



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: April 12, 2012 REPORT NO. HRB-12-025

ATTENTION: Historical Resources Board
Agenda of April 26, 2012

SUBJECT: **ITEM #8 – 2823 Juniper Street**

APPLICANT: Owner; represented by Scott A. Moomjian

LOCATION: 2823 Juniper Street, Greater Golden Hill Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 2823 Juniper Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2823 Juniper Street under any adopted HRB Criteria, due to a lack of integrity.

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 subject building is a one and one-half story Queen Anne style home with finished basement constructed c.1890. The house is located in the Seaman and Choate's Subdivision in the South Park community, where it was relocated in 1925 from an unknown location.

ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion C. Staff finds that the site is not a significant historical resource under any HRB Criteria, due to a lack of integrity. 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 house is a one and one-half story Queen Anne style home over a finished basement constructed c.1890, and features a steeply-pitched front gable roof; asphalt roofing shingles; shallow eave overhang with a simple wood soffit; wood shingle siding in the gable end; wood lap siding over wood frame construction; and a concrete foundation. The front gable is defined by a wood cornice and soffit running along the top plate of the first floor. Centered in the gable is a tri-partite window comprised of a central 1-over-1 double hung window with an arched 4-lite window above, flanked by narrower 1-over-1 double hung windows. The entry porch below is set to the northeast corner of the house and is recessed under the gable roof and half-story above. Accessed by a narrow concrete walkway and two steps, the porch is supported by a plain corner post and accented with simple squared spindles. The entry door is centered on the porch façade and is immediately flanked by tall 1-over-1 double hung wood frame and sash windows. To the right of the entry porch sits a bay window with three tall 1-over-1 double hung windows. Remaining fenestration is varied, but consists primarily of wood double hung windows, with some fixed varieties.

Modifications to the house are significant, and include relocation of the house to the subject site in 1925 from an unknown location; enclosure of a side porch and stair seen in the c.1930 historic photo, which was completely enclosed with framing and siding sometime prior to 1950 (based upon Sanborn Map documentation); construction of a new deck with garage below immediately adjacent to the enclosed side porch; construction of a new second-floor deck on the west-facing side gable; excavation and finishing of the basement level; and perhaps most significantly, installation of a non-historic lap siding over the original shiplap or tongue and groove siding. The installation of new siding over the original siding is evident at four locations at the side and front of the porch, as well as the main wall next to the porch, where corbel-shaped cut-outs in the non-historic lap siding reveal the original wood siding underneath.

As to the relocation, while it is not known where the building was located from, the area of South Park where the building is currently located was not yet developed at the time the subject house was constructed in 1890. Although South Park and Seaman and Choate's Addition was subdivided by 1886, the area remained undeveloped throughout the nineteenth century due to its considerable distance to the shopping district, according to the Draft Golden Hill Context Statement. Development in this area would not begin until 1905. Therefore, the relocation of this building to an area characterized by early twentieth century development and architecture adversely impacted the location, setting and feeling of this late nineteenth century building.

The modifications, which include relocation, enclosure of the original side porch, prominent additions, and installation of non-historic lap siding over the original siding significantly impair all applicable aspects of integrity, including location, setting, feeling, design, materials and workmanship. Due to this substantial loss of integrity of the original c.1890 Queen Anne style design and construction, staff is unable to recommend designation under HRB Criterion C.

OTHER CONSIDERATIONS

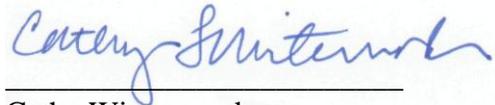
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 2823 Juniper Street not be designated under any HRB Criteria due to a lack of integrity. 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment:

1. Applicant's Historical Report under separate cover