



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 8, 2017 REPORT NO. HRB-17-038

HEARING DATE: June 22, 2017

SUBJECT: **ITEM #10 – 2438 33rd Street**

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

APPLICANT: Craig and Clara Behnke; represented by Johnson & Johnson

LOCATION: 2438 33rd Street, North Park Community, Council District 3
APN 539-053-11-00

DESCRIPTION: Consider the designation of the property located at 2438 33rd Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2438 33rd Street under any adopted HRB Criteria.

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 subject resource is a one-story, single family house constructed in 1929 in the Spanish Colonial Revival style.

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.

ANALYSIS

A Historical Resource Research Report was prepared by Johnson and Johnson Architecture, which concludes that the resource is significant under HRB Criterion C. Staff disagrees and concludes that the property is not significant under any HRB Criteria. 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 2438 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.

Research into the owners and tenants of the property at 2438 33rd 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 is a one-story, single family dwelling constructed in the Spanish Colonial Revival style in 1929 with a detached garage at the rear. The structure sits on a raised foundation and is approached by a set of concrete stairs. The house has a generally rectangular plan but has an asymmetrical appearance on the front façade. A low pitched, gabled mission tile roof with two cross gables projecting on either side covers the front portion of the house. The rear two-thirds of the house is sheltered by a flat roof with low parapet. A medium sand finish stucco with a "cat-face" pattern covers the exterior walls. The left portion of the front façade features a large covered patio with arched openings and decorative grill work. The right portion of this façade displays an arched, wooden feature window which sits within a recessed niche in the stucco. The front entry is approached through an arched opening and features the original semi-circular door. The south façade features a smaller covered patio with tile roof and a stucco chimney. Other than the focal window, the windows on the structure are wood, undivided lite in single-hung and awning varieties.

Several modifications have been made to the property since its construction in 1929. The property had little maintenance until it was rehabilitated in 2012. During this project all of the original windows were removed, stripped of paint and reinstalled. The roof was repaired and any damaged tiles were replaced in-kind. The front and side patios, which were enclosed during the 1960's, were unenclosed and new decorative grills were placed in the openings of the front patio. The stucco was covered in a skim coat and a "cat-face" pattern was added. The garage was demolished and a new garage was constructed in the same location as the original. During review of this project, Historic Resources staff determined the property potentially historic and deemed the modifications consistent with the Secretary of the Interior's Standards. However, the plans specify that the stucco would be repaired to match the existing medium sand finish and do not mention the "cat-face" pattern.

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.

The house features many of the character defining features of the Spanish Colonial Revival style including a varied roof form featuring mission tiles, stucco exterior, arched focal window, asymmetrical façade, decorative iron grill work and stucco chimney. However, the integrity has been greatly impacted by the addition of the “cat-face” pattern. This pattern was not approved by Historic Resources staff during review of the 2012 rehabilitation project and cannot be determined consistent with the Standards. Additionally, the texture of the stucco has a smoother appearance than the original stucco as demonstrated through photos of the property prior to the 2012 rehabilitation. This alteration significantly impairs the property’s integrity of design and feeling to the extent that the building no longer retains integrity as a resource that embodies the distinctive characteristics of its original Spanish Colonial Revival design, and therefore staff does not recommend designation under 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 2438 33rd Street was built by Hallum Construction Company. The Hallum Construction Company has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate the company 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 2438 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 2438 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

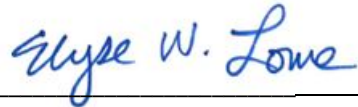
restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 2438 33rd Street not be designated under any HRB Criteria.



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Assistant Planner



Elyse W. Lowe
Deputy Director
Development Services Department

SS/el

Attachment(s):

1. Applicant's Historical Report under separate cover