



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 12, 2019 REPORT NO. HRB-19-036

HEARING DATE: September 26, 2019

SUBJECT: **ITEM #8 – Jesse and Dora Fleming House**

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

APPLICANT: Salt Family Trust; represented by Legacy 106 Inc.

LOCATION: 2815 28th Street, North Park Community, Council District 3
APN 453-631-03-00

DESCRIPTION: Consider the designation of the Jesse and Dora Fleming House located at 2815 28th Street as a historical resource.

STAFF RECOMMENDATION

Designate the Jesse and Dora Fleming House located at 2815 28th Street as a historical resource with a 1920 period of significance under HRB Criterion C. The designation excludes the modified garage and rear addition which were completed outside the 1920 period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style and retains a good level of architectural integrity from its 1920 period of significance. Specifically, the resource features a flat roof with wide overhanging eaves; smooth stucco exterior; one-story entry porch and full width second story balcony; horizontal design details; broad, flat chimney; and fenestration consisting of fixed, casement, and double hung wood windows

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 resource is a two story, single-family house with a detached garage facing the Balboa Park golf course.

The property was located within the boundary of the 2016 North Park Community Plan, but was not identified in the survey because it was not evaluated.

The historic name of the resource, the Jesse and Dora Fleming House, has been identified consistent with the Board's adopted naming policy and reflects the name of Jesse and Dora Fleming who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Kiley Wallace 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 resource is a single family, two-story Prairie style residence with a detached garage located in North Park, overlooking the Balboa Park golf course. The primary façade features a small entrance porch that leads to a raised, off-centered front door flanked by sidelights set under a shallow awning supported by decorative brackets. To the right of the entrance is a large, recessed, fixed window. The second story features a full width balcony with crenulated corners, multi lite windows and doors, as well as a flat roof with wide, overhanging eaves. The south elevation features a wide, decorative capped chimney as well as large single pane, double hung windows and the beginnings of an addition. The east elevation features an addition that was completed in 2018 and is differentiated from the existing house, with thicker framed windows and doors. The north elevation features the same fenestration as the south elevation along with a smooth sand stuccoed exterior.

In 2018 the property underwent substantial restoration efforts to return to its appearance as depicted in a circa 1920s historic photograph. Restoration work included replacing the lacey stucco exterior with an historically appropriate sand finish, returning window openings to their original dimensions and materials, and removing the enclosed second story balcony. All restoration efforts and the rear 2018 addition were reviewed and approved by Historic Resources staff as consistent with the Secretary of the Interior's Standards. Additional modifications include the change from a single car garage to a two-car garage at an unknown date. Overall, these modifications do not significantly impair integrity of design, materials, workmanship or feeling.

The Prairie style originated in Chicago and was popular primarily in the Midwest for the early part of the 20th century. An indigenous American style, the Prairie School shared the ideals of the British Arts and Crafts movement and was popularized by architects including Frank Lloyd Wright, George Maher and others. Character defining features of Prairie style architecture include low-pitched, usually hipped roofs, wide overhanging eaves, cornices and façade detailing emphasizing horizontal lines. Prairie style houses are typically two stories and often feature casement windows, one-story wings, porches, porte cocheres and inconspicuous entries. Pattern books and popular magazines spread vernacular examples widely to suburbs throughout the country, with most being built between 1905 and 1915.

Significance Statement: The house continues to convey the historic significance of the Prairie style by embodying the historic characteristics associated with the Prairie style and retains a good level of architectural integrity from its 1920 period of significance. Specifically, the resource features a flat roof with wide overhanging eaves; smooth stucco exterior; one-story entry porch and full width

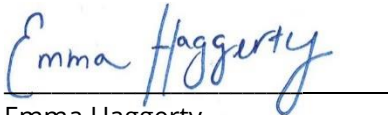
second story balcony; horizontal design details; broad, flat chimney; and fenestration consisting of fixed, casement, and double hung wood windows. Therefore, staff recommends designation under HRB Criterion C.

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 Jesse and Dora Fleming House located at 2815 28th Street be designated with a period of significance of 1920 under HRB Criterion C as a good example of the Prairie style. The designation excludes the modified garage and rear addition which were completed outside the period of significance.



Emma Haggerty
Assistant Planner

EH/ss



Suzanne Segur
Senior Planner
Development Services Department

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/26/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/26/2019, to consider the historical designation of the Jesse and Dora Fleming House (owned by Salt Family Trust 01-06-18, 2815 28th Street, San Diego, CA 92104) located at **2815 28th Street, San Diego, CA 92104**, APN: **453-631-03-00**, further described as BLK 5 LOTS 7 & 8 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 Jesse and Dora Fleming House on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Prairie style and retains a good level of architectural integrity from its 1920 period of significance. Specifically, the resource features a flat roof with wide overhanging eaves; smooth stucco exterior; one-story entry porch and full width second story balcony; horizontal design details; broad, flat chimney; and fenestration consisting of fixed, casement, and double hung wood windows.

(1) 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 modified garage and rear addition which were completed outside the 1920 period of significance.

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