



1428 Soledad Avenue

Report No. HRB-26-029

**City of San Diego
Historical Resources Board
(HRB) Meeting
July 23, 2026
Item #3**



1428 Soledad Avenue

- **Constructed as a one-story Craftsman-style bungalow in 1911**
- **Remodeled as a three-story Craftsman-style bungalow with East-Asian-inspired influences in 1916**
- **Evaluated as ineligible under any City of San Diego HRB Criteria**

SYNOPSIS

Heritage Preservation Staff have reviewed the property as eligible for designation under HRB Criterion C.

Staff argues that the property retains sufficient integrity “to convey significance as a resource that embodies the distinctive characteristics of Craftsman architecture with East-Asian-inspired influences.”

The HRRR concludes that the residence and detached garage do not retain sufficient integrity to be eligible for designation under any HRB Criteria.

Extensive remodels between 1916 and 2024 resulted in the residence only retaining integrity of location, and the garage only retaining integrity of materials.

HRB Designation Guidelines:

Integrity and Criterion C

City of San Diego HRB

Guidelines for the Application of Historical Resources Board Designation

Understanding Integrity

"Integrity is the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance. Historical resources eligible for designation by the HRB must meet one or more of the designation criteria **and retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their historical significance.**"

City of San Diego HRB

Guidelines for the Application of Historical Resources Board Designation

Understanding Integrity

“The California and National Registers recognize location, design, setting, materials, workmanship, feelings, 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, **the evaluator must show that the property retains enough physical and design characteristics to reflect the property’s significance.**”

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance.”

City of San Diego HRB

Guidelines for the Application of Historical Resources Board Designation

Criterion C

"Criterion C applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture.

Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association."

Criterion C and Integrity: 1428 Soledad Avenue

- While the residence and garage retain some of their character defining features, **extensive modifications have resulted in a broad loss of integrity and a misleading sense of historicity.**
- As a result of these modifications, **the buildings do not retain enough of their authentic, historic character or appearance to be recognizable as historic resources and to convey the reasons for their historical significance, per City guidelines.**



Porches as a Key Character Defining Feature

- “Porches, either full- or partial-width, with roof supported by tapered square columns” (McAlester 2015)
- Open, prominent porches were a key character defining feature of the 1916 remodel
- The enclosure and modification of those porches severely impacted the residence’s original design





The Engawa

- A form of porch or patio that represents a critical element of Japanese architectural design
- Designed as a “transitional space” that blurs the line between indoor and outdoor spaces
- The full, permanent, enclosure of Engawa negates their intended function and compromises architectural integrity
- The enclosure of various porches at 1428 Soledad severely impacted the East-Asian-inspired elements of its design

List of modifications to the 1428 Soledad Avenue residence since 1916:

- Front wood porch screened in and flooring replaced with concrete
- **Covered, concrete patio on southwest façade enclosed and four windows added to the new exterior façade**
- **Door leading from the screened-in patio walled in**
- **Door with a sidelite and screen added to the northeast portion of the former patio, with the wall moved southeasterly**
- **Closet addition constructed, with original southeast facing door moved next to the closet addition**
- Northeast projection roofline extended along its northeast and southeast façades
- Lattice shed added to northeast projection, with the southern part subsequently removed
- **First story central porch projection and second story porch enclosed**
- **Set of casement windows on second story replaced with smaller windows**
- Saltillo-style tiles added to floor of screened in porch and original door replaced
- **Half-bath installed at northwest façade porch**
- Porch added to northeast projection
- **Northwest façade porch enclosed**
- **Asian-inspired lapped roof shingle detailing removed from fascia boards**
- Northern portions of lattice sheds removed
- **Shingle cladding removed from third floor observation room**
- Roof's shake shingles replaced with asphalt shingles
- Solar panels added

These modifications resulted in a 33% increase to the square footage of the residence (761 square feet) and impacted its integrity to the point where it now only possesses integrity of location.

List of modifications to the 1428 Soledad Avenue garage since 1916:

- **Relocated** in front of northeast projection of residence
- Remodeled with a second-story residential area and exterior stairway entrance
- Original garage door and window replaced with two garage doors
- Single-pane casement window added to southwest façade of first floor
- Lapped roof shingle detail removed from all fascia boards
- Second story windows replaced with vinyl and affixed with aluminum screens
- Roof's shake shingles replaced with asphalt shingles

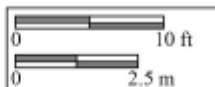
These modifications impacted the integrity of the garage to the point where it now only possesses integrity of materials.

Legend

 Original 1911 or 1916 features (exterior walls, windows, doors) that are no longer extant

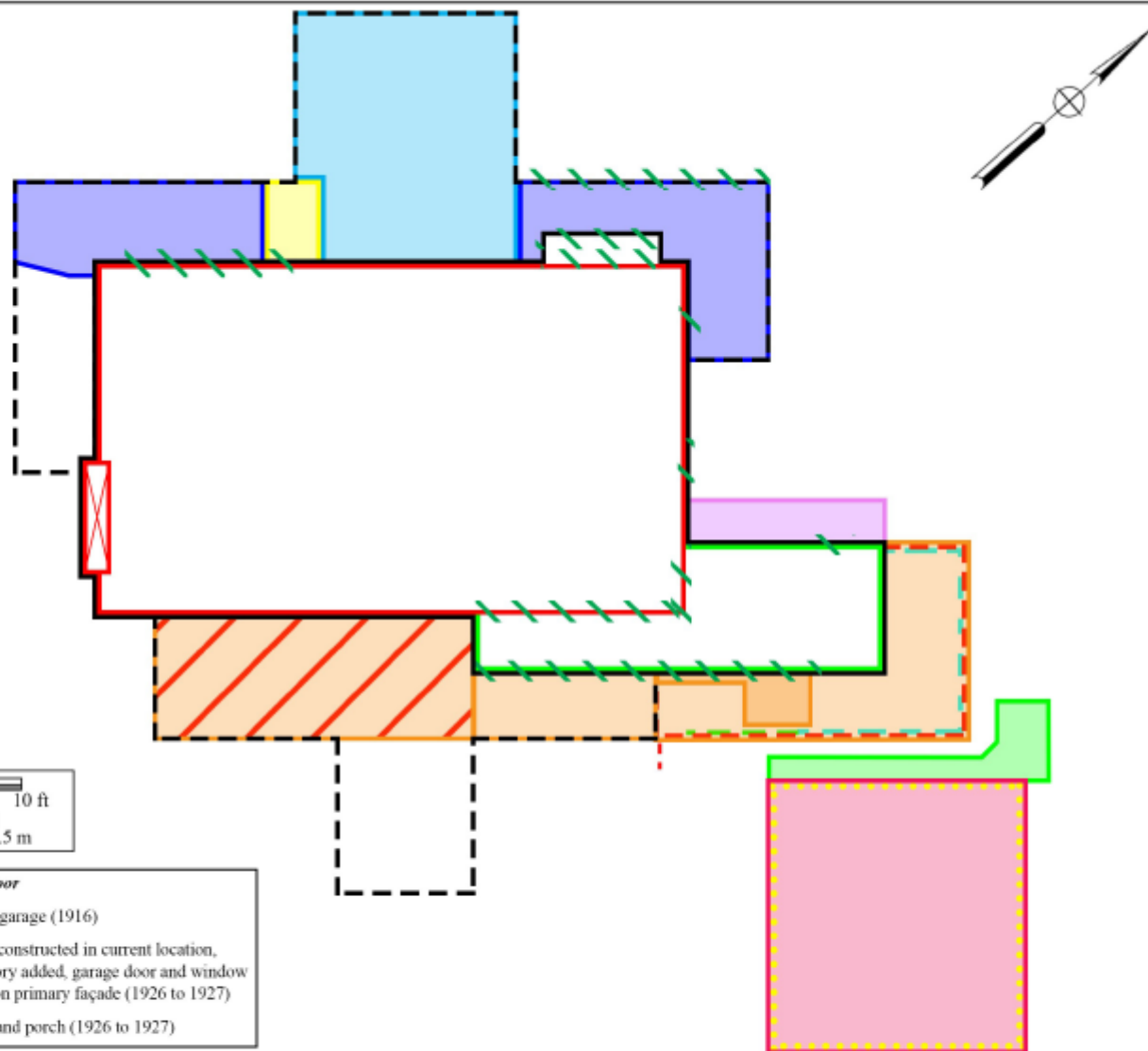
Residence First Floor

-  Bungalow (1911)
-  Remodel (excluding porches) (1916)
-  First-story addition, casing on northeast façade window cut to accommodate northeast projection (1916)
-  Concrete covered patio, wood covered porches (1916)
-  Wood covered porch converted to covered, screened-in, concrete patio, concrete covered patio enclosed, door with sidelite added to northeast façade, wall extended one foot toward the street, original exterior wall removed, laundry closet addition north of the moved wall, original windows and walls removed, door added between concrete patio and new laundry closet, northeast roofline extended (1921 to 1954)
-  Lattice shed constructed (1921 to 1963)
-  Portion lattice shed removed (1921 to 1963)
-  Wood covered porch enclosed (1927 to 1931)
-  Screened-in porch floor tiled with Saltillo-style tiles and door replaced (1954 to 2023)
-  Half-bath installed (1959)
-  First-story porch added, window replaced with a door (1968)
-  First-story, wood-covered porch enclosed, northern picture window walled in, southern picture window converted to cased opening, northern bay window and framing removed (interior bay window walls remain), northeast façade first-story, diamond-paned window infilled (circa 1970)
-  Northern portions of lattice shed removed (after 1975)



Garage First Floor

-  Detached garage (1916)
-  Garage reconstructed in current location, second story added, garage door and window replaced on primary façade (1926 to 1927)
-  Stairway and porch (1926 to 1927)

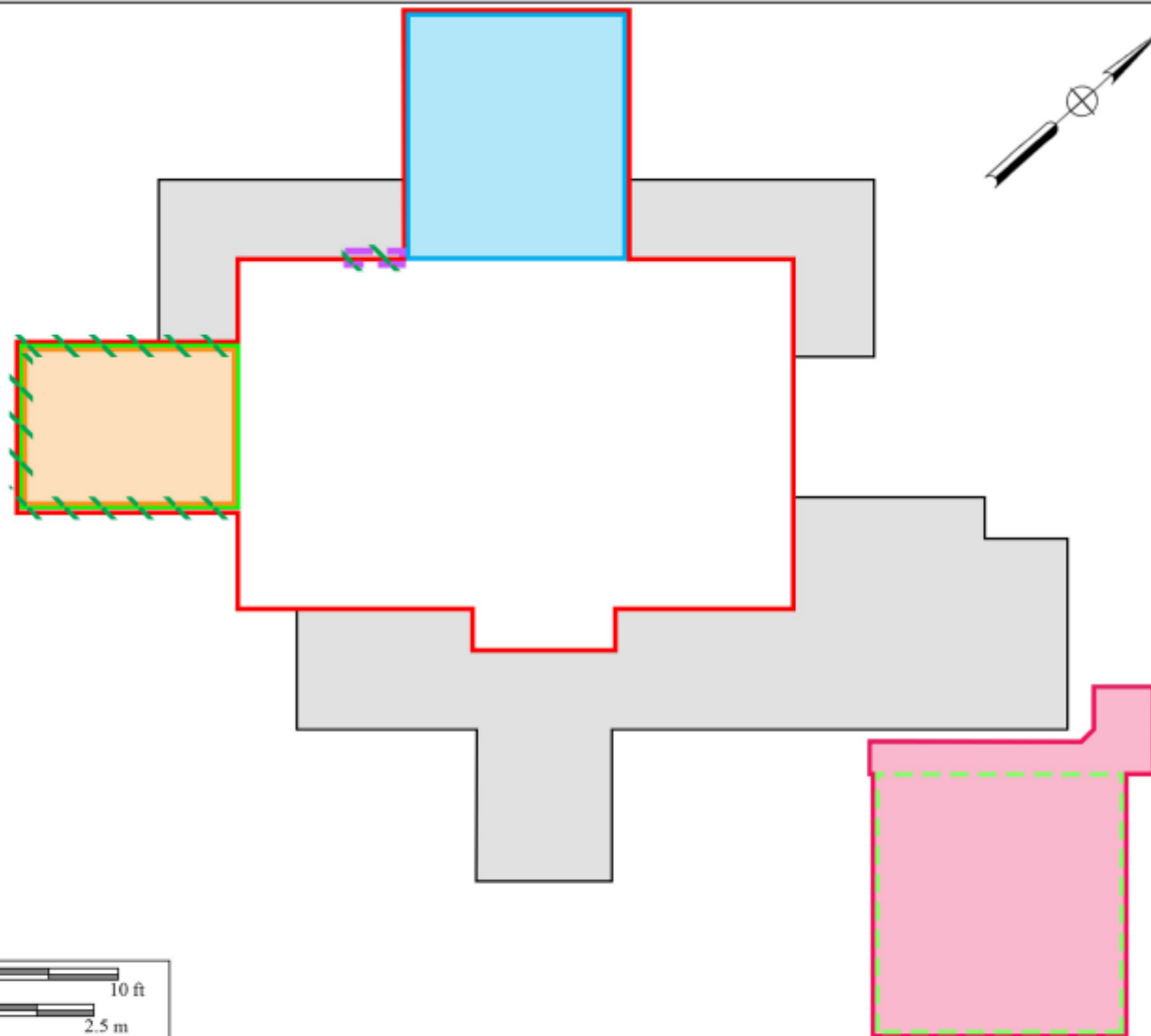


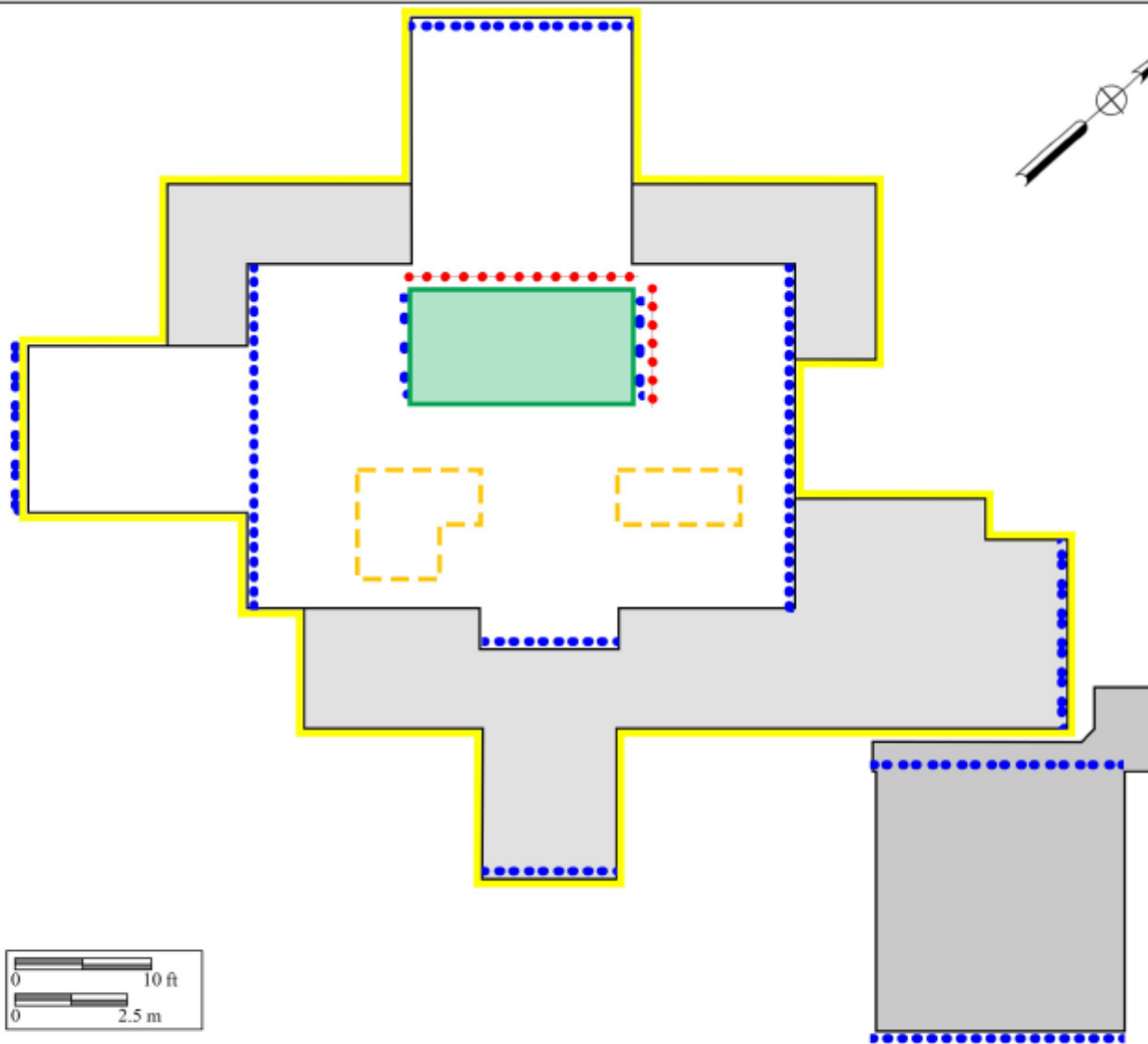
Site Plan With Footprint First Floor

1428 Soledad Avenue

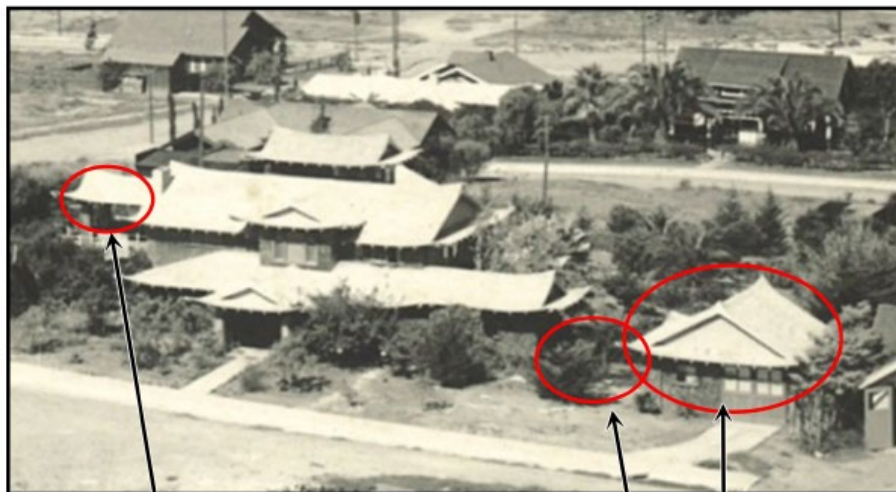


BFSA Environmental Services
A Perennial Company



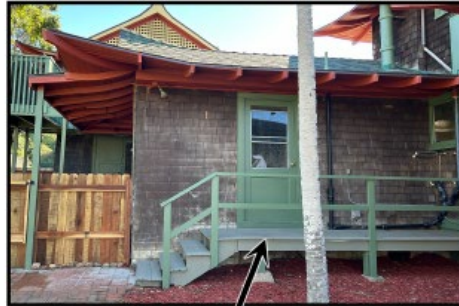


1916 View of the Primary Façade of the Residence and Detached Garage, Facing West



2023 View of the Primary Façade of the Residence and Detached Garage, Facing Northwest

2024 View of the Northeast Wing, Facing Southeast



2024 View of the Easterly Enclosed Porch, Facing Southeast

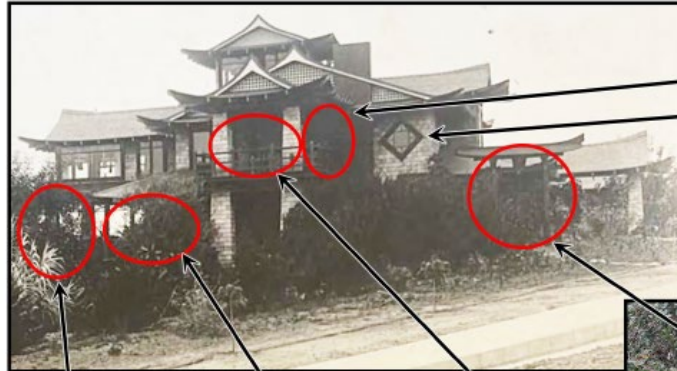


1917 View of the Northwest Façade of the Residence, Facing Southeast



2024 View of the Northwest Façade of the Residence, Facing East

1917 View of the Southwest Façade of the Residence, Facing Northeast



2024 View of the Windows on the Southwest Façade, Facing North



2024 View of the Tori Gate, Facing Northwest



2024 View of the West Corner of the Residence, Facing East

2024 View of the Central Enclosed Porch, Facing East



2024 View of the Westerly Enclosed Porch, Facing Southeast



1917 View of the Westerly Portion of the Residence, Facing East



2024 View of the Westerly Second Story Enclosed Porch, Facing East

2024 View of the Easterly Enclosed Porch, Facing Southwest



Circa 1917 to 2021 View of the Easterly Portion of the Residence, Facing South



2024 View of the Easterly Enclosed Porch, Facing South



2024 View of the Easterly and Central Enclosed Porches, Facing Southeast



**Circa 1911 to 1921 View of Mrs. Howard in Front of the Primary Façade Entrance,
Facing Northwest**



2024 View of the Primary Façade Entrance, Facing Northwest



**2024 View of the Westerly Enclosed Second Story Porch,
Facing Northwest**



**Circa 1923 View of the Westerly Enclosed Second
Story Porch, Facing Northwest**

**2024 View of the Third Floor of the Residence,
Facing West**



**2024 View of the Third Floor of the Residence,
Facing West**



**2024 View of the Easterly Wing of the Residence,
Facing West**



**Circa 1921 View of the Primary Façade of the Residence,
Facing West**



**Circa 1921 View of the Primary
Façade of the Detached Garage,
Facing West**



**2024 View of the Primary Façade of
the Detached Garage, Facing West**



1917 View of the Second-Story Sun Porch, Facing East
(Photograph courtesy of Beverly Helm)



2023 View of the Front Porch, Facing Southwest
(Photograph courtesy of Berkshire Hathaway HomeServices)



1917 View of the Central Porch, Facing West
(Photograph courtesy of Beverly Helm)



2023 View of the Central Porch, Facing South
(Photograph courtesy of Berkshire Hathaway)

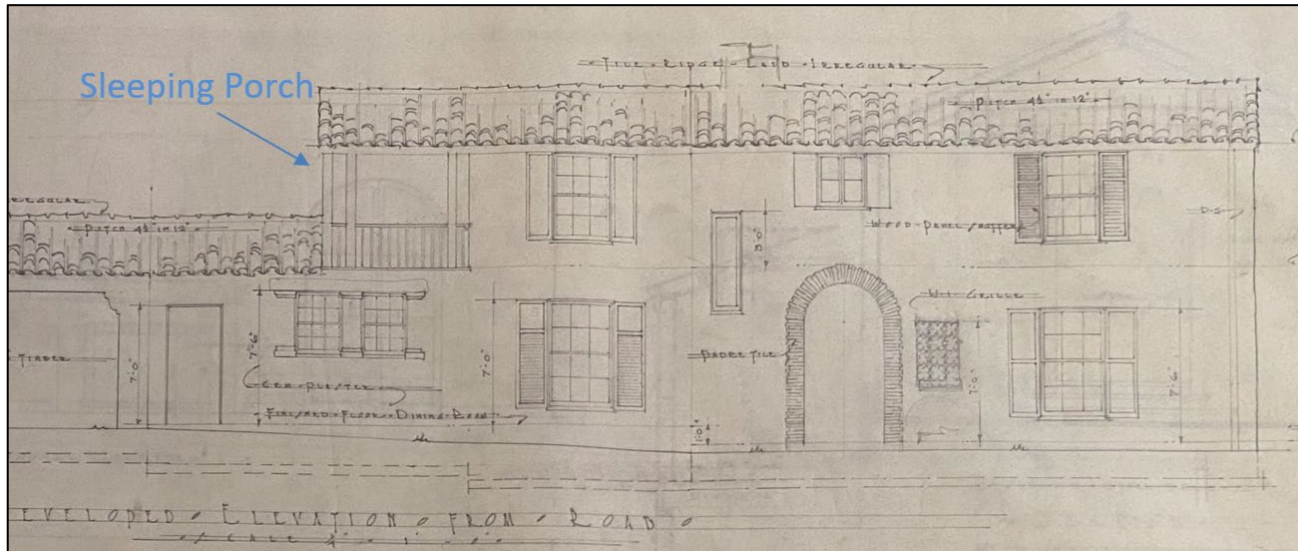


**2024 View of the Central Porch and Enclosed
 Easterly Porch, Facing East**

Designation of Resources with Diminished Integrity

- Designation is acceptable despite a loss of integrity **only under specific and clearly defined circumstances.**
- Example: Bungalow Courts
 - 2021 Bungalow Courts and Apartment Courts Historic Context Statement states that “more leeway” may be provided for designating bungalow courts, and that “possession of bungalow court organization, form, and scale may be sufficient.”
 - For 3749-3761 Fourth Avenue (HRB-26-024), Staff found that a loss of integrity was acceptable because of **special integrity considerations clearly defined by the 2021 Bungalow Courts and Apartment Courts Historic Context Statement**
- **No historic context statement or survey exists that allows for special integrity considerations for Craftsman or East-Asian-inspired resources in San Diego.**

HRB 23-038: 7236 Country Club Avenue



The HRB Board followed Staff's recommendation and chose not to designate

“The most significant modification is the enclosure of the second-floor sleeping porch, which was originally open on three sides (primary, south and west facades) per the original plans...

...the cumulative impact of modifications... including the enclosure of the second-story sleeping porch... [has] significantly impaired the building's integrity of design, materials, workmanship and feeling to the point that the building is no longer eligible under HRB Criterion C”

- Staff Report, HRB 23-038

Porch Enclosures at 1428 Soledad Avenue



Among the various and extensive modifications detailed above, **four** prominent porches and a sunroom were enclosed or modified at the 1428 Soledad Avenue building



Criterion C and Integrity: 1428 Soledad Avenue

- Heritage Preservation Staff have previously argued that cumulative modifications of a “prominent nature” that “significantly impair [a] building’s integrity of design, materials, workmanship, and feeling” and “impact key character defining features” preclude eligibility under HRB Criterion C (See HRB 23-038).
- The cumulative modifications detailed above, particularly the enclosure of the Engawa (porches), **significantly impaired the property’s integrity and preclude eligibility under HRB Criterion C.**



Staff argues that the modifications at 1428 Soledad Avenue “would likely have a significant impact on design, materials and workmanship that would result in a loss of integrity” in other buildings, but **“considering the overall size, architectural complexity, and uncommonly strong East-Asian-inspired character defining features”** of the residence, “overall integrity... is retained.”

Size and architectural complexity are not character defining features associated with Craftsman or East-Asian-inspired architectural styles.

In addition, as this presentation has shown, **the building no longer features “uncommonly strong East-Asian-inspired features”** due to the enclosure of the Engawa (porches).



Conclusion

- The modifications made to the 1428 Soledad Avenue buildings severely impacted their historical integrity to the extent that they are ineligible for designation under City of San Diego HRB Criterion C.
- We therefore respectfully request that the Board **reject Heritage Preservation Staff's recommendation for designation under City of San Diego HRB Criterion C.**