



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: June 13, 2013 REPORT NO. HRB-13-031

ATTENTION: Historical Resources Board  
Agenda of June 27, 2013

SUBJECT: **ITEM #10 – George and Kathagene McCormack House**

APPLICANT: Robert and Nancy Levine represented by Scott A. Moomjian

LOCATION: 2915 28<sup>th</sup> Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the George and Kathagene McCormack House located at 2915 28<sup>th</sup> Street as a historical resource.

STAFF RECOMMENDATION

Designate the George and Kathagene McCormack House located at 2915 28<sup>th</sup> Street as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the non-historic, detached garage at the rear of about 360 square feet, and the area within a side covered patio enclosure of about 60 square feet. Original elements of the patio such as its roof are not excluded. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic Style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features an asymmetrical façade; a combination of flat roof with gable, hipped and shed roof forms sheathed in Mission clay tile; accented windows and entry; and fenestration consisting of wood double hung, casement and fixed 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 Spanish Eclectic style single family residence built in 1928 on the east side of 28<sup>th</sup> Street just north of Palm Street in the Blair's Highland Addition of the Greater North Park Community.

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

## ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, 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 one and two story, Spanish Eclectic style single family residence constructed in 1928. The building is of standard wood frame construction on a concrete foundation and clad in stucco. The overall building form is irregular and features a multi-leveled and varied roof form. The forward portion of the building features a combination of moderate-pitch gabled and shed roofs sheathed in Mission clay tile with no eave overhang. A two story tower at the north elevation features a low-pitch hipped roof of Mission clay tile and no eave overhang. The balance of the structure's roof form is flat and with tar and gravel sheathing.

Fenestration consists generally of wood double hung casement and fixed windows which are presented individually or in sets. Windows at the front elevation are inset and/or accented by arches, decorative spiral columns or other embellishments. It is believed that the wrought ironwork at the front patio – the two small patio gates and the grilles on two small windows near the entry – is original to the house. The balance of the wrought iron grilles on the house is non-historic. At the south (side) elevation, a pair of likely original stained glass arched windows flanks the stucco chimney.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Modifications to the subject structure over the years have been fairly minimal. First, in 1976, an original covered patio along the south (side) elevation was enclosed with the addition of stucco walls, four windows and a door. The enclosure utilized the original shed roof of the patio and it is believed that at some time the clay tiles of this shed roof were replaced. Also at an unknown date, a new medium sand finish stucco texture was added over the original stucco. The new

stucco texture is only slightly different from the original and does not greatly affect the appearance of the building. Finally, the original single car detached garage at the rear of the property has been modified to accommodate a second vehicle and be accessed from the front rather than from the alley at the rear.

The limited modifications to the subject building do not alter its character defining features or significantly impair the integrity as it relates to the 1928 date of construction. The house continues to convey the historic significance of Spanish Eclectic architecture by embodying the character defining features of the style including the asymmetrical façade; a combination of flat roof with gable, hipped and shed roof forms sheathed in Mission clay tile; accented windows and entry; and fenestration consisting of wood double hung, casement and fixed windows. Therefore, staff recommends designation of the subject property under HRB Criterion C. The designation shall exclude the 60 square foot side patio enclosure and the 360 square foot detached garage at the rear.

### OTHER CONSIDERATIONS

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 George and Kathagene McCormack House located at 2915 28<sup>th</sup> Street be designated with a period of significance of 1928 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style of architecture. The designation excludes the non-historic, detached garage at the rear of about 360 square feet, and the area within a side covered patio enclosure of about 60 square feet. Original elements of the patio such as its roof are not excluded. 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.



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for

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CP/ks/cw

Attachment(s):

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