



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: September 19, 2008

TO: HRB Boardmembers

FROM: Jodie Brown, Senior Planner, CPCI

SUBJECT: Item 6 – Determination of National Register Eligibility for 2415-2421 Union Street

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As part of the Quieter Home Program the City of San Diego is provided the opportunity to comment on the eligibility of homes within the boundaries of the noise contour for Lindbergh Field. Heritage Architecture in conjunction with the Jones Payne Group, Inc. provides assessments of historic and non historic properties on behalf of the San Diego County Regional Airport Authority.

Recently, staff received information on a property located at 2415-2421 Union Street. The consultant determined that the property is not eligible for listing on the National Register of Historic Places and, therefore would not be eligible for upgrades that would be consistent with the historic character of the house.

Staff does not concur with the consultant's determination that the property is non historic. The house was constructed ca. 1906-1912 by Maurice B. Adams and appears to be a Folk Victorian style house with Craftsman influences. The house has a gable roof at the front with a hipped roof at the rear and side of the house both of which have exposed rafter tails and approximately 2' overhangs. The roof is sheathed with asphalt shingles. The exterior of the house has a narrow wood lap siding. The front of the house is dominated by a protruding two story porch with a gable roof and supported by round columns. The second story has an early enclosure with 9 light wood fixed windows. Access to the first floor porch is provided via a side entrance. On the hipped portion of the house, there are two bays on the front and the side. The windows on the house are either 1/1 double hung wood windows or fixed wood windows with a decorative leaded glass on the upper portion.

In 1990, the property was converted to condos and a large addition was added to the southeast corner of the house. The addition utilizes similar material (wood lap siding) and roof line (gable roof) but distinguishes itself with a more modern design. The addition, while visible from the street, is set back to the rear of the historic house.

The property was included in the 1981 Historic Resources Inventory for Middletown Area, the Uptown Historical Survey that was adopted by the Historical Resources Board in 1993 and the more recent 2007 Draft Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey. The 1981 survey found that the property was designated as a 6 which, at the time, meant “Determined not eligible for National Register.” The 1993 and 2005 surveys found that the property was significant as a contributor to a potential district.

As stated in the National Register Bulletin “*How to Apply the National Register Criteria for Evaluation*” to be eligible for Criterion C, “...a property must clearly illustrate, through ‘distinctive characteristics,’ the following: the pattern of features common to a particular class of resources, the individuality or variation of features that occurs within the class, the evolution of that class, or the transition between classes of resources.” 2415-19 Union Street clearly displays the transition of the Folk Victorian (1870-1910) to Craftsman (1905-1930), the style that came to dominate the California landscape, which is in compliance with the directive that shows “the transition between classes of resources.” The Folk Victorian style in the Gable Front and Wing subset is evidenced as a two story front facing gable roof with a two story wing presenting an “L” shaped footprint. The house also has simple window surrounds that are commonly found on Folk Victorian. In terms of the Craftsman influence the house has wide overhanging eaves with exposed rafter tails, and several decorative transomed windows.

Based on the previous surveys, integrity and transitional style of the house, staff believes that the house is eligible for the National Register at the local level.