



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 14, 2024 REPORT NO. HRB-24-011

HEARING DATE: March 28, 2024

SUBJECT: **ITEM #5 – Dean and Lillian Dobson House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Charles R & Kimberly A Lenz; represented by Landmark Historic Preservation

LOCATION: 2618 Myrtle Avenue, North Park Community, Council District 3
APN 453-332-1500

DESCRIPTION: Consider the designation of the Dean and Lillian Dobson House located at 2618 Myrtle Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Dean and Lillian Dobson House located at 2618 Myrtle Avenue as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation includes the original detached garage. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival style with Spanish Colonial Revival influences and retains architectural integrity from its 1927 period of significance. Specifically, the resource features a stepped mission style parapet, barrel tile roof covered front patio with arched supports, round clay tile attic vents, battered stucco end chimney with an arched top, arched stucco window molding, symmetrical front façade, original hand-troweled stucco with a sand finish, original divided-lite wood French entry door, and one-over-one and divided-lite wood sash double hung and tripartite 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 property is located within the boundary of the [2016 North Park Community Plan Area Historic Resources Survey](#), but was not identified in the survey because it was not evaluated.

The historic name of the resource, the Dean and Lillian Dobson House, has been identified consistent with the Board's adopted naming policy and reflects the name of Dean N. Dobson and Lillian Y. Dobson, who constructed the house as their personal residence.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 2618 Myrtle Avenue is a one-story, single-family residential building constructed in 1927 in the Mission Revival style with Spanish Colonial Revival influences and is located in the North Park Community Planning Area. Other buildings and structures present on site include a detached garage, also constructed in 1927. The property is located among similarly scaled residences and faces toward a sloping street. The property is in its original location.

Since its construction in 1927, the property has been modified as follows: Undated replacement of south (front) elevation walkway with non-original brick walkway; post-2004 addition of front porch railings; undated east (side) elevation and north (rear) elevation service door replacement in their original openings; undated addition of east elevation awning with corrugated metal roof; post-1957 addition of east elevation wood fence; undated east elevation garage door replacement with modern roll-up door; and undated south elevation replacement of garage side entry door.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, 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.

The subject property is a single-family dwelling in the Mission Revival style with Spanish Colonial Revival influences built in 1927. It is clad in its original hand-troweled sandy stucco, and its flat roof exhibits decorative stepped mission parapets atop its front, south elevation. Its south elevation

contains the majority of the character-defining features, including a tile-covered, centered patio cover with arched supports, round tile roof vents, tripartite divided lite wood windows, arching stucco window moldings, and an original divided-lite French door. The primary elevation also contains an original uncovered patio with a low stucco site wall. The west elevation, facing an adjacent property, contains double-hung wood windows and a battered stucco chimney with an arched top. The east elevation, facing an unnamed alleyway, contains a tripartite wood window set, double-hung windows, and a service door with a shed awning above. A non-original stucco and wood fence runs the length of the house along this elevation, terminating at the detached garage. The rear elevation features double hung wood windows and a wooden service door with a metal security screen.

The detached garage is an original 1927 structure with a square plan and stucco cladding matching that of the residence. It contains a replacement side entry door and a modern roll-up door.

California was the birthplace of the Mission and Mission Revival style and many of its landmark examples are concentrated there. The earliest examples of the style were built in 1890s and by 1900 the style was 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; widely overhanging eaves, usually open; porch roofs clad in tile supported by large square piers, commonly arched above; wall surfaces usually clad in smooth stucco.

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, and 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.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Mission Revival style with Spanish Colonial Revival influences. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains overall integrity of design, materials and workmanship despite the modifications. Modifications visible at the primary elevation include the replacement of the front walkway, the addition of railings, and the addition of a side elevation wood fence; however, these changes are minor in nature and do not impact character-defining architectural features. More significant alterations, such as door replacements and an added awning, are limited to the side elevation and did not impact significant character-defining features. The garage door and garage side entry door replacements do not impair the resource's ability to convey its significance as a Mission Revival style building with Spanish Colonial Revival influences. Therefore, the property does retain integrity to its

1927 period of significance under HRB Criterion C. Staff is recommending the inclusion of the original 1927 garage in the designation because the replacement metal garage door and garage side entry door are unobtrusive and not immediately visible, and do not detract from the resource's ability to convey its historic significance under Criterion C.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival style with Spanish Colonial Revival influences and retains architectural integrity from its 1927 period of significance. Specifically, the resource features a stepped mission style parapet, barrel tile roof covered front patio with arched supports, round clay tile attic vents, battered stucco end chimney with an arched top, arched stucco window molding, symmetrical front façade, original hand-troweled stucco with a sand finish, original divided-lite wood French entry door, and one-over-one and divided-lite wood sash double hung and tripartite windows. Therefore, staff recommends designation under HRB Criterion C.

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

The subject property at 2618 Myrtle Avenue was built by Dean N. Dobson. Dobson has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D. As the property is not significant under Criterion D, an evaluation of integrity as it relates to Criterion D is not relevant or required.

OTHER CONSIDERATIONS

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. 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 Dean and Lillian Dobson House located at 2618 Myrtle Avenue be designated with a period of significance of 1927 under HRB Criterion C. The designation includes the original detached garage.



Alvin Lin
Assistant Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/28/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/28/2024, to consider the historical designation of the **Dean and Lillian Dobson House** (owned by Charles R & Kimberly A Lenz, 2618 Myrtle Avenue, San Diego, CA 92104) located at **2618 Myrtle Avenue, San Diego, CA 92104**, APN: **453-332-15-00**, further described as BLK 70 LOTS 21 TO 24 E 40 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 Dean and Lillian Dobson 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 the Mission Revival style with Spanish Colonial Revival influences and retains architectural integrity from its 1927 period of significance. Specifically, the resource features a stepped mission style parapet, barrel tile roof covered front patio with arched supports, round clay tile attic vents, battered stucco end chimney with an arched top, arched stucco window molding, symmetrical front façade, original hand-troweled stucco with a sand finish, original divided-lite wood French entry door, and one-over-one and divided-lite wood sash double hung and tripartite 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 designation shall include the original detached garage.

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:

BY: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

2618 Myrtle Avenue, San Diego, CA 92104

ASSESSOR PARCEL NUMBER **453-332-15-00**

HISTORICAL RESOURCES BOARD NUMBER **0**