would lead to the designation of Balboa Park, arguably San Diego's most significant historical resource, as a National Historic Landmark.

Significance Statement: The resource is identified with Eleanor Edminston, a historically significant person and retains integrity for that association. Specifically, the resource was Edminston's home during the most productive years of her efforts to preserve Balboa Park from 1960-1975. Edminston was a pioneer in the preservation of Balboa Park and President of the Balboa Park Protective Association, a group that successfully organized the community and prevented the construction of major roads through the park as proposed by the Bartholomew Plan. The efforts of the BPPA and its predecessor, the Committee of One Hundred, eventually led to the designation of Balboa Park as a National Historic Landmark. Therefore, staff recommends 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 property contains a one-story single family residence constructed in 1928 in the Spanish Colonial Revival style. The house is approached by use of a curvilinear scored concrete walkway. At the front of the structure is a concrete patio which sits behind a low stucco wall. The house features a complex roof structure formed by a combination of gable, shed and flat sections. The primary façade is asymmetrical, with a front facing gable projecting from one side and a small, shed roof section projecting from the other. The low-pitched roof with little eave overhang is covered with clay tiles. The exterior of the house, including the chimney on the south façade, is covered in stucco of the original, hand finished texture. Deeply inset within the stucco walls is the primary entrance with wooden door. A detached garage, also constructed in the Spanish Colonial Revival style, sits behind the house.

The house features many details indicative of the Spanish Colonial Revival style. An arched focal window accented by decorative ironwork is located on the gable portion of the front façade. Round, clay tile attic vents are located on all facades. Additionally, the house features wooden windows in a variety of fixed, casement and double hung styles. The windows at the front of the house have a more complex lite pattern while those on the rear and later portion of the sides are simplified.

Several alterations have been made to the house since its construction in 1928. Photos from the 2004 North Park survey show a window on the front façade half covered in a white material. This window has since been accurately restored according to historic photos by a previous owner. Two windows on the side facades were replaced with aluminum jalousie windows within the original openings at an unknown date. The current owners have recently replaced the jalousie on the north façade with a wooden window based on historic photos. Additionally, a French door was added to the rear of the house. Other modifications to the property include the addition of a pool in 2006 and solar panels in 2016. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached

its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style and retains integrity from its 1928 period of significance. Specifically, the resource exhibits an asymmetrical façade; low pitched, clay tile roof with little eave overhang; complex roof structure; stucco exterior; arched focal window; deep inset entry; stucco chimney; round clay tile attic vents; wood windows and decorative ironwork. 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 subject property at 2928 33rd Street was built by Arthur A. Kunze. Arthur A. Kunze has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

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 2928 33rd 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 2928 33rd Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

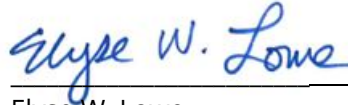
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Eleanor Edminston House located at 2928 33rd Street be designated with a period of significance of 1960-1975 under HRB Criterion B as a resource that is identified with Eleanor Edminston, a historically significant person, and under HRB Criterion C with a period of significance of 1928 as a resource that exhibits the characteristics of the Spanish Colonial Revival style.



Suzanne Segur
Assistant Planner



Elyse W. Lowe
Deputy Director
Development Services Department

SS/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/27/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/27/2017, to consider the historical designation of the **Eleanor Edminston House** (owned by Scott Sobiech, 2928 33rd Street, San Diego, CA 92104) located at **2928 33rd Street, San Diego, CA 92104**, APN: **453-622-18-00**, further described as BLK 2 LOTS 31 & 32 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 Eleanor Edminston House on the following findings:

(1) The property is historically significant under CRITERION B as a resource that is identified with Eleanor Edminston, a historically significant person and retains integrity for that association. Specifically, the resource was Edminston's home during the most productive years of her efforts to preserve Balboa Park from 1960-1975. Edminston was a pioneer in the preservation of Balboa Park and President of the Balboa Park Protective Association, a group that successfully organized the community and prevented the construction of major roads through the park as proposed by the Bartholomew Plan. The efforts of the BPPA would eventually lead to the designation of Balboa Park as a National Historic Landmark. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource exhibits an asymmetrical façade; low pitched, clay tile roof with little eave overhang; complex roof structure; stucco exterior; arched focal window; deep inset entry; stucco chimney; round clay tile attic vents; wood windows and decorative ironwork. 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 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: N/A

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney