



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: May 9, 2024 REPORT NO. HRB-24-020

HEARING DATE: May 23, 2024

SUBJECT: **ITEM 6 – AUGUSTA AND FREDRICK WENDEL/ALEXANDER SCHREIBER HOUSE**

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

APPLICANT: Brian F. Lacklen 2006 Trust; represented by Landmark Historic Preservation

LOCATION: 3545 Mississippi Street, 92104, North Park Community, Council District 3  
APN 453-302-0900

DESCRIPTION: Consider the designation of the Augusta and Fredrick Wendel/Alexander Schreiber House located at 3545 Mississippi Street as a historical resource.

### STAFF RECOMMENDATION

Designate the Augusta and Fredrick Wendel/Alexander Schreiber House located at 3545 Mississippi Street as a historical resource with a period of significance of c.1923 under HRB Criterion C and D. The designation includes the detached garage. This recommendation is based on the following finding:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture with Colonial Revival influences and retains integrity from its c.1923 period of significance. Specifically, the resource features a low-pitched, jerkinhead side-gabled roof with overhanging eaves, exposed rafter tails, horizontal wood siding, symmetrical primary façade, a small covered front entry featuring slim round columns, brick chimney, and fenestration consisting of wood double-hung windows in a 6:1 lite pattern.
2. The resource is representative of a notable work of Master Builder Alexander Schreiber, a prominent and accomplished building contractor responsible for the construction of many quality houses in the City, some of which have been historically designated. Specifically, the resource is an example of his work in the Craftsman style with Colonial Revival influence and features a jerkinhead roof, a distinctive architectural feature frequently incorporated into Schreiber's designs. The resource expresses a quality of craftsmanship seen in his other known works and retains integrity as it relates to the original c.1923 design.

## 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 was 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 historical name of the resource, the Augusta and Fredrick Wendel/Alexander Schreiber House has been identified as consistent with the Board's adopted naming policy and reflects the name of Augusta and Fredrick Wendel, who constructed the house as their personal residence, and the name of Alexander Schreiber, a Master Builder.

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 3545 Mississippi Street is a one-story, single-family residential building constructed c.1923 in the North Park Community Planning Area in the Craftsman style with Colonial Revival influences. Other buildings and structures present on site include a rear detached garage. The property is located on the east side of Mississippi Street between Dwight and Myrtle Streets. The property is in its original location.

Since its construction c.1923, the property has had minimal modification as follows: at unknown dates, a shed roof and lattice screen were added over the rear door. The front door was changed within the same opening and a security door was added.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criteria C and D 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 resource is a one-story, single-family residence constructed c.1923 in the Craftsman style with Colonial Revival influences. The house features a low-pitched, jerkinhead side-gabled roof with overhanging eaves, exposed rafter tails, a brick chimney, and horizontal wood siding. The resource sits atop a sloping lot with concrete stairs leading to the front entry. The symmetrical primary façade features a centered partial-width front porch with a front jerkinhead gable roof supported by two slim round columns, a centered front entry door, and four 6:1 wood double-hung windows. The Colonial Revival influence is expressed primarily through the symmetrical front façade and round porch columns. Fenestration consists of double-hung wood windows with a 6:1 lite pattern.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Following the Centennial Exposition of 1876 America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Federal styles. As with their prototypes, Colonial Revival structures generally have a symmetrical front façade with the principal areas of elaboration being entrances, windows and cornices. Roofs can be hipped, gable or gambrel and some variations feature a center gable projecting slightly from the primary façade. One-story side wings with flat roofs are common. Windows are typically double-hung sash with multi-pane glazing in one or both sashes and are commonly found in pairs, triples, or bay windows. Front-facing gambrel roofs were most common in earlier revival houses while side gambrels became popular in the 1920s and '30s.

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 Craftsman style with 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. The modifications are designed in a manner that is consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. The shed roof and latticework over the rear door do not impact the resource's character-defining features. The shed roof over the door is differentiated from the original structure and features compatible materials. The replacement of the front door and the addition of a security door do not significantly impair the resource's significance as a Craftsman-style residence with Colonial Revival influences. Therefore, the property retains its integrity to its c.1923 period of significance under HRB Criterion C.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture with Colonial Revival influences and integrity from its c. 1923 period of significance. Specifically, the resource features a low-pitched, jerkinhead side-gabled roof with overhanging eaves, exposed rafter tails, horizontal wood siding, symmetrical primary façade, a small covered front entry featuring slim round columns, brick chimney, and fenestration consisting of wood double-hung windows in a 6:1 lite pattern. 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.*

Alexander Schreiber was born in Kansas in 1887 and moved to San Diego in 1912. Little is known of his early career in San Diego; however, he was listed as a carpenter in the 1912 San Diego City Directory. He became a contractor by 1916. In the mid-1920s, he operated a real estate office in Hillcrest, but his primary occupation was a contractor.

Schreiber was a prolific builder, designing and building houses and commercial buildings in North Park, South Park, University Heights, Loma Portal, Encanto and Mission Hills. Most of his house designs were in the Craftsman and Spanish Eclectic styles, though he did design at least two houses in Mission Hills in the Prairie style: 1866 Fort Stockton Drive (HRB #730) and the slightly higher-style house at 4205 Arden Way (HRB #618). Schreiber was also an early experimenter in the use of electricity in houses; his obituary credits him with building the first house in San Diego completely wired for electrical appliances.

*Partial List of Notable Works:*

- HRB #522– Claude & Edna Bradley Woolman/Alexander Schreiber House (2420 Presidio Drive), 1930
- HRB #618/821-62– Alexander Schreiber Spec House #1 (4205 Arden Way), 1921
- HRB #730/822-18– Alexander Schreiber Spec House #2 (1866 Fort Stockton Drive), 1921
- HRB #762– Alexander Schreiber Spec House #3 (4191 Stephens Street), 1920
- HRB #1201/1276-145– Alexander Schreiber Spec House #7 (1429 Dale Street), 1916
- HRB #1321– Ralph Hurlburt/Alexander Schreiber Spec House #3 (4179 Palmetto Way), 1919
- HRB #1497– Vida Rhodes/Alexander Schreiber House (3022 30TH St), 1920
- HRB #1520– Ralph Hurlburt/Alexander Schreiber Spec House #5 (3560 - 3562 Utah St), 1919

*Designation Summary:*

At least 18 of Schreiber's works have been designated as historical resources by the City of San Diego Historical Resources Board. They include the Alexander Schreiber Spec House #1 (HRB #618/821-62), which established him as a Master Builder by the HRB in 2003, the Alexander Schreiber Spec House #3 (HRB #762) and the Alexander Schreiber Spec House #7 (HRB #1201/1276-145).

The subject resource was built by Master Builder Alexander Schreiber c. 1923, for owners Frederick and Augusta Wendel. The subject residence is an example of Schreiber's work in the Craftsman style with Colonial revival influences and conveys his skill as a builder through its high-quality design and craftsmanship.

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 D as a resource that represents the notable work of Master Builder Alexander Schreiber. 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. The addition of a shed roof and lattice screen were added over the rear door. The front door was changed within the same opening, and a security door was added. These changes do not impair the resource's ability to convey its significance as a resource that represents the notable work of Master Builder Alexander Schreiber. Therefore, the property does retain integrity to its c.1923 period of significance under HRB Criterion D.

Significance Statement: The subject resource is representative of a notable work of Master Builder Alexander Schreiber, a prominent and accomplished building contractor responsible for the construction of many quality houses in the City, some of which have been historically designated. Specifically, the resource is an example of his work in the Craftsman style with Colonial Revival influence and features a jerkinhead roof, a distinctive architectural feature frequently incorporated into Schreiber's designs. The resource expresses a quality of craftsmanship seen in his other known works and retains integrity as it relates to the original c.1923 design. Therefore, staff recommends designation of the subject property under HRB Criterion D.

#### 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 Augusta and Fredrick Wendell/Alexander Schreiber House located at 3545 Mississippi Street be designated with a period of significance of c.1923 under HRB Criterion C as an example of Craftsman style architecture with Colonial Revival influences and HRB Criterion D as representative of a notable work of Master Builder Alexander Schreiber. The designation includes the detached garage.



Megan Walker  
Associate Planner



Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

MW/SS

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 5/23/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/23/2024, to consider the historical designation of the Augusta and Fredrick Wendel/ Alexander Schreiber House (owned by Brian Flynn Lacklen 2006 Trust, 3545 Mississippi Street, San Diego, CA 92104) located at **3545 Mississippi Street, San Diego, CA 92104**, APN: **453-302-09-00**, further described as BLK 14 LOTS 35&36 ST CLSD ADJ& 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 Augusta and Fredrick Wendel/ Alexander Schreiber House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of Craftsman style architecture with Colonial Revival influences and retains integrity from its c.1923 period of significance. Specifically, the resource features a low-pitched, jerkinhead side-gabled roof with overhanging eaves, exposed rafter tails, horizontal wood siding, symmetrical primary façade, a small covered front entry featuring slim round columns, brick chimney, and fenestration consisting of wood double-hung windows in a 6:1 lite pattern. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Builder Alexander Schreiber, a prominent and accomplished building contractor responsible for the construction of many quality houses in the City, some of which have been historically designated. Specifically, the resource is an example of his work in the Craftsman style with Colonial Revival influence and features a jerkinhead roof, a distinctive architectural feature frequently incorporated into Schreiber's designs. The resource expresses a quality of craftsmanship seen in his other known works and retains integrity as it relates to the original c.1923 design. 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 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

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

**3545 Mississippi Street, San Diego, CA 92104**

ASSESSOR PARCEL NUMBER **453-302-09-00**

HISTORICAL RESOURCES BOARD NUMBER **0**