



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: January 14, 2021 REPORT NO. HRB-21-005

HEARING DATE: January 28, 2020

SUBJECT: **ITEM #9 - 741 11<sup>th</sup> Avenue**

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

APPLICANT: Eleventh Ave LP; represented by Scott Moomjian

LOCATION: 741 11<sup>th</sup> Avenue, Downtown Community, Council District 3  
APN 535 133 0300

DESCRIPTION: Do not designate the property located at 741 11<sup>th</sup> Avenue under any adopted HRB Criteria.

### STAFF RECOMMENDATION

Do not designate the property located at 741 11<sup>th</sup> Avenue under any adopted HRB Criteria.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The subject property is within the East Village neighborhood of Downtown San Diego and is located mid-block on 11<sup>th</sup> Avenue, facing towards the west.

The property was identified in the 2005 East Village Combined Historical Surveys and given a Status Code of 6Z, "Found ineligible for National Register, California Register, or local designation through survey evaluation."

### ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian which concludes that the resource is not significant under any adopted HRB Criteria and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, 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.*

Research into the history of the property at 741 11<sup>th</sup> Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's, East Village's, or Downtown's historical,

archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 741 11<sup>th</sup> Avenue did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

*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 property located at 741 11<sup>th</sup> Avenue was constructed in 1887 and has undergone substantial exterior alterations to the point that it no longer reflects a notable example of the Italianate style. Popularized in the 1840s and 1850s, the Italianate style was available in pattern books by architect Andrew Jackson Downing. Freestanding Italianate buildings displayed a decorative cornice under widely overhanging eaves, tall, narrow windows, some with elaborate hoods, often shaped like an inverted U or with round arch or square tops that can also be crowned by a pediment or entablature with brackets. Most Italianate buildings have columned porticoes or porches, sometime extending the full width of the front façade. The style was dominant from 1855 through 1880 as an easily adaptable style and became popular with residential, commercial, and institutional buildings alike.

While the property features a two-story form, eave overhang with decorative brackets and tall, narrow windows, substantial alterations have occurred to the primary elevation that have resulted in a negative impact to the integrity of design, materials, workmanship and feeling as it relates to HRB Criterion C. Modifications which occurred to the primary elevation include the demolition of the original covered entrance porch between 1888-1906 with the construction of a new porch with a different, larger footprint in c. 1921 and the application of stucco cladding over the entire elevation in 1950. Presently the front porch features plain, square supports columns, a square railing with supportive crossbeams, and simple wooden stairs and handrails. Stylistically, the current porch is inappropriate as it does not feature decorative porch columns or roof embellishments that would be typically seen on an Italianate style entrance porch and is not an accurate reconstruction of the original porch as it does not feature the same footprint as it had in 1887. While the side elevations feature historically appropriate, original clapboard siding, the primary elevation was covered in a smooth stucco finish 63 years after its original date of construction. While the stucco texture has not been applied over the windowsills, trim, or decorative brackets under the eaves, it is still a major impact to the resource's integrity regarding its design, materials, workmanship and feeling. Modifications which occurred to the north and south facing side elevations include the addition of a side porch along the south elevation between 1888-1906 which was then removed c. 1956-1959, and the addition of a porch along the northeast elevation c. 1906-1921 which was later enclosed between c. 1956-1959. Modifications which occurred to the rear include a second story addition between 1888-1906 and a single-story addition constructed c. 1956-1959.

In its current condition, the property does not exemplify the characteristics of the Italianate style due to the aforementioned modifications and does not feature historically appropriate materials or retain exemplary craftsmanship, specifically on its most visible, primary elevation. Overall the cumulative impacts of these alterations have resulted in a loss of integrity of design, materials, workmanship, and feeling and therefore staff does not recommend 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.*

Research into the construction of the property at 741 11<sup>th</sup> Avenue failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under 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.*

The property at 741 11<sup>th</sup> Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*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.*

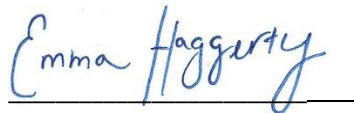
The property at 741 11<sup>th</sup> Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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.

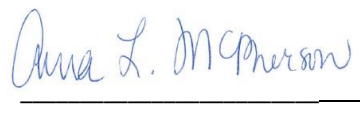
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 741 11<sup>th</sup> Avenue not be designated under any HRB Criteria.



Emma Haggerty  
Senior Planner

EH/am



Anna McPherson  
Program Manager  
Development Services

Attachment(s):

1. Applicant's Historical Report under separate cover