



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 12, 2018 REPORT NO. HRB-18-038

HEARING DATE: July 26, 2018

SUBJECT: **ITEM #8 – 2810-2832 Cañon Street**

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

APPLICANT: Cañon Street Properties; represented by Heritage Architecture and Planning

LOCATION: 2810-2832 Cañon Street, Peninsula Community, Council District 2
APN 531-361-1000

DESCRIPTION: Consider the designation of the property located at 2810-2832 Cañon Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2810-2832 Cañon Street under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property is a two-story commercial building constructed in 1968 with a 1982 addition. The resource is located in proximity to Shelter Island and various marinas in the Point Loma vicinity.

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

ANALYSIS

A Historical Resource Research Report was prepared by Heritage Architecture and Planning, which concludes that the resource is not significant under any HRB Criteria 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 2810-2832 Cañon 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 2810-2832 Cañon 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 property located at 2810-2832 Cañon Street is a two-story commercial property with an L shaped plan. The structure is closely surrounded by residential and commercial properties on three sides, leaving only the street façade available for ornamentation. Originally constructed in 1968, an addition designed by Wheeler and Associates was completed in 1982. The original part of the building features a façade of lava rock and one inch vertical cedar panels. The storefront windows on the first and second floors are framed in dark bronze finish aluminum. The roof is mostly flat; however, the projection closest to Cañon Street features a copper mansard roof with alternating wood paneled piers. The exterior of the second floor is lined by an open balcony with a geometric patterned metal railing. Access to the upper level is obtained by an exterior stairway which was previously covered by a hexagonal copper canopy and wood trellis. The 1982 addition at the east end of the building is two-stories and makes use of the same materials; lava rock and cedar panels; as well as concrete block. The design of the rectangular addition is simple and makes use of a geometric railing similar to the railing on the original portion of the building. The property also features its original signage surrounded by a lava rock planter located at the edge of the parking lot.

Several modifications have been made to the property since its construction in 1968. The hexagonal copper canopy and wood trellis were removed sometime between 2011 and 2014. This work was done without a permit and was not reviewed by Historic Resources staff for consistency with the Standards. Some of the original jalousie windows in the storefronts were removed at an unknown date. Also, a major addition was constructed in 1982 at the east end of the property. The addition which nearly doubled the size of the building, was constructed in a highly visible location and uses similar materials as the original structure. The addition is massive and its placement disrupts the feeling of the original design. The construction of this addition significantly impairs integrity of design, materials and feeling.

The Tiki-Polynesian style was popularized in the United States after World War II by servicemen who had served in the South Pacific and began to fall out of favor by 1970. The Tiki theme was most

popularly used in hotels, restaurants and retail buildings. In order to attract consumers and sell a fantasy experience, the style exaggerated an island theme and incorporated modern design elements. Exposed heavy wood framing and unpainted wood siding are characteristic of Tiki buildings which often incorporate stone or rock wall features. Roofs are generally wood shingle and often steeply pitched with a cross-gable marking the main entrance. Other character defining features include horizontal massing, projecting ridge beams, porte-cocheres and covered patios, tropical accents and lighted neon signage. The landscape is often lush and heavily integrated with the design of the building. Due to the short period of time that the style was popular, examples of Tiki-Polynesian architecture are rare. San Diego maintains clusters of significant specimens in Shelter Island, Point Loma, Mission Bay and Pacific Beach.

The subject property does not fall neatly into one style of architecture; however, it displays some elements associated with the Tiki-Polynesian style. The horizontal massing and natural exterior finishes of wood and lava rock are character defining features of the style. Additionally, the shape of the copper roof is reminiscent of the pavilion roof form commonly seen on "Tiki hut" style buildings. The property lacks other important features such as a prominent gabled roof, upswept ridge beams, exposed heavy timber roof framing and lush tropical landscaping. The building also incorporates a Futurist-Googie influence evident in the canopy which resembles a "flying saucer." According to the San Diego Modernism Historic Context Statement, examples of the Tiki-Polynesian buildings are rare; however, the design of the subject property incorporates minimal character defining features of the style. Because the property's integrity has been impaired by the 1982 addition and it cannot be determined to be a good example of any architectural style, staff is not recommending 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 2810-2832 Cañon Street was designed by Donald B. Graser. Graser has not been established by the Historical Resources Board as a Master Architect and there is insufficient information to designate him as such at this time. The 1982 addition was designed by Wheeler and Associates established by noted architect Richard Wheeler. Wheeler has not been established as a Master Architect and this structure cannot be considered a notable example of his work. 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 2810-2832 Cañon 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 2810-2832 Cañon 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 2810-2832 Cañon Street not be designated under any HRB Criteria.



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Attachment(s):

1. Applicant's Historical Report under separate cover