

**Conservation, Cultural and Heritage Resources**

## CONSERVATION, CULTURAL AND HERITAGE RESOURCES

### EXISTING CONDITIONS

The Uptown community planning area has a rich and varied cultural past which is reflected in many historic structures, streets, places, names, and other cultural features. These cultural and heritage resources represent a significant tie to San Diego's early history dating back to the 1880s. Additionally, some paleontological specimens may exist beneath a highly urbanized section of the community, particularly along the western slopes of the planning area. Evidence of archaeological sites has been discovered in several of the community's canyon hillside areas.

The planning area contains many historic buildings which are culturally significant as individual structures. These are considered historic either because they exemplify the construction techniques and architectural elements of a particular period or architect, or because of their relationship to historic personages or events. There are, however, many structures which may not be culturally significant as individual buildings, but are perhaps even more important than singular structures because they represent a combined physical relationship which contributes to the ambiance of historic San Diego neighborhoods such as Banker's Hill, Park West, Middletown, and Mission Hills.

Designated historic sites in Uptown are not limited to structures, but also include a cemetery, bridges and a tree. Signs such as "Jimmy Wong's Dragon" on University Avenue at Fourth Avenue may also have potential historic significance.

### ARCHITECTURAL STYLES

Historic building types currently found in the community planning area include the following architectural styles:

#### VICTORIAN:

Architectural style of the 1800s utilizing elaborate decorating details including gables and arches to accentuate height and towers capped with peaked roofs.

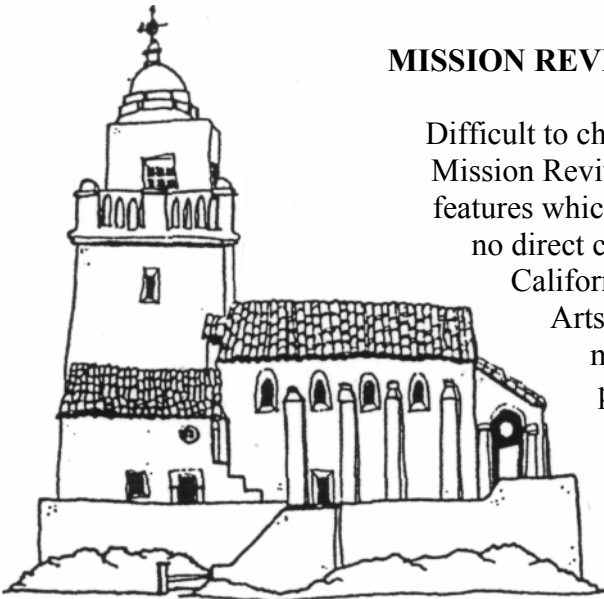


## QUEEN ANNE:

The incongruously-named architectural fashion of the late 19th century, it usually emphasized rounded corner towers, shingles and a mixed ornamental language derived from other late 19th century architectural fashions.



## MISSION REVIVAL:



Difficult to characterize in any exact manner, the so-called Mission Revival is a combination of exterior and interior features which varied as the style developed; it bears almost no direct connection to the Mission architecture of Old California but it is rather a conglomeration of late Arts and Crafts "simplicity" (honest use of materials, etc.), tile roofs, stucco walls and pseudo-Mexican Colonial design elements with vestiges of Richardson Romanesque heaviness and some early modern interest in plain surfaces.



### **CALIFORNIA BUNGALOW:**

The California Bungalow was a simplified residential style with prairie school influence. This clean and functional architectural type was indigenous to California (1910-1925). It is typically a single story stucco structure with elephantine front porch columns supporting a small cable.

### **CRAFTSMAN BUNGALOW:**

Single story house built in the early 1900s with broadly pitched overhanging gables, exposed beams beneath overhanging eaves, projecting brackets and chalet like influences.

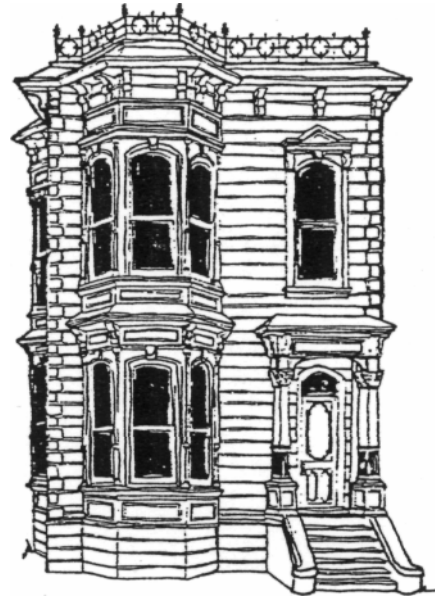


### **CLASSIC BOX:**

The two-story box shaped turn of the century architectural style for residential structures, was Italianate in detail and indigenous to the west coast.

**ITALIANATE:**

A period term which included forms and ornament derived especially from 15th and 16th century Italian architecture, notably from the Mannerist and Early Baroque era in Italy (ca. 1530 to 1590).



**SHINGLE STYLE:**

The late 19th century architectural fashion which derived from sources in New England of the late 17th century, and from certain progressive eastern architects variations on them; it often combined features of other late 19th century architectural fashions, especially Richardson Romanesque and Queen Anne.

**STICK STYLE:**

The late 19th century architectural fashion derived from the ideas of Eastlake, often combining various local features. A subphase emphasized "Moorish" details, such as horseshoe arches, etc.



**PRAIRIE SCHOOL:**

Frank Lloyd Wright, the renowned Chicago architect is credited with the invention of this early 20th Century style of residential design (1910-1925). The prairie style was created to imitate the Midwestern landscape with an accent on horizontal lines with casement windows, and a composition of geometric planes.

## **HISTORIC SITES**

Under the direction of Dr. Ray Brandes, the Uptown and Middletown State Historic Site Surveys were completed in 1981 for the Park West and Middletown areas (Table 8). Park West, is the location of historic Banker's Hill where some of the City's most prestigious and influential families once resided. These historic residences represent some of the City's most unique examples of late 19th century architecture.

### **Architecturally Significant Buildings or Neighborhoods**

Three neighborhoods are described below. Each is significant because of its unique architectural attributes.

**BANKERS HILL:** Located within the Park West neighborhood, this area contains some of the City's finest examples of Victorian, Queen Anne, and Italianate architecture. As show in Figure 49, a significant number of state historic landmarks as well as potential sites can be found in this area.

**INDIA STREET CULTURAL DISTRICT:** A two-block area located between India, Chalmers, Columbia, and Washington Streets contains a cluster of buildings which may possibly date back to the 1920 - 1930 era. The area is a thriving, pedestrian scale commercial/retail center with numerous specialty shops and restaurants. This area may be considered a potential site for a State Historic Cultural District.

**HILLCREST:** A commercial retail area which is generally bounded by University, Third, Sixth, and Robinson. The two-story buildings along these streets represent a unique and historic relationship between building facades and pedestrian sidewalk areas. Several areas feature ground level retail with upper story residential use. Many rooftop elements also feature sculptural friezes and unique variations in height and architectural ornament.

In addition to the unique neighborhoods described above, some 44 sites in the planning area have been designated by the Historical Site Board as historic landmarks. These historic landmarks are described in Table 8 below and are shown in Figure 49.

## TABLE 8

### DESIGNATED HISTORICAL LANDMARKS IN UPTOWN

1. **CALVARY CEMETERY, WASHINGTON PLACE:** A city-owned park featuring a pioneer cemetery, located in Mission Hills.
2. **GILL HOUSE, 3776 FRONT STREET:** A single-story residence designed and lived in by San Diego architect Irving J. Gill.
3. **LEE HOUSE #2, 3353 ALBATROSS STREET:** An early modern cottage designed by Irving Gill. Its original owner, Alice Lee, was the sister of Franklin D. Roosevelt's first wife.

**LEE HOUSE #4, 3367 ALBATROSS STREET:** One of a group of four structures featuring Gill's techniques with low-cost housing experimentation.

**TEATS HOUSE #2, 3415 ALBATROSS STREET:** A unique house featuring Gill's early modern style.

**TEATS HOUSE #3, 3407 ALBATROSS STREET:** A two-story residential unit designed by Irving Gill.

**WIARD FAMILY RESIDENCE, 3536 FRONT STREET:** A two-story Late Victorian featuring box bay, rounded windows, transom windows with diamond shaped panes, and leaded glass elements.

4. **MARSTON HOUSE, 3525 SEVENTH AVENUE:** A home designed by Gill, in an adapted New England and English half-timber style.

**BURNHAM HOUSE, 3565 SEVENTH AVENUE:** A modified English half-timber designed by Gill and Hebbard. This home features extensive landscaping including huge lawns, vine wrapped roofs and arbors, Jacaranda tree, brick walkways and patios.

**CASITT HOUSE, 3526 SEVENTH AVENUE:** A Gill house built in 1906.

**TEATS HOUSE, 3560 SEVENTH AVENUE:** An early modern Gill house influenced by the Prairie School style.

**ALICE LEE RESIDENCE #1, 3578 SEVENTH AVENUE:** One of a group of three homes designed by Gill around a common garden landscaped by Kate Sessions.

5. **SPRUCE STREET FOOT BRIDGE, BETWEEN FRONT STREET AND BRANT STREET:** A 375-foot-long suspension bridge standing 70 feet above the canyon floor, built in 1912. This bridge gave residents on the east side of Spruce Canyon access to the 4th Street trolley.



**MARTIN HOUSE, 3147 FRONT STREET:** A residence designed and influenced by the Prairie School Style.

**COULTER RESIDENCE, 3162 SECOND AVENUE:** A 2 1/2-story Mission Revival house with medium pitched tiled roof and penthouse. Features an arched entranceway and iron rail stairwell.

**OTIS RESIDENCE, 3255 SECOND AVENUE:** Built around 1911, featuring heavy timber eaves, massive chimney and gabled roof.

**MERTZMAM-WINANS RESIDENCE, 3303 SECOND AVENUE:** A Western Stick Style residence with cobblestone porch.

**A.H. SWEET RESIDENCE, 435 SPRUCE STREET:** A Mission Revival residence featuring a unique archway entrance.

6. **WHITE RESIDENCE, 136 REDWOOD STREET:** A 2 1/2-story modified Prairie Style residence with extensive landscaping and steep gable.
7. **PARK PLACE METHODIST EPISCOPAL CHURCH, 508 OLIVE:** A Classic Revival style church which features a cupola with stained glass dome and statute of the Archangel Raphael.
8. **BRITT SCRIPPS HOUSE, 406 MAPLE STREET:** A three-story Queen Anne residence built in 1889.
9. **WEGEFORTH HOUSE, 210 MAPLE STREET:** - The story Early Modern residence of Harry Wegeforth, founder of the San Diego Zoological Society.
10. **WATERMAN MONUMENT, CORNER OF MAPLE STREET AND ALBATROSS STREET:** Located on the edge of Maple Canyon at Albatross and Maple Street commemorating historic canyon flight.
11. **LONG WATERMAN HOUSE, 2408 FIRST AVENUE:** A two-story Queen Anne residence featuring a low hipped roof, projecting dormer, stained glass, a domed tower, and curved front porch with lattice work screen.  
  
**TIMKEN HOUSE, 2508 FIRST AVENUE:** A Queen Anne Victorian residence built in 1888 featuring both tiffany cut glass and stained glass; built for prominent businessman Kerry Timken.  
  
**TORRANCE HOUSE, 136 JUNIPER STREET:** Queen Anne Victorian built in 1887 featuring stained glass, decorative frieze, and pediment with open arch.
12. **MAJOR MOLAN HOUSE, 2214-24 SECOND AVENUE:** A Colonial Revival home featuring hip roof, hip dormers, pediment, and two-story bay.

**CHARLOTTE BUSHNELL HOUSE, 2368 SECOND AVENUE:** A Queen Anne transitional Victoria with Palladian windows, stained glass, and Doric porch columns.

**HAZARD RESIDENCE, 2330 THIRD AVENUE:** A Western Stick Style building with clapboard siding featuring a circular porch with Ionic columns and a classical balustrade of round spindles.

13. **FLORENCE HOTEL TREE, GRAPE STREET BETWEEN THIRD AVENUE AND FOURTH AVENUE:** A large Morton Bay Fig tree planted in the late 19th century, exhibiting an extremely well developed, buttress root system and trunk.

14. **HOUSE-LOT D, 1929 FRONT STREET:** A two-story Stick Style home featuring spindle stairway and applied wooden ornament.

**SHERMAN/DOIG HOUSE, 136 WEST FIR STREET:** A two and one-half story Stick Style residence featuring pitched roof with many distinctive porch elements.

**SHERMAN-JUDSON HOUSE, 1930 FIRST AVENUE:** A two and one-half story Queen Anne built in 1887.

15. **WATTS HOUSE, 1767 SECOND AVENUE:** A rectangular wooden frame Italianate Cottage typical of late 1800s working class homes, has dentil course motif, and scrolled wooden brackets.

16. **CHAPLAIN'S RESIDENCE, 836 WASHINGTON STREET:** A late 19th century vernacular cottage with gabled roof, and heavy cornice encircling the building. This residence was originally part of St. Joseph's sanitarium.

17. **BRODRICK-KENNY HOUSE, 2133 SECOND AVENUE:** An elegant 2 1/2-story Queen Anne residence built in the late 1800s featuring an octagonal bay window and latticework screened porch.

**HAWTHORNE INN, 2121 FIRST AVENUE:** An old rooming house built in 1900, featuring vernacular elements such as a semicircular front porch, and two-story colonnade.

**NASON RESIDENCE, 2169 FIRST AVENUE:** A Colonial Modern home with spindle and post balcony and beveled glass.

18. **GARRETTSON HOUSE, 2366 FRONT STREET:** A three-story wooden residence with bay window, bracketed porch, Ionic columns, an arched entrance porch with pediment, and antique glass.

19. **DAY'S LITTLE HOUSE, 3518 THIRD AVENUE:** A Victorian cottage with rectangular ship's cabin cupola, arcade at entrance with Ionic columns built in the 1880s.



20. **ANTHONY RESIDENCE, 3333 FRONT STREET:** A three-story box Italianate residence built in 1906.

**MOORE HOUSE, 3351 FRONT STREET:** An Eastlake style home with mansard roof, two gables with pediments; estimated to have been built in the early 1890s.

21. **SIESS HOUSE, 3720 THIRD AVENUE:** A one-story, wood framed Oriental Box featuring dormered roof with slightly flared eaves and two Corinthian columns.
22. **JUDGE MONROE ANDERSON HOUSE, 2257 FRONT STREET:** A two-story residence with bracketed broad eaves.

### **RE-USE OF HISTORIC RESIDENCES**

Under the provisions of either the existing zoning and/or Conditional Use Permit provisions, many historic residences are being rehabilitated for office or commercial use. While this rehabilitation technique has probably resulted in the preservation of many historic structures, such uses in single-family residential areas can impact neighborhoods with a shortage of parking and an increase in traffic, as well as other impacts.

#### **Objectives**

- Promote the establishment of historic, cultural, and paleontological districts where appropriate.
- Develop and implement preservation incentives and strategies.
- Preserve historic structures at their original location as well as in their historic context whenever possible.
- Preserve groups of structures and/or facades which together contribute to the historic or cultural significance of an area.

#### **Recommendations**

1. Establish historic or cultural districts in Bankers Hill, Hillcrest and on India Street as described in this plan element, or other areas where appropriate based upon subsequent surveys.
2. Require that the design of new or remodeled structures conform to the historic characteristics of the neighborhood.
3. Complete the Historical Site Board inventory and map survey to include the rest of the Uptown community planning area.

4. Limit the development potential of areas with historic buildings, particularly those which are in predominantly single-family residential use.
5. Conditional Use Permits for the nonresidential use of historic sites located in areas designated low-density should not be approved.
6. Consider the development of a Transfer of Development Rights Program which would allow development rights to be transferred from historic structure sites to areas suitable for more intense urban development.
7. Consider development of a Historic Review Overlay which would require discretionary review of projects involving a historic or potentially historic structure as identified by the Historical Site Board.
8. Explore potential sources of federal, state, and local funds for acquisition, preservation, and management of cultural resources.
9. Consider the development of a pedestrian-oriented urban trail system which features the area's cultural and historic resources, including historic structures, open space canyons, and pedestrian bridges.
10. Consider the exemption of existing historically significant signs from the citywide sign ordinance conformance program.
11. Prepare tailored zoning to be applied to potentially historic structures to provide for office use of such structures. This zone should only be applied within either the office/residential or a multifamily designation adjacent to the existing commercial areas or transportation corridors. It could also be applied in other multifamily areas if it is found that office use is appropriate. In general, the zone should be used on a limited basis; historic site designation and a Conditional Use Permit may be the preferred procedure to allow office use in isolated structures.