



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 18, 2014 REPORT NO. HRB-14-024

ATTENTION: Historical Resources Board
Agenda of March 27, 2014

SUBJECT: **ITEM #11 – Levi and Hannah Lindskoog Spec House #1**

APPLICANT: Joshua and Brooke Hesseltine represented by Johnson & Johnson

LOCATION: 2435 Bancroft Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Levi and Hannah Lindskoog Spec House #1 located at 2435 Bancroft Street as a historical resource.

STAFF RECOMMENDATION

Designate the Levi and Hannah Lindskoog Spec House #1 located at 2435 Bancroft Street as a historical resource with a period of significance of 1929 under HRB Criterion C. 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 1929 period of significance. Specifically, the resource features a cross gabled accent roof of Mission clay tile; medium sand finish stucco cladding; accented entries and windows; coved eave detailing; and fenestration consisting generally of 1 over 1 wood double hung 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 one story Spanish Eclectic style single family residence constructed in 1929 on the east side of Bancroft Street, just south of Laurel Street in the Eastern Addition to New San Diego of the Greater North Park Community.

The building is located on APN 539-053-02-00. The property was identified in the Draft North Park Historic Survey 2004 and given a Status Code of 5S3, “appears to be individually eligible for local listing or designation through survey evaluation.”

The historic name of the resource, the Levi and Hannah Lindskoog Spec House #1, has been identified consistent with the Board’s adopted naming policy and reflects the name of Levi and Hannah Lindskoog, who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Johnson & Johnson, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion D. 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 one story with basement Spanish Eclectic style single family residence built in 1929 of standard wood frame construction on a concrete foundation. The building is placed on a sloping lot such that the primary elevation facing west is single story while the rear elevation presents two stories with finished basement and two car garage occupying the lower level. The building is clad in a medium sand finish stucco. A cross gable accent roof sheathed in Mission clay tile is present on the front portion of the house while the balance of the structure features a flat roof with parapet. The primary elevation exhibits distinct coved eave detailing, an arched accent window with wrought iron accent and round clay tile attic vents above, and a front porch with arched main entry door and a secondary entry with a 15-light French door with 10-light sidelights. Fenestration consists generally of 1 over 1 double hung wood windows.

Modifications to the property have been minimal. A side entry door along the driveway and an accompanying set of stairs has been removed according to the Building Record. At the front of the house, tile has been added to the front walkway and front porch area. Staff also believes that the low site wall in front of the house may not be original but does not greatly detract from the building’s integrity.

The applicant lists several interior elements to be included in the designation, including the front entry door and hardware; numerous light fixtures and miscellaneous features in the living room, dining room, kitchen, breakfast nook, hallway, stairway, 3 bedrooms and 2 bathrooms; and hardwood floors, arched openings, doors and hardware throughout the house. While staff agrees on the significance of the arched entry door and hardware as well as the milk delivery door – they are part of the exterior structure being considered for designation and therefore do not require additional consideration as significant interior features. The applicant’s proposed comprehensive designation of various features throughout the house is not supported by staff primarily because many of the features listed are not considered especially significant.

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.

The few modifications make little impact to the building's character defining features and do not significantly impair its integrity. The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including the cross gabled accent roof of Mission clay tile; medium sand finish stucco cladding; accented entries and windows; coved eave detailing; and fenestration consisting generally of 1 over 1 wood double hung windows.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The research report for the subject property proposes the HRB grant Master Builder status to Levi Lindskoog and asserts that the resource is significant under HRB Criterion D as a notable work of Lindskoog. The applicant presents a great deal of information on the life and times of Levi Lindskoog as well as a partial list of known works – however the report does not provide photographs or comparative analysis detailing Lindskoog's body of work and how the subject resource would qualify as a notable work among his others. The report also does not adequately evaluate Lindskoog's works against those of his contemporaries or demonstrate how Lindskoog has achieved recognized greatness in his field. Therefore staff cannot recommend designation under HRB Criterion D, or that Levi Lindskoog be established as a Master Builder at this time.

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.

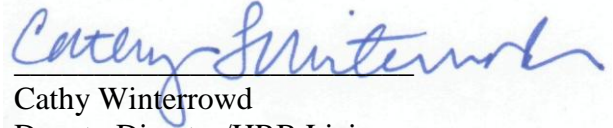
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Levi and Hannah Lindskoog Spec House #1 located at 2435 Bancroft Street be designated with a period of significance of 1929 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style of 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.



Camille Pekarek
Junior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

CP/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/27/2014, to consider the historical designation of the **Levi and Hannah Lindskoog Spec House #1** (owned by Joshua K. and Brooke Hesseltine, 2435 Bancroft Street, San Diego, CA 92104) located at **2435 Bancroft Street, San Diego, CA 92104**, APN: **539-053-02-00**, further described as BLK 17 LOT 6 LOT 5 & CLSD ST ADJ & S 5 FT 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 Levi and Hannah Lindskoog Spec House #1 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 the Spanish Eclectic style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource features a cross gabled accent roof of Mission clay tile; medium sand finish stucco cladding; accented entries and windows; coved eave detailing; and fenestration consisting generally of 1 over 1 wood double hung 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: _____
CORRINE NEUFFER,
Deputy City Attorney