



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 12, 2007 REPORT NO. HRB-07-019

ATTENTION: Historical Resources Board
Agenda of April 26, 2007

SUBJECT: **ITEM # 9 – 2761-2765 Fifth Avenue**

APPLICANT: Marie Burke Lia on behalf of Nutmeg & Olive LLC, owner and
The Cathedral Church of St. Paul, developer

LOCATION: 2761-2765 Fifth Avenue, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the property located at 2761-2765 Fifth Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate 2761-2765 Fifth Avenue under any HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed major building modification (demolition) of a structure of 45 years or more, located at 2761-2765 Fifth Avenue, under San Diego Municipal Code Section 143.0212.

This two-story Spanish Eclectic-style sixteen-unit bungalow court, known as the “Park Chateau” Apartment Building, was constructed in 1939 of stucco over wood frame, and rests on a concrete foundation. The two rectangular structures have shallow Mansard-style clay tile gable roofs with brief overhangs with exposed wood beam ends.



Planning Department

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ANALYSIS

A historical report was prepared by Kathleen Crawford. The report concludes that the structures are not historically or architecturally significant under any HRB Criteria. Staff concurs that the property is not significant under any HRB Criterion as follows:

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

HRB staff believes that the property does not exemplify or reflect special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. For that reason, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Although the vacant site was associated with several historically-significant individuals prior to the 1939 construction of the structures, it is not identified with persons or events significant in local, state or national history after 1926.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

The multi-family residential structure(s) at 2761-2765 Fifth Avenue are listed as ca.1930 on the 2007 Uptown Survey as "appears to be eligible for local listing or designation through survey evaluation or needs a historical research report to determine potential historical significance." The Notice of Completion was filed on December 20, 1939. The historical research report is attached to this staff report.

The two-story Spanish Eclectic-style bungalow court rectangular residential structures at 2761-2765 Fifth Avenue were constructed in 1939 for Mrs. Mabel Merkley by builder J. H. Nicholson. Although the stucco on wood frame/clay tile Mansard-roofed living portions of the structures are primarily intact, with minor window alterations, the Residential Building Record indicates that multiple alterations have been done to the stairs, and staff believes, to the balconies. These alterations which occurred in the 1950s and 1960s significantly impact the historic fabric of a defining element of the bungalow court, the architecture facing the courtyard itself. These balconies and balcony roofs are visible from the public right-of-way.

It appears that the original balconies and stairs, which were probably constructed of wood, may have been reconstructed with metal pipe columns and metal stairs. Staff believes that the structural profile, end closures and materials of the balconies and roof at this location are out of character with a 1939 Spanish Eclectic-style structure. The use of pipe columns and metal stairs leads staff to conclude that the structures are not good examples of the Spanish Eclectic style of

architecture, and do not embody distinctive characteristics of a style, type, period or method of construction. Nor is the property a valuable example of the use of indigenous materials or craftsmanship. For this reason, staff does not recommend designation of the 2761-2765 Fifth Avenue structures based on 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 identity of the architect of the property was not determined. The builder, J. H. Nicholson is not identified as a Master Builder. For that reason, staff does not recommend designation of the 2761-2765 Fifth Avenue apartment based on HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

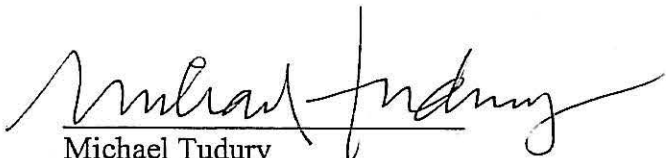
Not applicable.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

Not applicable.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that 2761-2765 Fifth Avenue not be designated under any HRB Criteria. If designated, 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.



Michael Tudury
Senior Planner/Architect



Cathy Winterrowd
Senior Planner/Program Coordinator

MT/cw

Attachment: Applicant's Historical Report under separate cover

