



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: April 14, 2011 REPORT NO. HRB-11-022

ATTENTION: Historical Resources Board  
Agenda of April 28, 2011

SUBJECT: **ITEM #9 – Wilfred and Laura Guy House**

APPLICANT: Stephen L. Rosenberg represented by Scott A. Moomjian

LOCATION: 1441 28th Street, South Park Community, Council District 3

DESCRIPTION: Consider the designation of the Wilfred and Laura Guy House located at 1441 28th Street as a historical resource.

## STAFF RECOMMENDATION

Designate the Wilfred and Laura Guy House located at 1441 28<sup>th</sup> Street as a historical resource with a period of significance of 1912-1935 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 Prairie style architecture and retains a good level of architectural integrity from its 1912-1935 period of significance. Specifically, the resource exhibits a gabled roof subtype with its vernacular, simple side-gabled roof and wider eave overhangs; two-story form with the one-story, full length, stucco-textured porch with large porch columns; eaves and façade which emphasize a horizontal appearance; massive, square porch supports; contrasting wood trim between each story (i.e. wood shingles vs. wood clapboard); and small pane window glazing in the front entry sidelights



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as well as combinations of wood double-hung, fixed with awning transoms or multi-paned casement windows and French 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 along 28<sup>th</sup> Street, just east of Balboa Park in a primarily single-family residential area within the South Park neighborhood of the Greater Golden Hill Community.

The historic name of the resource, the Wilfred and Laura Guy House, has been identified consistent with the Board's adopted naming policy and includes the name of the first occupants and owners of the subject house.

## ANALYSIS

A historical resource research report dated May 2009 was prepared by Scott Moomjian which concludes that the resource is significant under HRB Criteria C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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.*

Built in 1912 by the Benson Lumber Company, the subject property embodies many distinct characteristics of Prairie style architecture. Overall, the home features a very low-pitched, side-gabled roof with wide eave overhang, exposed roof rafters and triangular knee braces underneath the roof eaves. Roofing materials consists of composition shingles. A brick chimney is located along the rear or east elevation. The exterior of the second floor consists of wood shingles, while the exterior of the first floor consists of thick, horizontal wood clapboard siding. The principal or front elevation features a full-length porch area. This porch has a stucco exterior, with three arched openings along the central, west elevation and single arched openings along the side, north and south elevations. The porch is supported by thick, square stucco columns, set upon a stucco porch wall which descends at ground level. The top of the porch area consists of a deck for the second-story with small wooden columns attached to the house located along the north and south elevations. These columns connected to a simple wooden balustrade that framed the deck and is currently not on the house. Within the porch area is the main entry, which consists of a thick wooden door with square and vertical glass panes, original hardware, and stained glass sidelight windows. Windows are varied and consist of wood double-hung; fixed with awning transoms; or multi-paned casements and French doors. Along the northwest elevation, there is a projecting bay section.

Currently the exterior of the structure is undergoing repair and restoration. The exterior stucco on the porch was repaired and painted in-kind to match the original appearance. A non-historic texture coat of paint was removed leaving just the primer on the siding until the new coat of paint is applied. Modifications include the removal of non-historic windows with new, historically appropriate wood frame and sash in fixed casement and double hung varieties. Existing leaded glass transoms are original. The original, simple wooden balustrade was removed and replaced sometime between 1920 and 1995 with another wooden variant. Since 1995, this replacement balustrade was removed altogether and as of today, no balustrade exists on the deck. The property owner intends to put up a new wooden balustrade in the near future and it should be noted that this balustrade will be required to comply with the City of San Diego's current building codes in regard to height.

The Residential Building Record and Sanborn maps indicate that the single-family house was converted into a duplex in 1935 with a second-story addition added along the northeast elevation. At this time, the original detached garage located at the southeastern corner of the property was demolished and replaced with a larger garage and adjacent laundry room. These modifications likely occurred in preparation for the 1935/36 Exposition and have gained significance in their own right.

The subject property embodies the character defining features of Prairie style architecture and retains integrity to its 1912-1935 period of significance. 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 Wilfred and Laura Guy House located at 1441 28th Street be designated under HRB Criterion C as a resource that embodies the distinctive characteristics through the retention of character-defining features of Prairie style architecture and retains a good level of architectural integrity from its 1912-1935 period of significance. 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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Jeffrey E. Oakley  
Associate Planner



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Cathy Winterrowd  
Principal Planner/HRB Liaison

JO/ks/cw

- Attachments: 1. Draft Resolution  
2. Applicant's Historical Report and Addendum under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 4/28/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/28/2011, to consider the historical designation of the **Wilfred and Laura Guy House** (owned by Stephen L. Rosenberg, 1441 28th Street, San Diego, CA 92101) located at **1441 28th Street, San Diego, CA 92102**, APN: **539-401-02-00**, further described as BLK 27 LOT 2 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 Wilfred and Laura Guy House 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 Prairie style architecture and retains a good level of architectural integrity from its 1912-1935 period of significance. Specifically, the resource exhibits a gabled roof subtype with its vernacular, simple side-gabled roof and wider eave overhangs; two-story form with the one-story, full length, stucco-textured porch with large porch columns; eaves and façade which emphasize a horizontal appearance; massive, square porch supports; contrasting wood trim between each story (i.e. wood shingles vs. wood clapboard); and small pane window glazing in the front entry sidelights as well as combinations of wood double-hung, fixed with awning transoms or multi-paned casement windows and French 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 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: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney