



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: October 9, 2009 REPORT NO. HRB-09-069

ATTENTION: Historical Resources Board
Agenda of October 22, 2009

SUBJECT: **ITEM #7 –The John and Caroline Bostick House**

APPLICANT: Zlotnik Family Trust, property owners
represented by Scott Moomjian, consultant

LOCATION: 2436 Presidio Drive, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of The John and Caroline Bostick House as a historical resource.

STAFF RECOMMENDATION

Designate The John and Caroline Bostick House at 2436 Presidio Drive as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics through retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1927 period of significance.



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BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the house and site designated as a historical resource. The house at 2436 Presidio Drive is a single family home that was originally constructed in 1927 by W.H. Muehleisen for John and Caroline Bostick in the Spanish Eclectic style.

The historic name of the house is based on the first owner of the house and is consistent with the adopted naming policy.

ANALYSIS

A historical resource research report was prepared by Scott Moomjian on behalf of the property owners, Zlotnik Family Trust, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs with the determination that the resource is significant under HRB Criterion C as a good example of a Spanish Eclectic style and disagrees with the conclusion that the house is significant under Criterion A, 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.

Staff does not believe that the subject structure 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. The consultant does not fully develop the argument for defining Criterion A nor express what element of the design and construction of the residence make it unique other than as one of the first homes constructed in Presidio Hills subdivision. Being the first home within a particular subdivision is not full justification for designation under Criterion A. For that reason, staff does not recommend designation of the 2436 Presidio Drive based on HRB Criterion A.

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 1927, the house provides 3,181 sq. ft. of livable space, with a detached two car garage. The exterior is sheathed with semi-smooth stucco over 2"x6" wood frame construction. The roof is a medium pitched intersecting gable roof sheathed with clay tile. The rear portion of the roof features a flat roof with a parapet. There is little to no overhang on the roof. Each elevation features rounded clay tile vents.

The front entrance is accessed via a curved solid stucco stairway that leads to a centrally located front door. The stucco wall features a decorative triangular vent constructed of barrel tile. The door is located under a small tiled shed roof. The front façade also features two decks on the east and west side of the house. The east and west facades also feature covered porches. The covered porch on the west side was enclosed at an unknown date with multi-paned windows placed in the openings.

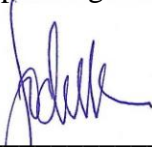
The predominant window on the house appears to be 4 light casement windows with the exception of two focal windows at the front of the house which are fixed glass.

A two car detached garage is located at the northwest corner of the property and is accessed via a concrete driveway on the west side of the house.

Overall the integrity of the house is good and the house has been maintained. Staff believes that there have been a few changes to the exterior of the home, but the alterations do not detract from the historic character of the house. The front porch and steps have had satio tile installed, the west side porch has been enclosed, and an alarm box was added to the south façade gable. Regardless of the modifications, staff recommends that the house is designated under Criterion C as a good example embodying distinctive characteristics of Spanish Eclectic style architecture.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that 2436 Presidio Drive is designated as a historical resource under HRB Criterion C as a good example embodying distinctive characteristics of Spanish Eclectic style architecture. 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
Senior Planner



Kelley Saunders
Acting Principal Planner

jb/ks

Attachment(s): Draft Resolution
 Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/22/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/22/2009, to consider the historical designation of **The John and Caroline Bostick House** (owned by Zlotnick Family Trust, 2436 Presidio Drive, San Diego, CA 92103) located at **2436 Presidio Drive, San Diego, CA 92103**, APN: **442-701-07-00**, further described as Lot 5, Block "B", Presidio Hills, Map 1934 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 John and Caroline Bostick House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the house retains medium pitched intersecting gable roofs sheathed with clay tile; stucco walls; and wood divided light casement windows and single pane fixed windows. 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 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: _____
NINA FAIN
Deputy City Attorney