



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: July 9, 2009 REPORT NO. HRB-09-017

ATTENTION: Historical Resources Board  
Agenda of July 23, 2009

SUBJECT: **ITEM #8 –2909 Chatsworth Blvd.**

APPLICANT: Kevin Greene and Raquel Birman-Greene, property owners  
Represented by Scott Moomjian, consultant

LOCATION: 2909 Chatsworth Blvd., Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of 2909 Chatsworth Blvd. as a historical resource.

## STAFF RECOMMENDATION

Do not designate the house at 2909 Chatsworth Blvd. as a historical resource under any HRB Criteria due to lack of historical significance; association with a Master Architect or Master Builder; or association with a person significant to San Diego's history.

## BACKGROUND

This item is being brought before the Historical Resources Board at the owner's request to have the house and site designated as a historical resource. The house at 2909 Chatsworth Blvd. is a single family home that was originally constructed in 1945 by Oral Carpenter, the original property owner. The house was constructed in the Ranch style.



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## ANALYSIS

A historical resource research report was prepared by Scott Moomjian, the consultant on behalf of the property owners, Kevin Greene and Raquel Birman-Greene, which concludes that the resource is significant under HRB Criteria C. Staff disagrees with the determination that the resource is significant under HRB Criteria C, 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 house was originally constructed in 1945 in the Ranch style by the original owner, Oral Carpenter. The house was built during the third wave of construction for the Point Loma area. The third wave of construction was at the end of the war and was a result of a need for affordable housing for the military and defense industry personnel in San Diego.

The “U” shaped Ranch house has a low-pitched hipped roof sheathed with dimensional asphalt shingles (the original roof was shake shingles). The roof has closed eaves with gutters. The exterior walls are sheathed with semi-smooth stucco. The majority of the windows on the house are wood divided light windows that are either 4/4, 3/3 or 6/6 double hung. There are three bay windows on the house on the west, south and east elevations. Each bay windows have operable 4/4 double hung windows flanking fixed divided light windows. All of the windows and doors have been replaced through the Quieter Home Program (QHP). QHP declared the property a contributor to the Potential Loma Portal Historic District, but noted that it does not qualify for designation on its individual merits.

The front entrance is recessed from the front façade. The entrance features a brick surround and a metal security door. The walk way leading to the front entrance has non historic tile applied to the surface. To the left of the front door there is a bay window with a small metal roof. The south elevation features another bay window that is located to the right of an unpainted brick chimney.

The house is connected to the two car garage via an enclosed breezeway. It is unclear when the breezeway was enclosed. The enclosed breezeway is differentiated from this historic portion of the house by the use of brick with a running bond pattern. The breezeway features a wood paneled door and a glass block window. The garage has a hipped roof with a small vented cupola. The garage door has been replaced with a modern metal roll-up with small decorative windows.

The consultant has stated that the house is significant as a Modern Minimal Traditional style residence. Staff disagrees that the house is a Modern Minimal Traditional and contends that it is a Ranch style residence. As a Ranch style house it does not conform to the “Staff Procedures on Evaluating the Historical Significance of Post-War Ranch Houses” which was adopted by the HRB on May 9, 2005. The overall design of the house is based on the San Diego version of the Ranch style architecture. The design is based loosely on the Spanish Colonial styles present in the region. The Chatsworth residence is one-story and asymmetrical in design. It has a ground hugging silhouette fitted to the site with a low pitched roof with moderate overhangs and boxed

eaves. The house has smooth stucco with minimal decorative details. The south side also features an exposed exterior brick chimney commonly found on San Diego Ranch houses. Given the lack of association with a person significant to San Diego's history and no Master Builder/Architect association, staff does not recommend designation under Criteria 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 to not designate the house at 2909 Chatsworth Blvd. as a historical resource under any HRB Criterion. 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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Jodie Brown  
Senior Planner



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Cathy Winterrowd  
Principal Planner/HRB Liaison

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Attachment: Applicant's Historical Report under separate cover