



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 16, 2014 REPORT NO. HRB-14-058

ATTENTION: Historical Resources Board
Agenda of September 25, 2014

SUBJECT: **ITEM #9 – The J.B. Draper Speculation House #2**

APPLICANT: Desiree Sherod Living Trust and Cory B. Rohlfs Living Trust represented
by Legacy 106, Inc.

LOCATION: 3393 28th Street, 92104, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the J.B. Draper Speculation House #2 located
at 3393 28th Street as a historical resource.

STAFF RECOMMENDATION

Designate the J.B. Draper Speculation House #2 located at 3393 28th Street as a historical resource with a period of significance of 1917 under HRB Criterion C. The designation excludes the partial porch enclosure, the detached garage, and the rear addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Mission Revival style with Spanish Eclectic influences and retains a good level of architectural integrity from its 1917 period of significance. Specifically, the resource features a stucco exterior; wraparound front porch with arched openings, tile shed roof supported by decorative corbels; flat roof with shaped parapet; 1/1 wood double hung windows; a decorative carved door; and paired and multi-paned doors.

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 is located in the North Park Community in an area of predominantly single family homes. The home is located directly across the street from Balboa Park.

The building is located on APN 453-471-10-00. The property was identified in the 2011 Greater North Park Community Plan Area Historic Resources Survey and deemed a contributor to a potential 28th Street Residential Historic District.

The historic name of the resource, the J.B. Draper Speculation House #2 has been identified consistent with the Board's adopted naming policy and reflects the name of contractor who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc. 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.

Constructed in 1917 in the Mission Revival style architecture with Spanish Eclectic style influences, the 2-story house features a sand finish stucco exterior. The roof is flat with a shaped parapet. The parapet is rimmed with a protruding cap with a high point at each corner. All four sides of the house feature a small shed roof with decorative corbels. The shed roof is tiled with clay tile. The main form of the house is essentially a square with the front façade featuring a wraparound porch. The main elevation of the porch has three arched openings, while the north side of the house has two arched openings. The center arch on the front porch is distinguished by a double arch look, while the other front porch arches have a pony wall. The front entrance is located on the south side of the front façade. The upper level of the porch acts as a balcony for the second floor and features a non-historic wrought iron railing. The balcony is accessed by three evenly spaced doors-two pairs of French doors flanking a single French door. The majority of the fenestration on the house is 1/1 wood double hung with a number of fixed focal windows.

The applicant would also like to include the Claycraft tile fireplace and hearth in the designation. The fireplace features the Claycraft tile in a quoin pattern with an inset cove and tile ledge and a scenic tile above the fireplace. Based on the historic report, the scenic tile that is centered above the fireplace was produced ca. 1922 as the Claycraft Company was started in the early 1920s, so the tile is not original to the house. Additionally, given the extremely poor condition of the tile, it has lost its integrity. Staff does not recommend inclusion of the fireplace and hearth in the designation.

There have been a number modifications to the property which include a modern wrought iron railing at the second floor balcony, enclosure of a portion of the front porch, the addition of tile at the front porch, addition of a "well" in front of the front porch and alteration of the front walkway to accommodate the well, replacement of a window on the south façade with a stain glass window, a one story addition at the rear and replacement of the original garage. While not ideal, the significant modifications were completed in a manner consistent with the Standards. The wrought iron railing is a simple modern design that does not detract from the historic

character of the house. The porch enclosure was completed at the side of the house and is recessed slightly in the arched opening, so the original form of the arch is clearly visible.

California was the birthplace of the Mission style and many of its landmark examples are concentrated there. The earliest were built in 1890s; by 1900 houses in this style were spreading eastward under the influence of fashionable architects and national builders' magazines. Although never common outside of the southwestern states, scattered examples were built in early 20th-century suburbs throughout the country. Most date from the years between 1905 and 1920. Commonly found features of the Mission Revival style include: Mission-shaped dormer or roof parapet commonly with red tile roof covering; widely overhanging eaves, usually open; porch roofs supported by large square piers, commonly arched above; wall surfaces usually smooth stucco. The shift from Mission Revival to Spanish style is well established with the design and completion of the Panama California Exposition and public debut in 1915. But there are very few residential examples of non-Mission Revival, Spanish style residential architecture before World War I. 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.

Significance Statement: The house continues to convey the historic significance of the Mission Revival style with Spanish Eclectic style influences by embodying the historic characteristics associated with the styles; including stucco exterior; wraparound front porch with arched openings, tile shed roof supported by decorative corbels; flat roof with shaped parapet; 1/1 wood double hung windows; a decorative carved door; paired and multi-paned doors. Therefore, staff recommends designation under HRB Criterion C.

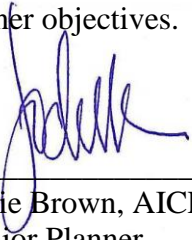
OTHER CONSIDERATIONS

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.

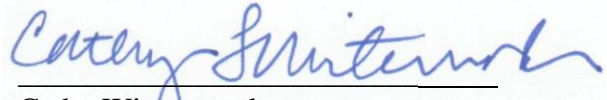
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the J.B. Draper Speculation House #2 located at 3393 28th Street be designated with a period of significance of 1917 under HRB Criterion C as a good example of a Mission Revival style house with Spanish Eclectic style influences. The designation excludes partial porch enclosure, the detached garage and the rear addition. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/25/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2014, to consider the historical designation of the **J.B. Draper Speculation House #2** (owned by Desiree Sherod Living Trust 06-05-12 and Cory B. Rohlfs Living Trust 04-15-06, 3393 28th Street, San Diego, CA 92104) located at **3393 28th Street, San Diego, CA 92104**, APN: **453-471-10-00**, further described as BLK 1 LOTS 23 & 24 ST CLSD ADJ & 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 J.B. Speculation House #2 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Mission Revival style with Spanish Eclectic influences and retains a good level of architectural integrity from its 1917 period of significance. Specifically, the resource features a stucco exterior; wraparound front porch with arched openings, tile shed roof supported by decorative corbels; flat roof with shaped parapet; 1/1 wood double hung windows; a decorative carved door; and paired and multi-paned doors. 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 partial porch enclosure, the detached garage, and the rear addition.

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: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney