

APPENDIX A

HISTORICAL RESOURCES TECHNICAL REPORT

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HISTORICAL RESOURCES TECHNICAL REPORT

[PTS/LDR #_____]



Prepared for:

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EXECUTIVE SUMMARY

A Site Development Permit is required for the proposed Henry B. Jones House Relocation Project which is currently located at 4040 Fifth Avenue (APN 444-531-12) in the Hillcrest neighborhood, San Diego, California. The owner, Scripps Health, is proposing to relocate the Henry B. Jones House, a locally designated resource (HRB#939). The resource has been vacant for almost ten years and has recently been donated to St. Vincent Catholic Church. The Henry B. Jones House will be moved to a vacant lot owned by the Catholic Diocese at 4114 Ibis Street (APN 444-382-10), approximately one mile west of its present location. Once relocated, the building will undergo an exterior restoration per *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and will be mothballed in accordance with the National Park Service Preservation Briefs 31: Mothballing Historic Buildings.

The Area of Potential Effect (APE) is defined as the project area, which encompasses Lot 10 of the Hillcrest subdivision Block 3. Archival and historical research as well as a field survey were conducted to identify previously recorded resources located within the APE. Property data was also collected at the County of San Diego's Assessor's Office and the City of San Diego Building Department.

This Historical Resources Technical Report acknowledges that the Henry B. Jones House, located at 4040 Fifth Avenue in San Diego, is historically significant at the local level and is currently listed in the City of San Diego Register of Historical Resources (HRB#939). Historic research and site evaluation reveal that the Henry B. Jones retains integrity from its 1911 period of significance, encompassing the construction of the resource. The Henry B. Jones House does not appear to be eligible for listing in the National Register or California Register under any of the applicable criterion. It is considered a historical resource under CEQA.

As a result of the proposed development project, the Henry B. Jones House would be relocated to 4114 Ibis Street, a residential block. The building would then be restored per *The Secretary of the Interior's Standards*. Relocation is considered a significant direct impact under CEQA. Mitigation measures would reduce impacts to the historical resource to less than significant since the resource will retain its original orientation and set back. The new location is also located on the west side of a similar residential street to its original location and is therefore compatible with the original character and use of the historical resource. Adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* will be conducted on the relocated resource which will enable the building to continue to convey its architectural significance while retaining a high degree of its integrity of design, workmanship, materials, feeling, and association, for which the property received its designation.

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SECTION I INTRODUCTION

A Site Development Permit is required for the proposed Henry B. Jones House Relocation Project (project) which is located mid-block at 4040 Fifth Avenue in the Hillcrest neighborhood, San Diego, California (Figure 1-1 and Figure 1-2). The owner, Scripps Health, is proposing to relocate the vacant Henry B. Jones House, a locally designated resource (HRB#939). This Historical Resources Technical Report (HRTR) is written in support of the environmental assessment process in compliance with the California Environmental Quality Act (CEQA).

The proposed project involves the relocation of the existing city-designated Henry B. Jones House (HRB#939) located at 4040 Fifth Avenue (APN 444-531-12) in San Diego, which has been vacant for numerous years. The building has been donated to St. Vincent Catholic Church and will be moved to a vacant lot owned by the Catholic Diocese at 4114 Ibis Street (APN 444-382-10), approximately one mile west of its present location. Once relocated, the building will undergo an exterior restoration per *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and will be mothballed pending interior improvements in accordance with the National Park Service Preservation Briefs 31: Mothballing Historic Buildings.

The purpose of this Historical Resources Technical Report (HRTR) is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local register of historic resources. In addition, this HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This report contains the following information:

- Review of the existing exterior conditions of the property.
- Review of the history of the property and its physical development.
- Review of the subject property's eligibility under local, state, and national register designation criteria.
- An analysis of the effects of proposed project on historic resources.

A. REPORT ORGANIZATION

This HRTR has been prepared in compliance with the City of San Diego Historical Resources Board Historical Resource Technical Report Guidelines and Requirements. This report is organized into seven sections. The first section is the Introduction, providing purpose and overview of the report and resource location information. The Introduction is followed by the Project Setting, which describes the current environment as well its historical development. The third section, Methods and Results, details the work that was completed, such as research and field assessments, and provides a description of all resources within the project study area. The Significance Evaluations section provides an analysis of the significance of the resource against local, state, and national designation criteria. Section five, Findings and Conclusions, summarizes the results of the study and includes a potential impact discussion on identified historic resources. Next, the Bibliography notes all citations made in the document. Lastly, the Appendices includes necessary background information regarding the resources including building development information, ownership and occupancy information, maps, DPR forms, and preparer's qualifications.

B. PROJECT STUDY AREA

The project study area and Area of Potential Effect (APE) has been limited to the existing Henry B. Jones' parcel, Hillcrest subdivision block 3 and lot 10. (Figure 1-3) The subject property is located in the Hillcrest community of Uptown, within the City of San Diego, California.

Current Property Name:	Henry B. Jones House
Original Property Address:	4040 Hillcrest Drive
Current Property Address:	4040 Fifth Avenue
Current Assessor Parcel Number:	4445311200
Community Planning Area:	Uptown Community Planning Area
Legal Description:	Lot 10 in Block Three of Hillcrest, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1069, filed in the Office of the County Recorder of San Diego County, January 10, 1907.

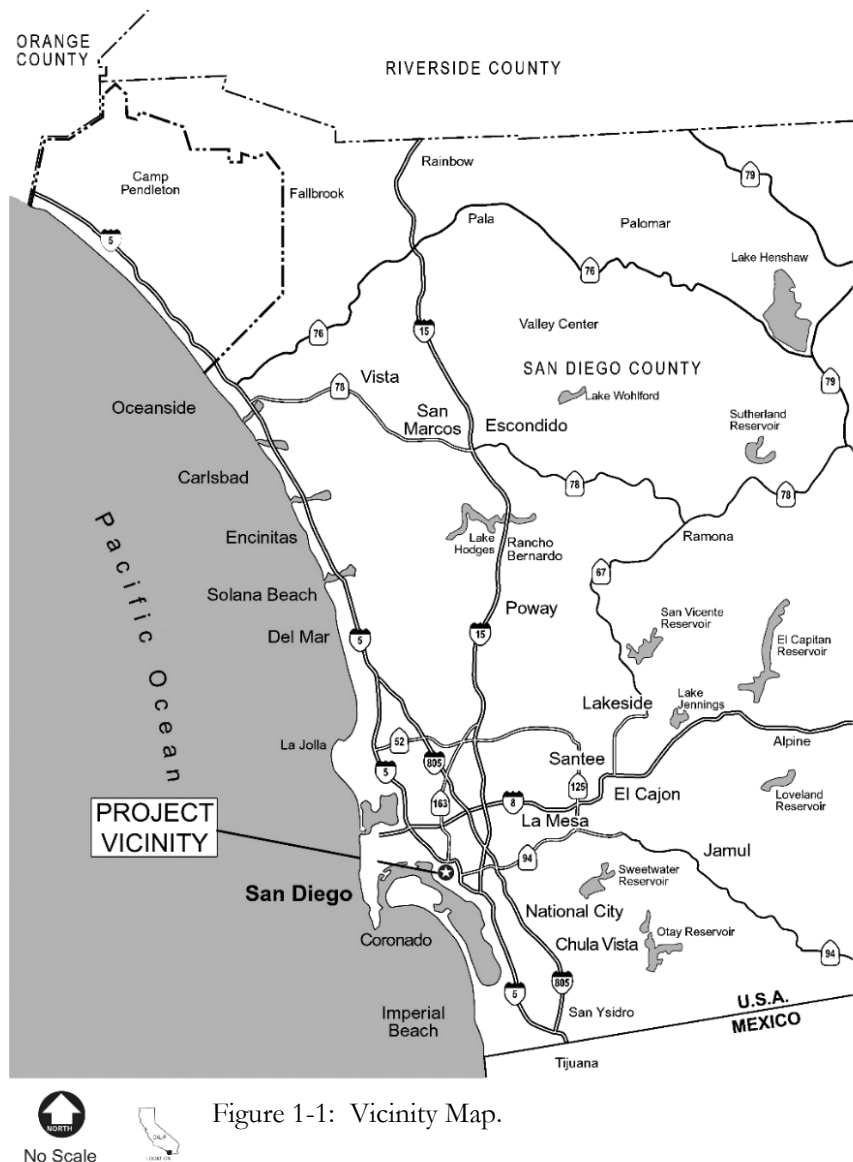


Figure 1-1: Vicinity Map.

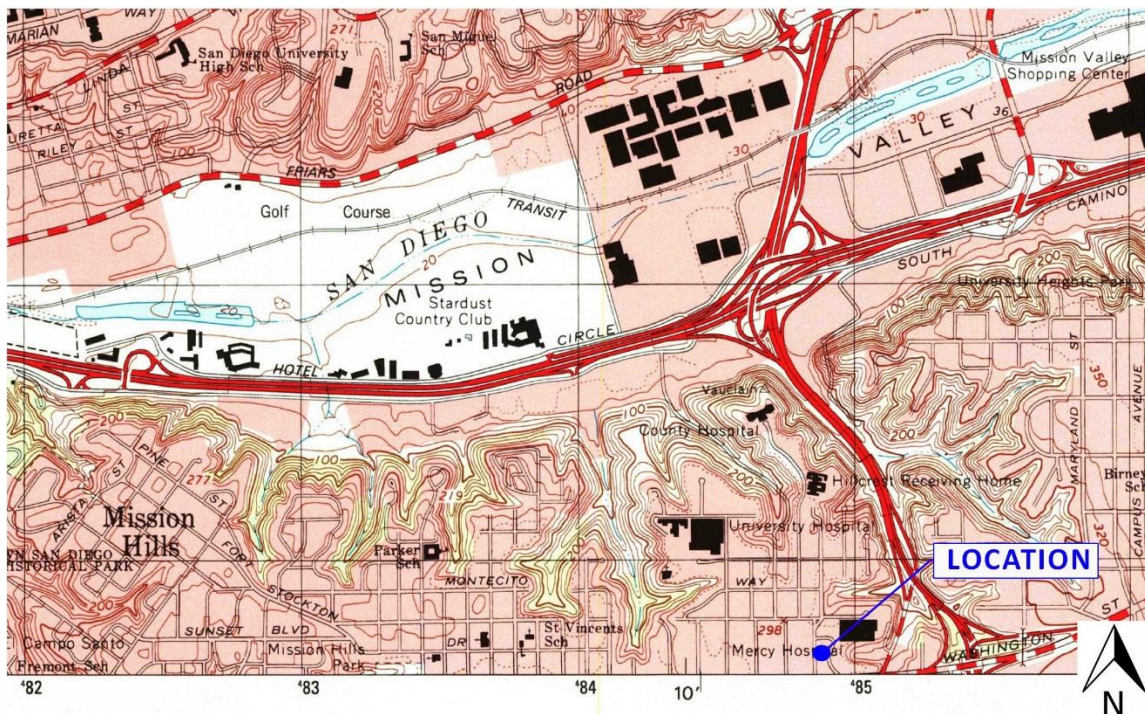


Figure 1-2: Location Map.

Source: USGS, La Jolla, CA, 1996



Figure 1-3: Area of Potential Effect (APE) Map showing the legal parcel.

Source: Google Maps.

C. PROJECT PERSONNEL

The primary investigators from Heritage Architecture & Planning are Eileen Magno, Principal Historian/Architectural Historian and David Marshall, AIA, NCARB, Senior Principal Architect. All principal staff members meet or exceed *The Secretary of the Interior's Qualification Standards* as published in the Code of Federal Regulations, 36 CFR Part 61.

SECTION II PROJECT SETTING

A. PHYSICAL PROJECT SETTING

The project area is located at the center of the medical complex area of uptown San Diego. Specifically, the site is located at mid-block along the west side of Fifth Avenue in the Hillcrest neighborhood of the Uptown planning area. The project's immediate setting is densely developed with medical facilities, commercial buildings, and surface parking lots. The surrounding buildings vary in architectural style, dates of construction, and size. The property includes the Henry B. Jones House, a wood framed, two-story Craftsman-style resource constructed in 1911. A non-historic detached garage was once located on the west side of the lot. In 2009, the Henry B. Jones House was listed in the City of San Diego Register of Historical Resources (HRB#939).

B. HISTORICAL OVERVIEW

Hillcrest Historical Background¹

Prior to the arrival of Spanish explorers in the eighteenth century, the Uptown study area was sparsely populated due to its distance from streams and other freshwater sources. The area remained largely undeveloped as California passed through Spanish and Mexican hands, and it was not until the early American period that developers took note of Uptown's uplands and mesas. For the most part, early development was speculative and was limited to the acquisition and subdivision of expansive parcels.

The completion of a transcontinental rail line in 1885 was a catalyst for the first notable wave of development in Uptown. At the time, speculation still abounded, but a substantial number of homes were constructed near the southern border of Uptown, in present-day Park West. Over the next two decades, new development shifted north towards present-day Hillcrest and University Heights, due in large part to the construction of several public transit lines. Development at this time was primarily residential, but by the early 1900s the area was also home to several businesses, a state Normal School and a popular public park.

In 1906, William Whitson, a businessman who had served as the county's first coroner, purchased 40 acres between First and Sixth Avenues and formed the Hillcrest Company. In an interview, Whitson recounted that, at the time of his purchase, "the area was largely undeveloped fields strewn with pumpkin-sized boulders." That year, the company subdivided the land (map # 1024) and opened a sales office at the intersection of University and Fifth Avenues. Per the recommendation of his sister-in-law, Whitson named his subdivision Hillcrest, due to its site at the crest of a mesa overlooking Mission Valley. Within a few years the Hillcrest Company constructed nearly 300 homes in the area.

Hillcrest first emerged primarily as a residential district rather than a commercial center because, according to early locals, horses couldn't pull heavy wagons up the hill. Without a commercial base for goods, early residents would purchase fish, vegetables and food from merchants who would visit

¹ Excerpt from City of San Diego, "Draft Historic Context Statement." February 2015

the area each week in the 1910s.

The Hillcrest subdivision was also advertised as a “restricted” tract; including restrictions on building setbacks, fence regulations, minimum architectural requirements, and land use limitations. These restrictions influenced Hillcrest’s development as a thriving residential neighborhood in the 1920s and 1930s with the construction of bungalows as well as single- family homes in the Craftsman and Spanish Eclectic styles.

The construction of commercial and institutional buildings between 1906 and 1915 reflects the growing population and residential development of Hillcrest. In 1908, Florence Elementary School opened its doors at First Street and University Avenue. Two years later, Hillcrest’s first bank, University Bank, was constructed on the corner of University Avenue and Fifth Avenue. In 1913, the Hillcrest Theater and a general store began to service the community.

In 1909, the Chamber of Commerce indicated that San Diego would host an exposition celebrating the completion of the long-awaited Panama Canal. That year, the Chamber incorporated the Panama-California Exposition Company and announced its agenda to the city’s 40,000 residents. Because of its suitable topography, abundance of undeveloped land and proximity to downtown, City Park, – which was renamed Balboa Park in 1910 after Spanish explorer Vasco Núñez de Balboa, was selected as the future site of the exposition grounds.

Prior to the Exposition, homes in Uptown were designed primarily in the Craftsman and Prairie styles, but the Churrigueresque motifs of the Exposition grounds sparked a widespread interest in Spanish architecture. Accordingly, many homes erected in the 1910s and 1920s were designed in the Spanish Eclectic and Mission Revival styles, though others continued to assume Craftsman- style characteristics. Several homes of this era are attributed to established master architects including Frank Mead, Richard Requa, William Templeton Johnson and Martin Melhorn.

Throughout Uptown, the rapid rate of residential development gave rise to the construction of small commercial nodes along the Fifth Avenue, University Avenue, Washington Street and Park Boulevard streetcar lines. Among the first commercial establishments in the area was the University Avenue Bank in Hillcrest, constructed in 1910, and nearby on Fifth Street the Hillcrest Theatre and Nelson’s Dry Goods Store were erected in 1913. At the intersection of Washington and Goldfinch streets in Mission Hills, the P.D. Griswold Pharmacy (HRB # 868), constructed in 1912, emerged as a hub of community life and boasted a soda fountain, a post office and a branch of the public library. The Mercy Hospital Complex (HRB #397), designed by Ilton E. Loveless and located along Fifth Avenue, was constructed by the Sister of Mercy starting in 1926 and includes several buildings on site.

Patterns of development in Uptown, both during and after the Exposition, underscore the relationship between mass transit and city-building. The majority of new construction occurred near the streetcar routes on First, Fourth, Fifth, Washington and Lewis streets, Fort Stockton Drive, University Avenue and Park Boulevard. In contrast, development was considerably less dense in areas that were not in close proximity to a streetcar line, including the southeastern section of Hillcrest, as well as the southern and western reaches of Mission Hills.

Property Types

There was a shift from large, stately homes to modest bungalows, particularly in areas outside of Mission Hills and Park West, although these areas too saw more modest construction. In addition, there was a shift in architectural styles as Victorian era styles fell out of favor and period revival styles, most notably Spanish Colonial Revival or Spanish Eclectic, became popular.

Residential – Single Family Homes

Residential development during the streetcar development period overlapped with the previous period (Railroad Boom and Early Development) and therefore, similar properties can be associated with this theme. However, rather than large, elaborate Victorian homes, modest bungalows in the Craftsman, Spanish Eclectic, or Mission Revival architectural styles were common.

The most prevalent property constructed during the streetcar suburb period was the single family home. Early homes (those constructed prior to 1915) were generally large, two-stories, and designed in Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles. Modest homes built throughout this period were often one story, and reflected the same architectural styles. By the early 20th century, there was a noticeable shift away from Victorian Era styles to styles influenced by the Arts and Crafts Movement such as Craftsman Bungalows or homes that incorporated two or more styles such as Prairie and Craftsman, as well as modern styles such as Art Deco and Streamline Moderne. Many Craftsman homes were set back from the street, featured large front porches, gable roofs, exposed rafter tails, decorative beams or brackets, and wood lap or shingle siding. Prairie homes featured low-pitched or flat roofs, prominent front or side porches, wide overhanging eaves, and often incorporated both stucco and wood in their exterior finishes.

Building History

The undeveloped parcel was initially owned by the Hillcrest Company and sold to J.H. and Kate A. Clinkscales in 1909. The property was then deeded to Henry B. Jones in 1911. According to the *Genealogy of the Jones Family First and Only Book Ever Written of the Descendants of Benjamin Jones Who Migrated from South Wales More than 250 Years Ago*, Henry Benson Jones was a farmer for 32 years in North Dakota and held the office of assessor of his township for about 13 years, was street commissioner, a member of the school board, and for several years was the town treasurer. In 1910, he retired and moved his family to San Diego. While residing in San Diego, Mr. Jones engaged in real estate and later became a stockholder and director of the University Avenue Bank. He and his family lived at the 4040 Hillcrest Drive (now Fifth Avenue) property for nearly 12 years after which they rented the home to Cyrus M. Monroe in 1925. Mr. Cyrus M. Monroe was an attorney with Wright and McKee at the time of his residence.² The property was granted to Grace M. Blount in 1930. Mrs. Laura Denison occupied the property from 1929-1931 followed by Sally A. Rench in 1932 and H.W. Bellard in 1933. The property was listed as vacant in 1934. In 1940, the Blounts sold the parcel to Malan J. Wright who transferred the deed to Alfred and Zubie Ludwig in 1948 who continuously owned and resided at the property until it was sold to Scripps Health in 2007.

² Mr. Cyrus M. Monroe would later retire as a Superior Court Judge in 1964.

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SECTION III METHODS AND RESULTS

A. ARCHIVAL AND HISTORICAL RESEARCH

This report was prepared using primary and secondary sources related to the resource's site development history.

Archival research has been conducted to determine the location of previously documented historic and architectural resources within the project study area and to help establish a context for resource significance. National, state, and local inventories of architectural/historic resources were examined in order to identify significant local historical events and personages, development patterns, and unique interpretations of architectural styles.

Information was solicited regarding the location of historic properties in the project area from local governments, public and private organizations, and other parties likely to have knowledge of or concerns about such resources. The following inventories, sources, and persons were consulted in the process of compiling this report:

- National Register of Historic Places
- California Historical Resources Information System (CHRIS) Information Center
- California Historical Landmarks
- California Points of Historical Interest
- California Register of Historic Resources
- County of San Diego Assessor's Office
- City of San Diego Planning Department
- City of San Diego Historical Resources Board
- City of San Diego, Development Services Department, Records Office
- City of San Diego Water Department
- San Diego History Center
- San Diego Central Public Library, California Room
- San Diego State University, Love Library

Materials included documentation of previous reports, photographs, building permits, news articles, City/County directories, title information, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and location designation requirements. Research for the report was not intended to produce a large compendium of historical and genealogical material, but rather to provide specific information necessary to understand the evolution of the site and its significance.

B. FIELD SURVEY

A site walk-through and existing conditions survey were conducted by David Marshall, AIA, NCARB, Historic Architect. Field documentation was completed by Heritage staff, Thomas Saunders and Leena Rahman. Photographs were taken by Thomas Saunders. The survey was conducted to record and understand the existing condition of the site, identify character-defining features, and assess the structure's condition and historical integrity. Analysis focused on the structure's exterior and did not include detailed assessments of the archaeological, structural, electrical, mechanical systems, or interiors. Following the fieldwork, the property was recorded on DPR 523 forms according to the *Instructions for Recording Historic Resources, Department of Parks and Recreation, Office of Historic Preservation, State of California*. The resource was photographed with a digital camera and representative photographs are included in this report and on the DPR 523 forms.

C. DESCRIPTION OF SURVEYED RESOURCE

Architectural Style: Craftsman¹

The Craftsman architectural style was a product of Southern California's abundant sunshine, ease of living, and a desire to connect with a more natural environment. It was popular from 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design.

Craftsman style homes originated in southern California and quickly spread throughout the country through pattern books and popular magazines. The style is primarily attributed to the architectural firm Green & Green who practiced in Pasadena from 1893 to 1914. Their work built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers designed "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the late 1920s and early 1930s.

Primary character-defining features of the Craftsman style includes gable and occasionally hipped roof with wide, unenclosed overhanging eaves, commonly exposed roof rafters, decorative beams beneath gables, full or partial width porches with roof supported by tapered square columns which frequently extend to the ground level. Large numbers of windows that vary in size and shape are usually evident in this style. Foundations may be sloped and walls are clad with shingles, stucco, or clapboard siding. Brick and stone are used extensively on chimneys, foundations, and for decorative elements.

Single family residences in the Hillcrest area during this era were often set back from the street, featured large front porches, gable roofs, exposed rafter tails, decorative beams or brackets, and wood lap and/or shingle siding.²

¹ Virginia & Lee McAlester, "A Field Guide to American Houses." (New York: Alfred a. Knopf, Inc., 1984).

² City of San Diego, "Uptown Historic Context Statement Draft Historic Resources Survey Report." February 2015.

Character-Defining Features³

Single family homes in Uptown constructed during the development of the area as a streetcar community feature the following character-defining features:

- One or two-stories.
- Craftsman, Prairie, Streamline Moderne, Mission Revival, or Spanish Eclectic architectural styles.
- Wood-frame construction.
- Gable, hip, or flat roof.
- Stucco or wood cladding.
- Wood-sash windows (typically double hung) or casement windows.
- Wood doors (glazed or paneled).
- Prominent front or side porches.

Resource Description

The historic Henry B. Jones House is a two-story Craftsman-style (Arts and Crafts) structure located at 4040 Fifth Avenue in San Diego's Hillcrest neighborhood. The wood-framed structure was built in 1911 by an unknown architect and builder. The building was formally designated as City of San Diego Register of Historical Resources HRB#939 in 2009.

The main exterior of the building is clad with beveled horizontal wood clapboard siding. The cladding on the second floor consists of wood shingles of varying widths. The windows are mostly double hung or fixed wood units with divided upper lites. The prominent cross-gable roof with curved ends is topped with non-original composition shingles. The original roof was likely wood shingles. The roof of the enclosed front porch is supported by two corner columns. Other decorative embellishments include shaped rafter tails, triangular knee braces, straight-cut faux-stone CMU foundation walls, and wood front steps.

The building contains a living room, dining room, porch (now enclosed), kitchen and powder room/mud room on the first floor; and four bedrooms and a bathroom on the second floor. The open porch was enclosed in 1945. The interior of the porch does not appear to have been altered after it was enclosed, so the original exterior wall and front door remain.

East Façade:

The front of the house is on the east side. The front entry is offset to right of center and has side lights. The door is missing. There are four windows on the first floor, three grouped together on the left side of the door, and one smaller window on the right side of the door. The casing on the windows and door are similar. The sides are 2½ inches wide and 1 inch thick, and the top is 3¾ inches wide and 1 inch thick. The sills on the windows measure 5 inches deep by 1½ inches thick. This casing matches the front side windows, but not the casing on the rest of the windows on the house.

³ Ibid.

The porch walls are still covered in clapboard and the original front window and door are still in place. The 1945 porch door, side lights, and windows have been inserted between the pillars, ceiling, and balustrade with no inletting or molding on the inside, so there are gaps between the window frames and the clapboard. The front entry porch door is now missing. The side lights are five lite, divided horizontally, with a narrow wood sash. The windows are four lites divided horizontally with narrow wood sashes. There are six wood steps from the ground to the front door.

On the second floor there is a tripartite window. It is centered and has a small shed roof over it. The center window is approximately twice the size of the side windows. The center sash is fixed, with a large main lite and a row of five small lites above. The side sashes are double hung, three over one. Casings appear to match those on the first floor of the house. The window sill is at the roofline. There are brackets, similar in style to the eave brackets, which support a horizontal square beam. The seven rafters that support the shed roof rest on this beam. Above the three-part window is a small, five lite fixed rectangular window at the attic.

North Façade:

The north side of the house has four windows on the first floor, two windows on the second floor, and a brick chimney. There is also a lattice attic vent at the peak of the gabled end. The two second floor windows are staggered in height. Both windows are double hung, four over one. The sashes are equal in size. These appear to be original windows. All the windows on this facade are different sizes. Five of the six windows have similar casings. The side casings are 5½ inches wide and 1 inch thick. The top casing is 7 inches wide, 1 inch thick, and has a decorative molding on top. The sill is 2½ inches thick. The easternmost first floor window on the north side is one of the front porch enclosure windows from 1945. A window on the first floor has a missing sash and only the casing remains. This is common location for an art glass window in homes of this style, so that may explain why it was removed. The exterior brick chimney on the north side is offset toward the back of the gable peak and is not original to the house.

West Façade:

The west side of the house has two first floor windows, three second floor windows, and a door by the north corner. The horizontal roofline eaves extend across the back. The rafters are notched to sit on a horizontal beam that runs from fascia board to fascia board, with four small triangular brackets supporting it. The first floor windows are different sizes and have the wide casing and decorative top trim found on the majority of the other windows, as do the second floor windows. The two second floor windows are evenly spaced off the center line of the façade, and have the same sash layout as the first floor windows. At the attic there is a fixed rectangular window. The back door has been removed. The casing of the door matches the windows. There are two concrete steps leading up to the door. There is a small crawl space/vent hole in the foundation next to the steps without a door.

South Façade:

The south side of the house has four windows on the first floor, two on the second floor, and a large brick masonry chimney. There is also wood lattice attic vent at the peak of the gabled end. The window at the front of the south side is a porch enclosure window from 1945 with narrow casings. The rest

of the windows have the wider casing with decorative top trim. The exterior brick masonry chimney is offset to the front of the gable peak and is built of red brick with black mortar. It is 16½ inches deep and 5 feet 8 inches wide at the bottom 7 feet. It then tapers on the right side to 16½ inch square at the bottom of the second floor.

Existing Building Conditions Assessment

The historic Henry B. Jones House has been vacant for almost ten years. The exterior and interior of the building retains a high degree of historical integrity. Very few changes have occurred since the building was constructed in 1911. Since the building has been vacant for several years the overall building condition is fair. There are several missing doors, a missing window sash, and many broken windows. There are also areas where the siding is missing.

Site: The site surrounding the Henry B. Jones House has changed significantly in recent years. All the neighboring single family residences have been removed and replaced by Scripps Mercy medical buildings and parking lots. Today the area is overwhelmingly institutional. Since the physical environment and character of the building's location, as well as the building's relationship to the surrounding area has been thoroughly compromised over the years by a change to institutional use, the original setting has been substantially changed. A garage was once located to the west of the house. The garage was removed in 2011. The site has no landscaping or entry walk. The rear of the site is paved with asphalt. The entire site is fenced with chainlink.

Roof: The roof is a prominent cross-gable element topped with non-original composite shingles. The composite shingle roofing was added in 2012 and is in good condition.

Exterior Walls: The walls of the Henry B. Jones House are wood framed and clad with beveled horizontal wood clapboard siding which is historic and remains in fair to poor condition. The cladding on the second floor consists of wood shingles which is historic and remains in fair to poor condition. The house was apparently clad in asbestos shingles in the 1940s or 1950s. The later shingles were recently removed and served to protect the original wood cladding below.

Front Porch: The front porch has been enclosed since 1945. The siding on the porch has a missing section and is in fair condition. The lower front wall surrounding the front steps has missing siding and is in poor condition. The front door with missing hardware is in poor condition and needs to be replicated. The windows at the enclosed porch are in good condition. An original window at the interior of the enclosed porch has fire damage and is poor condition. A heating register was added to the floor of enclosed porch. The interior tongue-and-groove ceiling has fire damage and is in poor condition.

Foundation: The perimeter foundation walls of the Henry B. Jones House include rough-faced cast-concrete blocks around the perimeter of the building. The floor structure above is wood. The foundation walls appear to be in fair condition.

Chimneys: The Henry B. Jones House originally had one brick masonry chimney at the south façade. The original brick masonry chimney is offset to the front of the gable peak and is built of red brick with black mortar. The chimney is leaning at the top and is in fair to poor condition and may need to be replicated.

The second brick chimney at the north is not original and should be removed. The north chimney bricks differ from those on the original south chimney. In addition, the chimney brick is located in front of the wood siding rather than against the studs or engaged in the wall. The siding behind the chimney is also painted, indicating that the siding was exposed prior to the chimney being construction. By comparison, the siding also ends at the lower 6-feet of the original south chimney. Furthermore, the north chimney is not attached to a fireplace and functioned to vent the flue from the kitchen stove.

Windows: The original double hung and fixed wood windows with divided upper lites are generally in good condition. A window at the first floor stairwell is missing and needs to be replaced. Moderate wood deterioration was observed from the exterior of several windows. Despite many broken panes, the windows at the Henry B. Jones House remain in restorable condition, requiring some minor wood repair and stabilization as well as exterior paint, replacement glass, weatherstripping, and interior refinishing.

Exterior Doors: The front door at the entry of the 1945 enclosed porch is missing and needs to be replaced. The original front entry door, accessed from the interior of the porch, is extant. The original wood door features narrow vertical lites, is in poor condition, and needs to be replicated. The exterior door at the rear façade is missing and needs to be replaced.

Interiors: The interior of the house is as follows: The enclosed porch has wood plank floors with a floor heating grille that are in fair condition. The entry foyer has custom woodwork and built-in cabinetry that is in fair condition. The living room and dining room have decorative beams at the ceiling and built-in cabinetry. The first floor has wood flooring throughout in poor condition. The interior walls are in poor condition and need to be patched and refinished. Subfloor missing at the first floor mud room needs to be replaced. The second floor wood flooring is in fair condition. The second floor bathroom has missing fixtures to be replaced and the bathtub and bathroom tile not original to building.



Figure 3-1: View of the east façade from Fifth Avenue.



Figure 3-2: The east façade from inside the fence. The wood stairs lead to the front entrance.



Figure 3-3: The upper east façade showing the eaves, brackets and tripartite second floor window.



Figure 3-4: View looking northwest at the infilled porch. Note the original wood clapboard siding.



Figure 3-5: View of the perimeter foundation walls. The blocks are rough-faced cast concrete blocks with beaded mortar joints.



Figure 3-6: View of the north façade. Note the curved roof slope. The north chimney is not original.



Figure 3-7: View of the west façade. Note the upper wall shingles and the rear door.



Figure 3-8: A typical wood eave bracket with a decorative profile.



Figure 3-9: View looking northeast. Note the cross-gable roof and the large windows.



Figure 3-10: View of the south façade showing the original corbelled chimney. The enclosed porch is on the right.



Figure 3-11: Close-up of the west façade's lower eave. Note the shaped rafter tails.



Figure 3-12: A typical double-hung wood window with a divided-lite upper sash.



Figure 3-13: View of the enclosed porch, looking south. Note the original entry door on the right.



Figure 3-14: View of the foyer and stairs. Much of the stained and varnished woodwork has been sprayed with a white primer for unknown reasons.



Figure 3-15: The living room, looking north to the stair. Note the decorative posts framing the doorway.



Figure 3-16: Looking southeast in the living room. Note the fireplace and beamed ceiling.



Figure 3-17: The living room fireplace. Note the fallen bricks.



Figure 3-18: The dining room, looking southwest. Note the built-in cabinetry. The salvaged material on the floor appears to be from the demolished garage.



Figure 3-19: The kitchen, looking west.



Figure 3-20: The mud room with original sink, looking south.



Figure 3-21: The upper portion of the stairs, looking north.



Figure 3-22: Bedroom 2, looking south.



Figure 3-23: The northwest corner of the foundation from the crawl space. Note the cut floor joists where the flooring was removed.



Figure 3-24: View of the attic, looking west.

SECTION IV SIGNIFICANCE EVALUATION

A. EVALUATION CRITERIA

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego Register of Historical Resources) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource’s period of significance. Federal, state, and local historic preservation programs require that resources maintain sufficient integrity in order to be identified as eligible for listing as historic.

1. National Designation: The National Register of Historic Places

The National Register of Historic Places (commonly referred to as the “National Register” or “NRHP”) is a Congressionally-authorized inventory of “districts, sites, building, structures, and objects significant in American history...” (16 U.S.C. § 470a). To be eligible for listing in the National Register, a resource must meet the following requirements.

Criterion (A): associated with events that have made a significant contribution to the broad patterns of our history

Criterion (B): associated with the lives of persons significant in our past

Criterion (C): embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual foundation

Criterion (D): has yielded or is likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

Criteria Consideration A: A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

Criteria Consideration B: A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

Criteria Consideration C: A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

Criteria Consideration D: A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

Criteria Consideration E: A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

Criteria Consideration F: A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

Criteria Consideration G: A property achieving significance within the past 50 years if it is of exceptional importance.

The property must also retain integrity. Integrity is “evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association” and it “must be judged with reference to the particular criteria under which a resource is proposed for eligibility.”

(36 C.F.R. § 60.4)

2. State Criteria Evaluation: California Register of Historical Resources

The California Register of Historical Resources (“California Register” or “CRHR”) identifies historical and archeological resources significant to the state. The eligibility requirements for listing in the California Register are very similar to the eligibility requirements for listing in the National Register, though they have a somewhat stronger focus on California-specific issues.

More specifically, to qualify as an historical resource for purposes of the California Register, a resource must meet at least one of four criteria:

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage

Criterion 2: Associated with the lives of persons important to local, California, or national history

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value

Criterion 4: Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

(Cal. Pub. Res. Code § 5024.1).

In order to be eligible for listing in the California Register, an historical resource must have integrity. (Cal. Code Regs. tit. 14, § 4851).

3. Local Criteria Evaluation: City of San Diego Historical Resources

The Historical Resources Guidelines of the City of San Diego's Land Development Manual (LDM) identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object, typically over 45 years old, regardless of whether they have been altered or continue to be used, may be designated a historical resource by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following designation criteria:

- 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;
- B.** Is identified with persons or events significant in local, state or national history;
- 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;
- D.** Is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;
- 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; or
- 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.

B. RESOURCE SIGNIFICANCE

1. National and California Register

National Register Criterion A / California Register Criterion 1

The Henry B. Jones House is associated with the residential development of Hillcrest during the early twentieth century. It is one of many surviving residences still located within the community and is the only surviving residence located along Fifth Avenue and north of Washington Street. No historical evidence was identified which would support that the Henry B. Jones House is associated with events that have made significant contributions to the broad patterns of national history, California's history, and cultural heritage. Therefore, the property does not qualify under National Register Criterion A or California Register Criterion 1.

National Register Criterion B / California Register Criterion 2

Research has failed to disclose any direct identification with persons significant in local, state, or national history. Over the century, the residence has passed through several owners and occupants. The Jones family resided at the premises for nearly 10 years. However, neither the Jones nor subsequent owners and occupants had performed any activities, achievements, or contributions which were demonstrably important to the City of San Diego, the State of California, or the nation while residing at the property. Therefore, the property does not qualify under National Register Criterion B or California Register Criterion 2.

National Register Criterion C / California Register 3

The resource is constructed in the Craftsman style of architecture, which is not unique to San Diego. In its current condition, although the property retains a high degree of architectural integrity, there are other local, more significant examples of the Craftsman style of architecture that have also retained a high degree of architectural integrity. In many of these cases, the residences were designed by known local master architects. These resources include the 1909 George Marston House (HRB#40, NR1974-12-16, CHL 1960), which was designed by Hebbard & Gill and the 1908 Alfred Haines House (HRB#130-48, NR1992-07-30), which was designed by the Quayle Brothers. Therefore, the Jones property does not meet National or California Register criteria for architecture.

National Register Criterion D / California Register Criterion 4

The resource at 4040 Fifth Avenue is not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

2. City of San Diego Register

Completed in 1911, the Henry B. Jones House is locally designated under the City of San Diego Register of Historical Resources as HRB #939. It achieved its significance for its architecture as a good example of a Craftsman (Arts and Crafts) two-story residence. The building maintains its architectural details, is well maintained, and has not undergone any major changes to its historical fabric. Its period of significance is 1911, encompassing the original construction.

3. Integrity

In addition to meeting one of the local, state, or national criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The following is an integrity analysis of the Henry B. Jones House.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The Henry B. Jones House was constructed in 1911, in the growing Hillcrest area of San Diego. The building was designed and constructed specifically for use as two-story, single family residence. The building has not been moved since its construction and therefore, it has retained its integrity of location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

There have been no major alterations or changes to the resource that have impacted or diminished the building's form, plan, space, structure, or style. While there have been some changes to the building outside of its period of significance, these changes would be considered small or negligible when considering the property as a whole and the extant character-defining features, which reflect its form, plan, space, structure, and style. Changes like the 1945 porch enclosure do not significantly adversely impact the building because the enclosure was completed over 70 years ago and was done with glass, preserving the transparency of the porch. In addition, all the original porch materials and the front facade remain in place on the interior of the enclosure. Other extant character-defining features include the flared roofline, ornamental rafter tails, side gable high pitched roof, tall brick

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chimneys, and ornamental eave brackets supporting the deep roof eaves. The building is still representative of its Craftsman architectural style and has retained a combination of its elements to convey its design and retain its design integrity.

Setting is the physical environment of a historic property.

The setting of the Henry B. Jones House has significantly changed from primarily residential along Hillcrest Drive (now Fifth Avenue), to commercial and medical complexes. The change initiated with the realignment of the original Hillcrest Drive (now Fifth Avenue), and the construction of the 11-story hospital directly across the street in 1966. Accordingly, the setting has substantially changed so that the property at 4040 Fifth Avenue no longer retains its setting element for integrity purposes.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.

The Henry B. Jones House has had some alteration since its construction in 1911, including the enclosure of the front porch in 1945. However, the Jones House retains the majority of its original and historic-period materials at the exterior. Its original windows, doors, horizontal clapboard siding, overhanging eaves, and rooflines are still present. Decorative materials and features, like the ornamental eave brackets, decoratively cut rafters, the second floor's wood shingle siding, are important materials that reflect the period of time and style important to retaining the property's appearance and integrity of materials.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship evident in the Henry B. Jones House is represented in its standard construction details and in its highly stylized Craftsman design. The workmanship, particularly in the ornamentation of the 1911 building, exemplifies the popular style from the period.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Because the building is reasonably intact in its location, design, workmanship, and materials, it retains the feeling of a period of time, that is, as a Craftsman style two-story residence.

Association is the direct link between an important historic event or person and a historic property.

Although the building is unoccupied, the Henry B. Jones House continues to retain its association with the residential development of the community of Hillcrest.

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SECTION V FINDINGS AND CONCLUSIONS

Under CEQA, the City of San Diego has established significance determination thresholds for significant impact, in accordance with CEQA Guidelines Section 21082.2. Significant impacts include direct, indirect, and cumulative impacts to historical resources, as described in the City's "CEQA Significance Determination Thresholds" dated January 2011.

A. PROPOSED PROJECT DESCRIPTION

A Site Development Permit is required for the proposed Henry B. Jones House Relocation Project (project) which is located mid-block on the west side of Fifth Avenue in the Hillcrest neighborhood, San Diego, California. The proposed project involves the relocation of the existing City-designated Henry B. Jones House (HRB#939) located at 4040 Fifth Avenue (APN 444-531-12) in San Diego, which has been vacant for ten years. The building has been donated to St. Vincent Catholic Church and will be moved to a vacant lot owned by the Catholic Diocese at 4114 Ibis Street (APN 444-382-10), approximately one mile west of its present location.

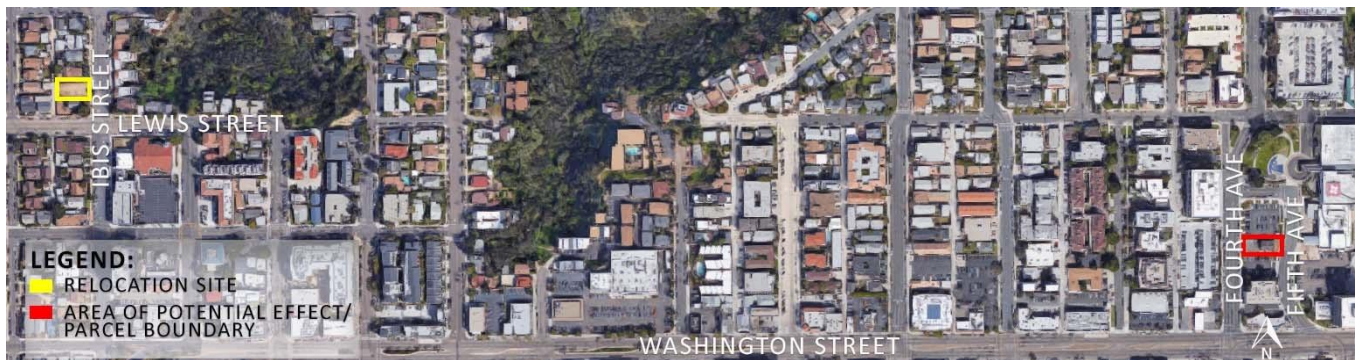


Figure 5-1: Project site map.

Source: Google Maps.

Prior to relocation, the ca.1940s faux stone concrete block foundation walls and wood entry steps will be documented, catalogued, salvaged, and stored. The original extant south brick chimney will be documented, catalogued, salvaged, and reconstructed, probably using new brick due to the poor condition of the current. The main structure will be transported via truck in one piece to the vacant lot at 4114 Ibis Street, approximately one mile northwest of its current location.

The proposed relocation site is located within a residential block on Ibis Street in the Hillcrest neighborhood. Ibis Street runs north to south and is surrounded by similar period homes. The proposed relocation site is located on the west side of Ibis Street with an alley at the rear. The Henry B. Jones House, once relocated, will retain its orientation and setback on the new site. The relocated site is compatible with the original character and use of the historical resource. Once relocated, the building will undergo an exterior restoration per *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The building will then be mothballed in accordance with the National Park Service Preservation Briefs 31: Mothballing Historic Buildings.



Figure 5-2: Proposed relocation site on Ibis Street. Source: Google Maps

The mover shall outline the details of the route, schedule, and sequence of the move as well as the means by which the house will be secured for the relocation. The Historic Architect/Monitor and City staff shall approve the plan prior to the relocation date. After the completion of a new foundation on the new site, the Henry B. Jones House will be moved. The orientation of the house will match its current orientation, with the front door facing east. The move of the Henry B. Jones House will consist of the following steps:

1. The house will be moved in one piece. No cutting or dismantling above the foundation walls will occur.
2. Exterior door and window openings will not need to be braced. Only the area around the fireplace is expected to require supplemental bracing.
3. Some items will need to be dismantled prior to the relocation. These include the non-original CMU foundation walls, both brick chimneys, parts of the fireplace, and the front steps and wing walls.
4. The non-original CMU foundation walls will be transported to the new site. Reconstruction will incorporate salvaged or new CMU's with a matching faux-stone finish.
5. The original south chimney will be transported to the new site. Reconstruction will incorporate salvaged or new matching bricks. The non-original north chimney will not be reconstructed as it is not a historic feature.
6. The front steps and wing walls will be transported to the new site for later restoration and reconstruction.
7. No new openings in the walls or roof are anticipated.

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8. Steel beams will be used under the house to raise and support the structure during relocation. The final number and configuration of beams will depend on the existing floor joists and if they are full length or spliced.
9. The moving company expects to use three rolling dollies. Once the house has been raised and can be weighed, the exact number of dollies will be determined. A truck will then transport the house.
10. The proposed route of the move is: from 4040 5th Avenue, south on 4th Avenue (at the rear of the house), west on Washington Street, north on Goldfinch Street, west on Fort Stockton Drive, north on Hawk Street, west on West Lewis Street, north on Ibis Street to the destination at 4114 Ibis Street.
11. The route will require utility accommodations of overhead lines by AT&T, Cox, and SDG&E on Ibis Street. It is expected that several signal lights along Washington Street will need to be turned to accommodate the move.

B. IDENTIFYING HISTORICAL RESOURCES OF THE BUILT ENVIRONMENT

The APE contains one historic property, the Henry B. Jones House, listed in the City of San Diego Register of Historical Resources (HRB#939).



Figure 5-3: APE and existing location of the Henry B. Jones House at 4040 Fifth Avenue, San Diego, CA. Source: Google Maps.

C. PROPOSED PROJECT IMPACTS

CEQA Impacts

The proposed relocation and exterior restoration of the Henry B. Jones House would be completed per *The Secretary of the Interior's Rehabilitation Standards* and the NPS Preservation Briefs 31: Mothballing Historic Buildings. In determining potential impacts on historical resources under CEQA, a “project with an effect that may cause a substantial adverse change in the significance of a historical resources is a project that may have significant effect on the environment” (CEQA Guidelines §15064.5). A “substantial adverse change” means “demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired” [PRC §5020.1(q)]. Generally, a project that follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties* shall be considered as mitigated to a level less than a significant impact on the historical resource.

Direct or indirect effects can occur to the eligible historical resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements which would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

Implementation of the proposed project will result in significant impacts to a new historical resources due to the relocation of the Henry B. Jones House. Compliance with recommended mitigation measures would reduce the significance of impacts to a level that is less than significant.

City of San Diego's Significance Thresholds

The City of San Diego's Significance document has identified various activities that will cause damage or have an adverse effect on the resource.

1. Direct Impacts

Relocation from Original Site

The proposed project includes the relocation of the Henry B. Jones House to an off-site location approximately one mile west of its current setting.

Alteration or Repair of a Historic Structure

An exterior repair and restoration of the Henry B. Jones House following its relocation will be completed in accordance with *The Secretary of the Interior's Standards*, and therefore, shall be considered as mitigated to a level less than a significant impact on the historical resource. Further, the resource will then be mothballed following the National Park Service Preservation Briefs 31: Mothballing Historic Buildings.

2. Indirect Impacts

Indirect impacts were considered to determine if the project would cause the introduction of visual, audible, or atmospheric effects that are out of character with a historic resource or alter its setting. The project is not expected to have a significant indirect or cumulative impact to

historical resources due to the built-up nature of the area, new or recent development surrounding the property, lack of sensitive resources (including historic districts), and limited viewsheds.

D. MITIGATION MEASURES

To reduce the impacts caused by the relocation of the Henry B. Jones House, mitigation measures may be employed. However, mitigation measures may not lower the impact to a level of less than significant under CEQA, if adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is not feasible.

1. Redesign

Per the City of San Diego's Land Development Manual – Historical Resources Guidelines, preferred mitigation is to avoid impacts to the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.

Depending upon project impacts, measures can include, but not be limited to:

- a. Preparing a historic resource management plan;
- b. Adding new construction which is compatible in size, scale, materials, color and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
- c. Repairing damage according to *The Secretary of the Interior's Standards*;
- d. Screening incompatible new construction from view through the use of berms, walls and landscaping in keeping with the historic period and character of the resource;
- e. Shielding historic properties from noise generators through the use of sound walls, double glazing and air conditioning; and
- f. Removing industrial pollution at the source of production.

2. Relocation

If there are no other ways to save a building, structure, or object other than relocation, such measures shall be performed in accordance with National Park Service standards. Appropriate relocation sites shall duplicate, as closely as possible, the original location in terms of size, topography, neighborhood setting, orientation, and site landscaping.

3. Recordation

Prior to relocation, Secretary of Interior-qualified professionals (in history or architectural history) (36 CFR Part 61) shall perform photo-recordation and documentation consistent with the standards of the National Park Service (NPS) Historic American Buildings Survey (HABS) documentation. HABS documentation is described by the NPS as "the last means of preservation of a property; when a property is to be demolished, its documentation provides future researcher access to valuable information that otherwise would be lost." The HABS record for the Henry B. Jones House shall consist of measured drawings, digital photographs, and written data that provide a detailed record that reflects the Henry B. Jones House's historical significance. Following completion of the HABS documentation and approval by the Historical

Resources Board (HRB), the materials shall be placed on file with the City, San Diego History Center, and the San Diego Central Library.

4. Salvage Materials

Prior to relocation, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps moved to another location on site as provided in *The Secretary of the Interior's Standards*. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories. No materials shall be salvaged or removed until HABS documentation is completed and an inventory of key exterior and interior features and materials is completed by Secretary of the Interior-qualified professionals. The materials shall be removed prior to or during relocation. Materials that are contaminated, unsound, or decayed would not be included in the salvage program and would not be available for future use or display.

5. Interpretive Signage or Display Panels

In concert with HABS documentation, installation of interpretive signs or display panels in a publicly visible location that describe the history and significance of Henry B. Jones House shall be completed. The display and interpretive material, such as a sign or printed brochure, could be based on the photographs produced in the HABS documentation, and the historic archival research previously prepared as part of the project. The display and interpretive material shall be available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Interpretive signage and its location must be approved by the City's Historical Resources Board staff and shall include historic photographs and a brief narrative describing the history and significance of Henry B. Jones House. The signage shall be displayed/installed in an appropriate public or open space area.

E. CONCLUSION

The proposed project would result in a significant direct impact to the historical resource, the Henry B. Jones House, because of its relocation. Mitigation measures would reduce impacts to the historical resource to less than significant since the new location is located within a similar residential block in the Hillcrest neighborhood, approximately one mile west of its original location. The resource would also retain its orientation and setback. The relocated house will be compatible with the original character and use of the historical resource. Adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* will be conducted on the relocated resource which will enable the building to continue to convey its architecture, retaining a high degree of its integrity of design, workmanship, materials, feeling, and association, for which the property received its designation.

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Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*. Washington D.C.: National Park Service, 1995.

SECTION VII APPENDICES

- A. BUILDING DEVELOPMENT INFORMATION**
- B. OWNERSHIP AND OCCUPANT INFORMATION**
- C. MAPS**
- D. DPR FORM**
- E. PREPARERS QUALIFICATIONS**

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SECTION VII APPENDICES

A. BUILDING DEVELOPMENT INFORMATION

- 1. County Assessor's Building Record**
- 2. Notice of Completion**
- 3. Water/Sewer Connection Records**
- 4. Construction Permits**
- 5. Previous Historical Resources Survey Forms**

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1. County Assessor's Building Record

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RES - 1st str COMPUTATIONS

$26 \times 36 = 936$ 1st str 936 1226 + 0 = 6.124

RES - 2ND - 34

$26 \times 36 = 936$ 1st str 936 1226 + 0 = 6.124

W-EP - 34

$26 \times 36 = 936$ 1st str 936 1226 + 0 = 6.124

GAR

$16 \times 76 = 1216$

GAR ADD - 1/1

$16 \times 7 = 112$

368

wooden enclosed porch

2. Notice of Completion

Notice of Completion for the original construction was not available.

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HENRY B. JONES HOUSE

Historical Resources Technical Report

Section VII.A – Building Development Information

May 23, 2017

Page 7A.3

3. Water/Sewer Connection Records

Original Water Connection Records not available.

OFFICE OF THE
DEPARTMENT OF SEWERS

No. 7199

SEWER PERMIT NO. 7199

San Diego, Calif., Sept 11 1911

In consideration of the sum of \$2.50 for this permit and the sum of \$ 25.00
for the construction of a sewer lateral from the main city sewer on 4th
Street, between Washington and Lewis Streets,
to the property line of Lot 10, Block 3 Hillcrest
Addition, paid to this Department by H. B. Jones Owner, the
receipt of which is hereby acknowledged, said Owner is hereby granted permission to connect
to said lateral, in accordance with the provisions of Ordinance No. 4280.

DEPARTMENT OF SEWERS,
A. E. Harrison
SUPERINTENDENT
BY Jones

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4. Construction Permits

No permits on file at the City of San Diego.

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5. Previous Historical Resources Survey Forms

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings

Review Code

Reviewer

Date

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*Resource Name or #: 4040 Fifth Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: 1967, photorevised 1975 T 16 South; R 3 West; unsectioned portion of

Pueblo Lands of San Diego

c. Address: 4040 fifth Avenue City: San Diego

Zip :92101

d. UTM: Zone: 11; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Assessors Parcel Number 444-531-12 ; Lot 10, Block 3, Map 1069, Hillcrest. Elevation is approximately 290 feet AMSL. House is one block west of Mercy Hospital and in the first block north of West Washington Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

There are two buildings at 4040 Fifth Avenue, a two-story craftsman bungalow-type house and a small, one-story garage/outbuilding at the rear of the lot. The house is rectangular, oriented east-west (Photo 1). It has a side gabled roof, with large gabled dormers facing front and back. There are no apparent additions to the house that alter its original footprint. The lot at 4040 Fifth Avenue extends the entire width of the block between Fifth and Fourth Avenues, and the house is offset to the eastern side of the lot, with the front door facing Fifth Avenue. The house measures 26 feet 6 inches wide by 44 feet 6 inches long. The foundation is a wall type made of concrete block shaped to resemble roughly dressed stone, 15½ inches long by 8 inches high (Photo 2). The lot slopes slightly to the east, and the foundation height is 2 feet 6 inches at the front of the house and 10 inches at the rear. There is a crawl hole in the north side foundation for access to the crawl space under the house and two vent holes in the south side covered by cast iron grates.

The roof is covered with composite shingles. The house has side gables with open eaves. The pitch of the main roof is steep, while the pitch of the gable roofs is low. There is a fascia board on the rake (gable) ends and exposed rafters on the horizontal ends (Photo 3). The rafters are spaced approximately 42 inches apart. The rafters are curved and flared at the eaves and have S shaped end detail. The fascia boards have a more pronounced flair than the rafters, with a maximum depth of 12 inches. The roof curves at the front of the house beginning approximately 10 feet in from the front wall, covering what was the porch (Photo 4).

(See continuation sheets)

*P3b. Resource Attributes: (List attributes and codes) HP2 Single family Property , HP4 ancillary building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



*P5b. Description of Photo: (View, date, accession #) Front and side of house, looking northwest

*P6. Date Constructed/Age and Sources: Constructed 1911/1912

☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Scripps Health
10130 Sorrento Valley Rd. Suite C
San Diego, CA 92121

*P8. Recorded by: (Name, affiliation, and address)

H. Price
RECON Environmental.
1927 5th Ave., San Diego

*P9. Date Recorded: Oct., 2009

*P10. Survey Type: (Describe)
Historical Resource Research Report

*P11. Report Citation: Historical Resource Research Report for 4040 Fifth Avenue, Unpublished manuscript on File at RECON Env., 1927 5th Ave., San Diego

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

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Primary # _____

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Trinomial _____

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Resource Name or #: (Assigned by recorder) _____

Eave overhang varies, with the maximum being approximately 36 inches at the front. At the east end of the north and south walls (the corners at the front of the house) are double braces extending under the eaves (Photo 5). These are solid, 4 inches thick, and are cut with a decorative curve on the bottom. They are aligned to appear as extensions of heavy beams that hold up the front of the roof. There are large, centered gable dormers at both front and back sides of the main roof. These dormers have exposed rafters finished like those on the main roof. There are four triangular knee braces on each of the rake ends of both the main roof and the dormer roofs. The diagonal piece on the braces is decoratively cut (Photo 5).

Currently the house is covered in tarpaper. In some areas the tarpaper has been removed and the siding beneath is revealed. Areas revealed on the first floor are clad in beveled clapboard siding. The clapboard is 4 inches wide and painted a light grey. Exposed areas of the second floor on the rear of the house are clad in shingle siding. The shingles vary in width and are painted a terra cotta color. The clapboard and shingles may be the original claddings of the house (Photo 6)

The front of the house is on the east side. The first floor of the house was originally an open porch, which was enclosed in 1945. The residential building report lists Permit 12148 obtained for glassing in the porch. The front door is offset to the right of center (Photo 7). The door has sidelights. Both the door and the sidelights are covered with plywood so no details are visible from the outside except the outside of the trim. The door and sidelights together measure 6 feet wide. There are four windows on the first floor, three grouped together on the left side of the door, and one smaller window on the right side of the door. These windows are also covered by plywood. The casing on the windows and door are similar. The sides are 2½ inches wide and 1 inch thick, and the top is 3¾

inches wide and 1 inch thick. The sills on the windows are two pieces, and measure 5 inches wide by 1½ inches thick. This casing matches the front side windows, but not the casing on the rest of the windows on the house (Photo 8).

The interior of the porch does not appear to have been significantly altered after it was enclosed. The walls are still covered in clapboard, and the front window and door are still in place. Photographs 9 and 10 show the interior of the porch. The door, sidelights, and windows have been inserted between the pillars, ceiling, and ballustrade with no inletting or moulding on the inside, so there are gaps between the window frames and the clapboard (Photo 11). The front door is now missing. The sidelights are five light, divided horizontally, with narrow wood sash. The windows are four light divided horizontally. With narrow wood sashes. Photographs 9 and 10 show the south and north end windows, respectively, and Photograph 12 shows the east (front) triple window.

There are six steps from the ground to the front door. The bottom step is poured concrete and the rest are wood. The run is 13 inches and the rise is 7 inches. There are low walls on either side of the steps, 38 inches high (even with the top step) and covered in the same fiber shingles as the house. The steps and walls together are approximately 8 feet 6 inches wide and extend out 5 feet 5 inches from the house.

There is a three-sash ribbon window in the second floor (Photo 13). It is centered and has a small shed roof over it. The center window is approximately twice the size of the side windows. The center sash is fixed, with a large main light and a row of five small lights above. The side sashes are double hung, the bottom a single light and the top three light. Casings appear to match those on the first floor of the house described below. The window sill is at the roofline. There are four knee braces, similar in style to the roof braces, which support a horizontal square beam. The seven rafters that support the shed roof rest on this beam. Above the three-sash window is a small, five-pane fixed rectangular window that appears to be for admitting light to the attic.

The north side of the house has four windows on the first floor, two windows on the second floor, and a chimney (Photo 4). There is also a vent at the peak of the gable, covered by a lath grate. The two second-floor windows are staggered in height, one sill approximately 24 inches below the other. Both windows are double hung with a single pane on the lower sash and four panes on the upper sash. The sashes are equal in size. These appear to be original windows. The fact that the two second-floor windows are staggered may indicate the stairs to the second floor are against this wall and the lower window is within the stair well. All the windows on this side are different sizes, and the first floor windows are covered with plywood. Five of the six windows have similar casings (both second floor and three of the bottom floor windows). The side casings are 5 ½ inches wide and 1 inch thick. The top casing is 7 inches wide, 1 inch thick, and has a decorative molding on top. The sill is 2½ inches thick (Photo 14). The easternmost (front) first floor window on the north side (window 1) is one of the front porch enclosure windows and has casing like the front windows (see Photo 10 for interior detail). The next window (window 2) to the west has had the sash removed and only the casing remains (Photo 15). The next window moving west (window 3) is double hung, with a single pane on the lower sash and four panes on the upper sash (Photo 16). The westernmost window (window 4) is a fixed sash window with four lights (Photo 17). There are two additional small windows, less than a foot square, near the back of the house on the north side. These windows are flush with the siding and have no casing. One is not covered and is glazed with Plexiglas. These windows are relatively recently installed, and their function is not apparent. The red brick exterior chimney on the north side is offset to the back of the gable peak. It is 16.5 inches on a side for its entire height (Photo 18). The cement was originally black, but has been patched with light gray cement for the bottom 6 feet or so.

The south side of the house has four windows on the first floor, two on the second floor, and a large chimney (Photo 19). There is also a lath grated air vent at the peak of the gable. The window at the front of the south side is a porch enclosure window with narrow casings. The rest of the windows have the wider casing with decorative top trim discussed above. All of the first-floor windows are covered in plywood so no sash details are visible from the outside. Two first-floor windows of different size are situated on either side of the chimney, the shorter window to the west of the chimney. The window on the east side of the chimney (window 1) is double hung, with a single pane on the lower sash and a four light upper sash (Photo 20). The window on the west side of the chimney (window 2) appears fixed, and has four lights (Photo 21). The western window, close to the southwest corner of the building, is a three sash ribbon window. The central sash is fixed, with a large light and a row of eight small rectangular lights along the top

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

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Resource Name or #: (Assigned by recorder) _____

(Photo 22). On the second floor there is a small window between the chimney and the front roofline and a three sash window to the rear of the chimney. The small window sash is hinged at the top (awning hung) (Photo 23). In the large window the center sash is slightly wider than the side sashes. The center sash is fixed and has a single large light with five small lights across the top. The side sashes appear double hung with a single pane on the lower sash and triple panes on the upper sash. These appear to be original windows. As with the north side, there are no windows in the dormer sides.

The exterior chimney is offset to the front of the gable peak and is built of the same red brick with black mortar as the north side chimney. It is 16½ inches deep and 5 feet 8 inches wide for the bottom 7 feet or so. It then tapers on the right side to 16½-inch square at the bottom of the second floor (Photo 24).

The rear (west side) of the house has two first-floor windows, three second-floor windows, and a door by the north corner (Photo 25). The horizontal roofline eaves extend across the back. The rafters are notched to sit on a horizontal beam that runs from fascia board to fascia board, with four small triangular knee braces supporting it. This is similar to the setup for the front shed window cover. These knee braces are not decorated like the other knee braces on the house. The first- and second- floor walls are on the same vertical plane.

The first-floor windows are different sizes and have the wide casing and decorative top trim found on the majority of the other house windows, as do the second-floor windows. The first-floor windows are covered by plywood. The southern window is casement hung, and each sash has a single light (Photo 26). The northern window is double hung with a single pane on the lower sash and triple panes on the upper sash (Photo 27). The two second-floor windows are evenly spaced off the center line of the wall, and have the same sash layout as the first floor windows (see Photo 25). There is a small, five-pane fixed rectangular window above these two windows. Like the similar window in the front, it appears to be for lighting the attic. The back door has been removed. The casing of the door matches the windows. There are two concrete steps leading up to the door. There is a small crawl space/vent hole in the foundation next to the steps.

The garage/outbuilding is separated from the house by about 15 feet. It is rectangular with a very low pyramidal roof covering the front and a shed roof covering the rear (Photo 28). There are two additions to the original structure. It appears the garage was originally square, measuring 16 feet 2 inches on a side. The pyramid roof covers this portion. The original roof has exposed rafters with no decoration and is covered in composition shingles. The first addition has been added to the back of the building (fronting on Fourth Avenue). This addition is 8 feet deep and runs the entire width of the garage. It has a very shallow pitched shed roof attached to the underside of the original roof eave. The addition roof also has exposed rafters and is covered in composition shingles.

Most of the garage is currently covered in tarpaper. In several areas, the tarpaper is missing and the original clapboard is visible. There are also a series of 1"x4" runners nailed to the clapboard for attachment of siding. The cladding below the tarpaper on the addition is vertical board and batten, with some of the batten missing.

The east wall, facing the house, has a door and window (Photo 29). The door is a five-panel style and the window is a single-hung sash type. The casing on both window and door are different from the house. The side casings are 6 inches, the top is 5 inches, and the sill is 2 inches thick. A small, half-round molding finishes the outside edge of the side and top casing. A security grating is fixed to the window.

The north side of the garage is bare, with no windows or doors. The south side wall has a single window (Photos 30 and 31). It is centered in the wall of the original garage. The second addition has been added to the Fourth Avenue end of this wall, on the side of the first addition. This addition is 8 feet 6 inches wide and 6 feet 6 inches deep, with a very shallow pitched shed roof attached to the wall approximately 10 inches below the rafters. There are no windows in this addition. A single narrow door is located in the east wall facing the driveway, next to the main garage door.

The west wall of the garage is almost completely taken up by a single piece tilt up wooden garage door (Photo 32). The door has 4 raised rectangle outlines for decoration. The second addition west wall is on the same plane as the main west wall. A full width driveway extends from the back of the garage to the sidewalk.

The house appears to be structurally sound, although this was determined only visually. The foundation showed no substantial cracks or deterioration caused by moisture. The house framework seems sound, with no obvious sagging or leaning of the main structure. Neither chimneys show cracks or settling. There is some eave and roof damage in the southeast corner (front) of the roof. The roof boards between the end and second rafters is rotted away from the front edge to approximately four feet back. The fascia board and edge of the roof boards are gone north of the front door. The eave on the east (front) of the house sags. The corner of the knee brace close to the left front corner of the roof is damaged. There may be some damage to the roof boards on the southwest corner of the roof. A section of the clapboard on the south side of the house has been sawn for removal to access a beehive in the wall, but has been replaced.

LOCATION MAP

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*Map Name: La Jolla, California

Primary Number:

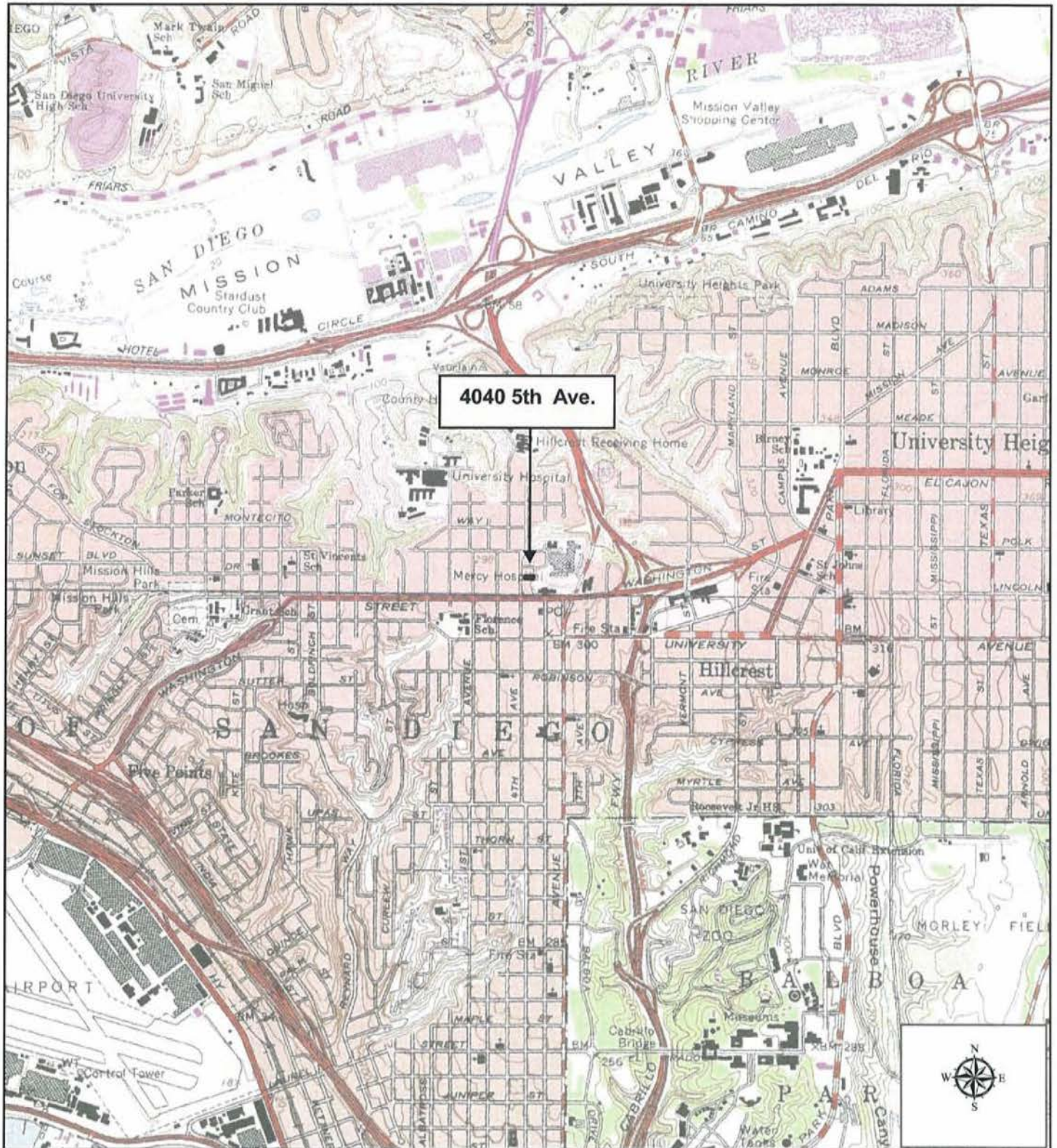
HRI Number:

Trinomial:

*Resource Name or Number (Assigned by recorder): 4040 5th Avenue

Scale: 1:24,000

Date: 1975



0 250 500 750 1000 1250 1500 1750 2000 2250 2500
Meters

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
Feet

M:\jobs2\4213-1\arc\gis\USGS_loc.mxd

Primary Number:

HRI Number:

Trinomial:

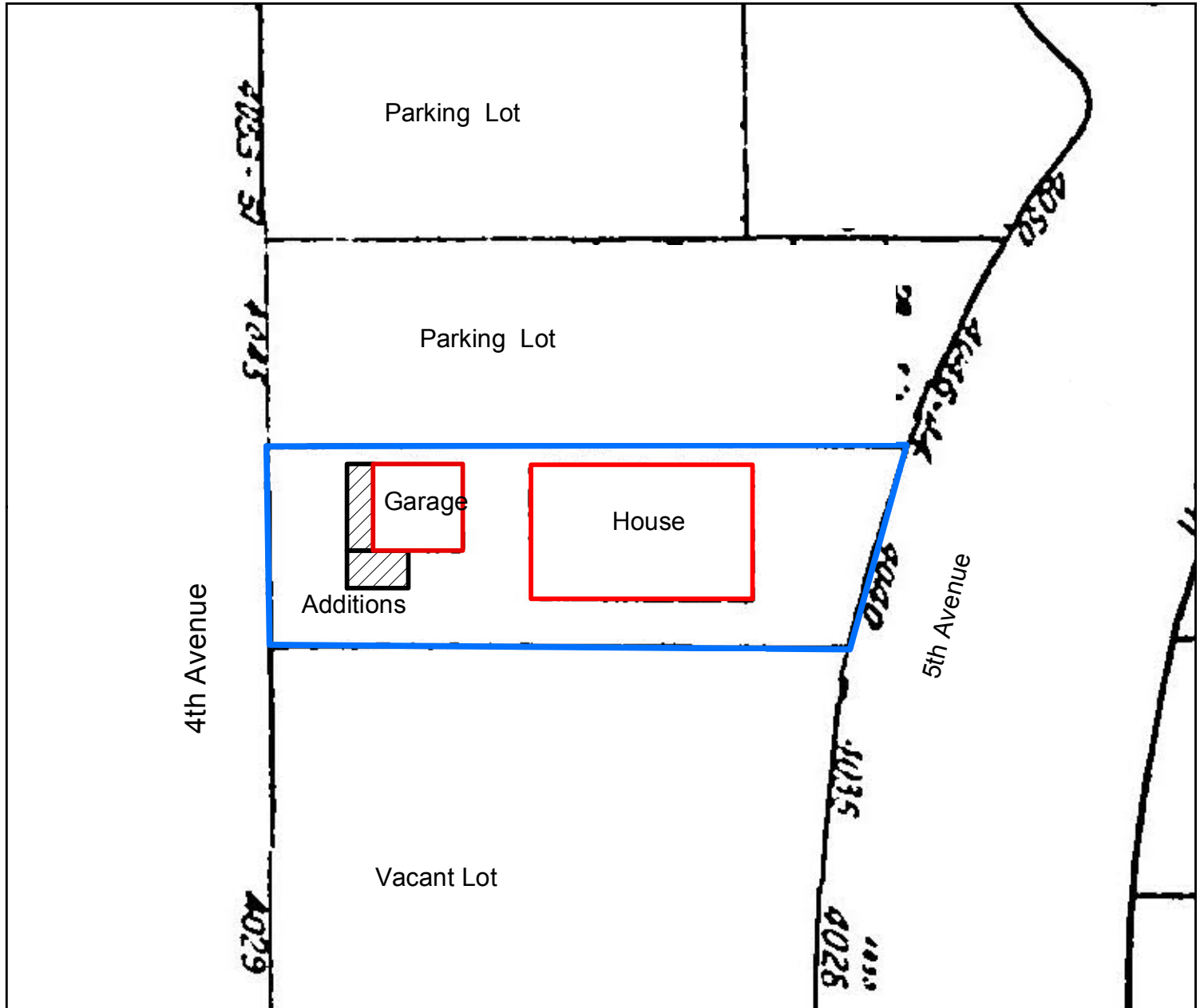
*Resource Name or Number (Assigned by recorder): 4040 Fifth Avenue

SKETCH MAP

Page of

Drawn by: Sanborn 1956 Map, Page 370

Date: 10/2009



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 4040 Fifth Avenue

B1. Historic Name: N/A

B2. Common Name: 4040 Fifth Avenue

B3. Original Use: Residence

B4. Present Use: Residence (Vacant)

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The San Diego Water Department files show a Department of Sewers Permit (No. 7199) recorded on September 1, 1911 for the property. The construction date given in the Uptown Historical Reconnaissance Survey is 1912, but the source for this date is not given.

When first constructed, the house had an open front porch. Residential Building Records (RBR) indicate the porch was glassed in 1945. The RBR indicates there was a fire in the front porch in 1956, and the damage had still not been fixed by 1976.

The exterior is currently covered in tarpaper, the remains of a second layer of cladding. In some areas the tarpaper has been removed and the siding beneath is revealed. Areas revealed on the first floor are clad in beveled clapboard siding. Exposed areas of the second floor on the rear of the house are clad in shingle siding. The clapboard and shingles may be the original claddings of the house. See Continuation Sheet.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Not significant Theme: N/A

Area: Hillcrest

Period of Significance: N/A

Property Type: Residential

Applicable Criteria: N/A

The residence and garage/outbuilding at 4040 Fifth Avenue do not meet any of the criteria outlined in the Historical Resources Guidelines of the Land Development Code for inclusion on the City of San Diego Historical Resources Register. Below is a discussion of the HRB significance criteria.

a) Does the building 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 agricultural development?

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do.

No historical evidence was identified which indicate that the 4040 Fifth Avenue building exemplifies or reflects special elements of San Diego's, Hillcrest's, Fifth Avenue's, or the Hillcrest subdivision's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The building in no way exemplifies or reflects "special elements" of City, community, or neighborhood development (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Blumenson, John J. G.

1977 Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945. W. W. Norton & Company Inc. New York, New York, Revised 1981. (See Continuation sheet)

B13. Remarks:

*B14. Evaluator: Harry Price

*Date of Evaluation: October 2009

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #* (Assigned by recorder) _____

B6 - Construction History (Continued)

Two small windows have been cut into the north wall near the back of the house. These appear to be added fairly recently, as at least one of the two has Plexiglas glazing. These are not noted on the RBR.

The current roof is of composition shingles, and is certainly not the original. The roof has probably been replaced several times since the house was constructed.

The garage/outbuilding has been heavily modified in the past. There have been two additions since the original square structure was built. A full width addition has been constructed on the back of the garage. This addition is 8 feet deep and its shed roof is attached directly below the eave line of the original structure. This addition was probably made to allow a longer car to be parked in what had become a garage. The second addition has been added to the Fourth Avenue end of this wall, on the side of the first addition. This addition is 8 feet 6 inches wide and 6 feet 6 inches deep, with a very shallow pitched shed roof attached to the wall approximately 10 inches below the rafters. This addition was probably to increase storage area in the garage. Both additions to the garage are noted on the RBR, and dated 1956.

County files were checked for a Notice of Completion and construction permits, but no information was found.

*B10. Significance (Continued)

more than other existing structures (new or old) within Hillcrest or San Diego. The property does not qualify under HRB Criterion A.

b) Is the building identified with persons or events significant in local, state, or national history?

According to the HRB Designation Guidelines, resources associated with individuals whose specific contributions to history can be identified and documented may qualify under Criterion B for persons significant in history. Persons significant in our past refers to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

No historical evidence was found which would suggest that the 4040 Fifth Avenue building was ever identified with events significant in any local, state, or national history. No evidence was found that would connect any of the owners, tenants, or occupants, of the 4040 Fifth Avenue building with any significant events affecting local, state, or national history. The names on the Chain of Title, provided by the client, and the directory search were researched at the San Diego Historical Society archives to determine if any of the named individuals were of historic significance. No information could be found in the files to indicate that any of the owners of the lot at 4040 Fifth Avenue were significant in the history of Hillcrest, the city or county of San Diego, or the state of California. The property does not qualify under HRB Criterion B.

c) Does the building embody distinctive characteristics of a style, type, period, or method of construction or is it a valuable example of the use of indigenous materials or crafts?

According to the HRB Designation Guidelines, this Criterion 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. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken. It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction.

While having some typical architectural characteristics of the Craftsman style, the 4040 Fifth Avenue building does not exhibit sufficient Craftsman characteristics to be considered a representative example of the Craftsman architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. In this regard, the building does not embody the distinctive characteristics of a style, type, period, or method of Craftsman construction to the extent that it is considered architecturally significant.

BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #* (Assigned by recorder) _____

The building does exhibit some characteristics of the Craftsman style in its construction and detailing (Blumenson 1977, Foster 2004, McAlester 1984). The house has wide, unenclosed eave overhangs with exposed roof rafters along the horizontal edges. The eave ends are cut in a decorative curve, another characteristic of the Craftsman style. It has decorative triangular knee braces on each of the rake ends of both the main roof and the dormer roofs. The house originally had a front porch, another characteristic of the Craftsman style.

This being said, the house does not exhibit many of the distinctive characteristics of the craftsman style. The orientation of the house is more square, or even vertical. The roofline on the 4040 Fifth Ave house is steeper than commonly found in Craftsman homes and the gable roof of the dormer is gabled, also de-emphasizing the horizontal. The foundation sets the house off the ground, also emphasizing a more vertical orientation. The typical orientation of Craftsman homes emphasizes the horizontal feel, with low eaves, wide porches, and heavy porch roof supports. Many craftsman houses also have multiple low pitch roof planes, further emphasizing the horizontal feel. The eaves do not have extra, decorative stickwork in gable peaks common in this style. The foundation is not sloped (battered). The porch, an important aspect of Craftsman style, is not as emphasized as is common in the Craftsman style. The porch does not exhibit the typical massive tapered porch columns/short square or round columns on heavy tapered stone/brick supports and decorative railings. The porch railings and columns are clad in the same clapboard as the walls, tending to de-emphasize rather than emphasize the porch. There is no use of cobbles or stone in either the foundation or the chimney, also common in the Craftsman style. Although it is impossible to determine now, because of the lack of original landscaping, the construction of the front porch does not seem to indicate a strong design relationship with any gardens that may have existed.

The house does not use indigenous materials or crafts in its design or construction. Locally obtained river cobbles were used in the construction of walls, pillars, and to a lesser extent, chimneys, in numerous local craftsman houses, but these are not present in this house. No locally quarried granite or other rock was used in the construction of the chimney or foundation. No brick with a local manufacturer's stamp was observed in either chimney.

The garage exhibits no craftsman features and has been extensively altered. Neither the house nor garage qualifies under this criteria.

The house has been altered. It appears the porch has been enclosed in the past, the house has been covered in fiber shingles and has been reroofed, and two small windows have been added on the north side. The garage/outbuilding has been heavily modified in the past.

The house at 4040 Fifth Ave. does not exhibit sufficient Craftsman characteristics to be considered a representative example of the Craftsman architectural style. The house is rather plain in its layout and limited in its basic craftsman details. It is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C.

- d) Is the building representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman?

According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

No information could be found at the San Diego Historical Society to connect the building with a famous or important master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman in either San Diego or southern California. The San Diego County Recorder's Office was checked for a Notice of Completion to see if the architect and/or builder of the house were listed. The listings for the years 1911 to 1915 were checked, in case the filing was not done immediately upon the probable completion date of 1911 (as suggested by the Sewer Permit) but no record of a Notice was found. No aspect of the construction of the building is unique enough to imply that any connection as yet undiscovered is possible. The house and garage construction are practical but lacking in any flair or evidence of above average workmanship. The property does not qualify under HRB Criterion D

- e) Is the building listed or has been determined eligible by National Park Service for listing on the NRHP or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historic Resources?

The 4040 Fifth Avenue building is not listed on, and has not been determined eligible by either the National Park Service or the State Historical Preservation Officer for listing on either the National Register of Historic Places or the

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 9 of 33

Resource Name or #* (Assigned by recorder) _____

State Register of Historical Resources. The property does not qualify under HRB Criterion E.

- f) Is the building part of a finite group of resources related to one another in a clearly distinguishable way, or 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 4040 Fifth Avenue building is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. It is not located within an established or adopted historic district in the City of San Diego. The property does not qualify under HRB Criterion F.

In addition to the research mentioned above, the house at 4040 Fifth Avenue was included in the study conducted for the *Draft Uptown Historic Architectural and Cultural Landscape Survey* (Stiegler and Vonn 2007). This draft survey included the entire Uptown Community Planning Area, roughly the area bounded by Mission Valley on the north, Interstate 5 on the west and south, Balboa Park on the south, and Park Boulevard on the east. The house at 4040 Fifth Avenue was not included as a contributing element in any of the 19 Geographic Historic Districts or 4 proposed Thematic Historic Districts proposed in the draft survey. However, the house is on the "List of All Potential Historic Resources" identified during the draft survey, and was evaluated at the reconnaissance level used in the study (Stiegler and Vonn 2007). The evaluation listed the house as a craftsman architectural style, "minimally altered," and that it "appears to be eligible for local listing or designation through survey evaluation or needs a historical research report to determine potential historical significance" (Stiegler and Vonn 2007). The construction date was listed as 1912. The draft survey did not list the house as having the potential to be the work of a significant architect or builder. Although the 4040 Fifth Avenue building was documented within the Draft Uptown Survey, this draft survey has not been formally adopted by the City of San Diego, nor has it been officially recognized by the City for use in the planning process. As such, the building cannot be considered historically and/or architecturally significant on the basis of its mere inclusion with the Draft Uptown Survey. The fact that the building was included in the Draft Uptown Survey without any supporting historical documentation or analysis does nothing to establish potential significance.

Integrity Analysis

In addition to determining the significance of a property under HRB criteria, a property must also must possess integrity. Integrity is defined by the National Register of Historic Places as the "ability of a property to convey and maintain its significance." It is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as "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." Further, integrity relates "to the presence or absence of historic materials and character defining features" of a resource. The local, state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the HRB Designation Guidelines as "the place where a resource was constructed or where an event occurred."

The 4040 Fifth Avenue building was constructed between 1911-1912 and has remained in the same location throughout its existence.

Design

Design is defined by the HRB Designation Guidelines as resulting "from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property."

Although the 4040 Fifth Avenue building has been modified and altered over the course of its existence, including the change to the front porch; the addition (and recent removal) of fiber shingles to the exterior of the building; and the addition of new composition roof shingles, the building still retains its original form, plan, space, structure, and style. The property, therefore, retains its design element for integrity purposes.

Setting

Setting is defined by the HRB Designation Guidelines as applying "to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area."

The 4040 Fifth Avenue building has been sited on the same lot since its original construction between 1911-1912. The area in and around the building generally consists of buildings directly related to the Scripps- Mercy Hospital

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 10 of 33

Resource Name or #* (Assigned by recorder) _____

complex. All of the buildings, taken together, create a medical complex environment for the entire area and are located adjacent to the 4040 Fifth Avenue building (directly west, east, and south). Very little history regarding the development of the Hillcrest medical community has been written to date. However, some of the most prominent medical buildings in the area include both the Scripps-Mercy Hospital and UCSD Medical Center, which is located to the west. Although both institutions can trace their origins to the early 20th century, they are currently located in modern high-rise structures built within the last 40 years. Medical related businesses centered around these institutions have been located in a variety of buildings, from converted Victorian and Craftsman houses of the late 19th and early 20th centuries to modern post World War II multi-story high rises.

The setting in and around the 4040 Fifth Avenue building originally consisted of single-family residential construction. Some multi-family dwellings existed in close proximity as well. This observation is apparent from a review of Sanborn Fire Insurance Maps. Today, however, the surrounding area is overwhelmingly institutional, affected by the Scripps-Mercy Hospital complex to the west, east, and south. Many dwellings which once typified the area have been removed and replaced by newer institutional structures. A review of current aerial maps indicates that only one residential structure exists today in this vicinity, located at the northwest corner of Fifth and Washington that has been converted to commercial use.

Since the physical environment and character of the building's location, as well as the building's relationship to the surrounding area has been thoroughly compromised over the years by a change to institutional use, the original setting has been substantially changed such that the property no longer retains its setting element for integrity purposes.

Materials

Materials are defined by the HRB Designation Guidelines as comprising "the physical elements combined or deposited in a particular pattern or configuration to form a property."

The materials which have gone into the construction of the 4040 Fifth Avenue building are both original and non-original. Because much of the existing house retains its original materials, the property retains its materials element for integrity purposes.

Workmanship

Workmanship is defined by the HRB Designation Guidelines as consisting "of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles."

As with the materials discussion above, the physical craftsmanship that has gone into the construction of the 4040 Fifth Avenue building is both original and non-original. Because much of the existing house has retained its original materials and, consequently, original workmanship, the building, therefore, retains its workmanship element for integrity purposes.

Feeling

Feeling is defined by the HRB Designation Guidelines as relying "on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place."

The 4040 Fifth Avenue building, in its current condition, still retains enough of its physical features to convey and evoke its original sense of past time and place. However, the feeling of the surrounding area has been thoroughly compromised by changes to the original setting which characterized the area. Nevertheless, the property retains its feeling element for integrity purposes. Association

Association is defined by the HRB Designation Guidelines as "directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property's historic character."

The 4040 Fifth Avenue building is not directly linked to any historic events, activities, persons, past time, or past place. As a result, the property does not possess, nor has it ever possessed, an associative element for integrity purposes.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 11 of 33

Resource Name or #* (Assigned by recorder) _____

***B12. References:** (Continued)

City of San Diego,

- 2009 Guidelines for the Application of Historical Resources Board Designation Criteria, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27.

Dillinger, Michael E.

- 2000 Hillcrest: From Haven to Home. The Journal of San Diego History, Volume 46, Number 4, Fall 2000.

Foster, Gerald

- 2004 American Houses, A Field Guide to the Architecture of the Home. Houghton Mifflin Company, New York, New York.

McAlester, Virginia

- 1984 A Field Guide to American Houses. Alfred A Knopf, Inc. New York.

San Diego, City of

- 1979 *Progress Guide and General Plan*. Planning Department.

- 2001 Historical Resources Guidelines, San Diego Municipal Code, Land Development Code. August 2004 posting. City of San Diego

Stiegler, Ione R., and Vonn, Marie May

- 2007 Uptown Historical Architectural and Cultural Landscape Reconnaissance Survey. I. S. Architecture and the City of San Diego. Manuscript on file at the City of San Diego Historical Resources/Planning Department website.

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 1
Overview of House



Photograph 2
Foundation,
Concrete
Block Formed
to Resemble
Dressed
Stone

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 3
Main Roof and Dormer
Roof Eaves, Showing
Rafter Curve and
Decorative End Cuts



Photograph 4
North Side of
House, Showing
Location of Roof
Curve Relative to
Possible Front
Porch

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 14 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update

Photograph 5
Roof Eave, Showing
Double Braces and Knee
Brace



*Recorded by: H. Price

*Date: 10/2009

☐ Continuation

☒ Update



Photograph 6
Probable Original
Clapboard and
Shingles under
Tarpaper



*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 7
East (Front)
Side of House



Photograph 8
Window Casing
Detail on Front
Porch Windows,
Note Narrow Side
and Top Casing
Boards. This is
South Side Window

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 9
Interior of Porch,
Looking South.
Note South Side
Window



Photograph 10
Interior of Porch,
Looking North

CONTINUATION SHEET

Page 18 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation☐ Update

Photograph 11
Interior View of
Porch Window
Showing gap
Between
Window Frame
and Porch
Clapboard

CONTINUATION SHEET

Page 19 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation☐ Update

Photograph 12
Interior View of
Front Triple
Window,



Photograph 13
Second Floor and
Attic Windows on
West Side (Front)
of House

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 14
Casing on
Windows on Main
Portion of House.
Note wide side
and top casing
boards and
decorative trim at
top.



Photograph 15
North Side Window
2, Interior Shot,
Showing Missing
Sash

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 16
North Side Window 3,
Interior shot.

*Recorded by: H. Price

*Date: 10/2009 ☒ Continuation ☐ Update



Photogrtaph 17
Window 4, Interior
Shot

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 18
Northeast
Corner of
House, Showing
Small Chimney
on North Wall



Photograph 19
South Side of
House, Showing
Window
Arrangement and
Chimney

CONTINUATION SHEET

Page 24 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation☐ Update

Photograph 20
South Side Window 1,
Interior Shot

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 21
Southe Side
Window 2, Interior
Shot.



Photograph 22
South Side
Window 3
Interior Shot

*Recorded by: H. Price

*Date: 10/2009 ☒ Continuation ☐ Update



Photograph 23
Second Floor Top Hinged
Window. Note typical main
house window casing.

*Recorded by: H. Price

*Date: 10/2009 ☒ Continuation ☐ Update



Photograph 24
Chimney on South Side

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 28 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation ☐ Update



Photograph 25
West Side of House, Looking
Northeast

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 29 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 26
West Side, South
Window, Interior
Shot

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 30 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 27
West Side,
North Window,
Interior Shot

DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

HRI#

Trinomial

Page 31 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by: H. Price

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 28
Overview of
Garage Building,
Taken Before
Siding Was
Removed



Photograph 29
East Side of
Garage, Current
Condition. Note
Different Style of
Window Casing

*Recorded by:

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 30
Overview of
Garage
Building, Taken
Before Siding
Was Removed,
Showing
Relationship of
Addition (on
Left) to Original
Garage



Photograph 31
South Side of
Garage, Current
Condition,
Showing Addition
and Part of
Original Garage

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 33 of 33

*Resource Name or # (Assigned by recorder) 4040 Fifth Avenue

*Recorded by:

*Date: 10/2009

☒ Continuation

☐ Update



Photograph 32
West Side of Garage
Showing Both West
Addition and South
Addition.

SECTION VII APPENDICES

B. OWNER AND OCCUPANT INFORMATION

1. Chain of Title
2. City Directory
3. Copy of Deed from Date of Construction

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HENRY B. JONES HOUSE

Historical Resources Technical Report

Section VII.B – Owner and Occupant Information

May 23, 2017

Page 7B.1

1. Chain of Title

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CHAIN TECH INC.

	9640-B MISSION GORGE ROAD, #300, SANTEE, CA 92071-3897				
	PHONE / FAX	(619) 449-2683			
	E-MAIL	beckykiely@hotmail.com			
		kirkkiely@hotmail.com			
<u>REFERENCE:</u>					
	CTI073374				
	JIM SEEKEMP				
	4040 5TH AVENUE				
	SAN DIEGO, CA				
<u>TAX ASSESSOR'S PARCEL NUMBER</u>					
	444-531-12				
NOTE: THE ENCLOSED TAX REPORT IS FOR INFORMATION PURPOSES ONLY.					
PLEASE CONTACT THE TAX OFFICE FOR FIGURES AND/OR ANY QUESTIONS					
<u>LEGAL DESCRIPTION</u>					
	LOT 10 BLOCK 3 MAP 1069 (HILLCREST)				
NOTE: THE ABOVE LEGAL DESCRIPTION IS FOR INFORMATION PURPOSES ONLY					
FOR FULL DESCRIPTION REFER TO RECORD DOCUMENTS					

RECORD DOCUMENT CHAIN OF TITLE PURSUANT TO YOUR REQUEST						
DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK	PAGE	DOC. NO.
DEED	HILLCREST CO.	CLINKSCALES, J. H.	02/18/09	456	298	243
		CLINKSCALES, KATE A.				
DEED	CLINKSCALES, J. H.	JONES, HENRY B.	03/20/11	518	157	5988
	CLINKSCALES, KATE A.					
DECREE	JONES, CLIMINA, ESTATE OF	JONES, DANIEL MARION, ETAL	06/12/29	1632	364	33661
DECREE	JONES, CLIMINA, ESTATE OF	JONES, DANIEL MARION, ETAL	06/12/29	1632	365	33662
DECREE	JONES, HENRY B. ESTATE OF	JONES, CLIMINA, ESTATE OF	06/12/29	1632	366	33663
DEED	DANIEL, MURION J., EST.	BLOUNT, GRACE M. ETAL	09/12/30	1821	17	43411
DEED	BLOUNT, GEORGE W. , ETAL	WRIGHT, MALAN J.	09/23/40			49541
DEED	WRIGHT, MALAN J.	LUDWIG, ALFRED PHILLIP	05/25/48			52645
		LUDWIG, ZUBIE HOLBY				
DEED	LUDWIG, ALFRED PHILLIP	LUDWIG, ZUBIE HOLBY	01/18/61			9459
	LUDWIG, ZUBIE HOLBY	LUDWIG, ROSA MAY				
AFD	LUDWIG, ROSA MAY		01/10/03			36276

DOC. TYPE	GRANTOR	GRANTEE	RECORD DATE	BOOK	PAGE	DOC. NO.
LTRS ADM.	LUDWIG, ZUBIE H.		03/03/05			176347
DECREE	POWELL, CLAUDIA	SCRIPPS HEALTH	04/05/07			229949

2. City Directory

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DIRECTORY SEARCH

PROJ. NAME: Scripps Mercy Jones House

PROJ. NO:

DATE OF RESEARCH:

COMPLETED BY:

ADDRESS: 4040 Fifth Avenue

** Hillcrest Drive was renamed Fifth Avenue

APN:

NOTES: Construction Date: 1911

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupation:	Spouse:	Notes: [H / R / (O)]
1911	No Listing			
1912	No Listing			
1913	Henry B. Jones			H
	Miriam Jones	Teacher		R
1914	Henry B. Jones		Climena	H
	Miriam Jones	Teacher		R
	Sterling H. Jones	Student		R
1915	Frank M. Jones	Lab, Water Dept.		R
	Grace M. Jones	Music Teacher		R
	Henry B. Jones		Climena	H
	Miriam Jones	Teacher		R
	Sterling H. Jones	Student		R
1916	Grace M. Jones	Teacher		R
	Henry B. Jones		Plimena	H
	Myriam Jones	Teacher		R
1917	Grace M. Jones	Teacher		R
	Henry B. Jones		Climena	H
	Miriam Jones	Teacher		R
1918	Grace M. Jones	Teacher, City School		R
	Henry B. Jones		Climena	H
	Miriam Jones			R
	Sterling H. Jones	Student		R
1919	Grace M. Jones	Supervising Principal, City Schools		R
	Marian Jones	Clerk, Holzwassers		R
	Sterling H. Jones	Conductor, San Diego Electric Railway Co		R
	Ella Reynolds	Student		R
1920	Henry B. Jones		Climena	H
	Ella Reynolds	Student		R
1921	Henry B. Jones		Climena	H
	Ella Reynolds	Stenographer, Community Welfare Council		R

HERITAGE ARCHITECTURE PLANNING

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Directory Listing:	Occupation:	Spouse:	Notes: [H / R / (O)]
1922	Henry B. Jones		Climena	H
	Ella Reynolds	Telephone Operator, The Pacific Telephone & Telegraph Co.		R
1923	Henry B. Jones		Climena	H
	Cyrus M. Monroe	attorney		H
1924	Cyrus M Monroe	attorney, Wright & McKee Attorney at Law	Mary S	H
1925	Bessie Clarke	maid		R
	Cyrus M Monroe	attorney, Wright & McKee Attorney at Law	Mary S	H
1926-1927	Cyrus M Monroe	attorney, Wright & McKee Attorney at Law	Mary S	H
1928	Vacant			
1929-1931	Mrs. Laura Denison			
1932	Sally A. Rench			
1933	H.W. Bellard			
1934	Vacant			
1935-1937	C.N. Tyson			
1938-1939	No Listing			
1940	Walter J. Chudleigh	toolmaker		
1941-1945	A.M. Wright			
1946-1948	Pearl Wright			
1949-1979	Alfred P. Ludwig			
1980	Mrs. Zubie H. Ludwig			
1984	Mrs. Zubie H. Ludwig			
1990	XXXX			
1995-1996	XXXX			
2001-2006	Zubie Ludwig			
2007	No Listing			

3. Copy of Deed from Date of Construction

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J. H. Clinkscale } We, J. H. Clinkscale and Kate
to et al. } A. Clinkscale, his wife, of the County
Henry B. Jones; } of San Diego, State of California.

For and in consideration of the sum of Ten & No/100 Dollars,
DO HEREBY Grant to Henry B. Jones, of the same place.

All that Real Property situated in the City of San Diego, County of San Diego,
State of California, bounded and described as follows:

Lot numbered Ten 10 in Block
Numbered Three (3) of Stillcrest, according to the official
map thereof filed in the office of the County Recorder
of said County, January 18th 1909, subject to restriction
ions in deed from the Stillcrest Company to J. H. Clink-
scale, recorded in Book 456 at Page 207 of the said
records of said County.

On Here and in With the above granted and described premises, unto the said grantee, his
heirs and assigns forever. Partly of the second part to pay all taxes assessed
against said premises for the year 1911
Witness our hand and seal this fifteenth day of March 1911.
Signed and executed in presence of J. H. Clinkscale. (REAL)
Kate A. Clinkscale. (REAL)
R. H. M^{rs} Fadden. (REAL)

STATE OF CALIFORNIA }
COUNTY OF San Diego }
On this fifteenth day of March A. D. nineteen hundred and eleven
before me, R. H. M^{rs} Fadden, a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared J. H. Clinkscale and Kate A.
Clinkscale, his wife,
the persons described in whose name are subscribed to the within instrument, and
to me that they executed the same.

In Witness Whereof, I have hereto set my hand and affixed my Official seal at my office in
City of San Diego, County of San Diego, State of California, this day and year in this
certificate first above written.



Recorded at Request of H. B. Jones, Manager

SECTION VII APPENDICES

C. BUILDING DEVELOPMENT INFORMATION

- 1. City of San Diego 800 Scale Engineering Map**
- 2. USGS Map**
- 3. Original Subdivision Map**
- 4. Sanborn Fire Insurance Maps**

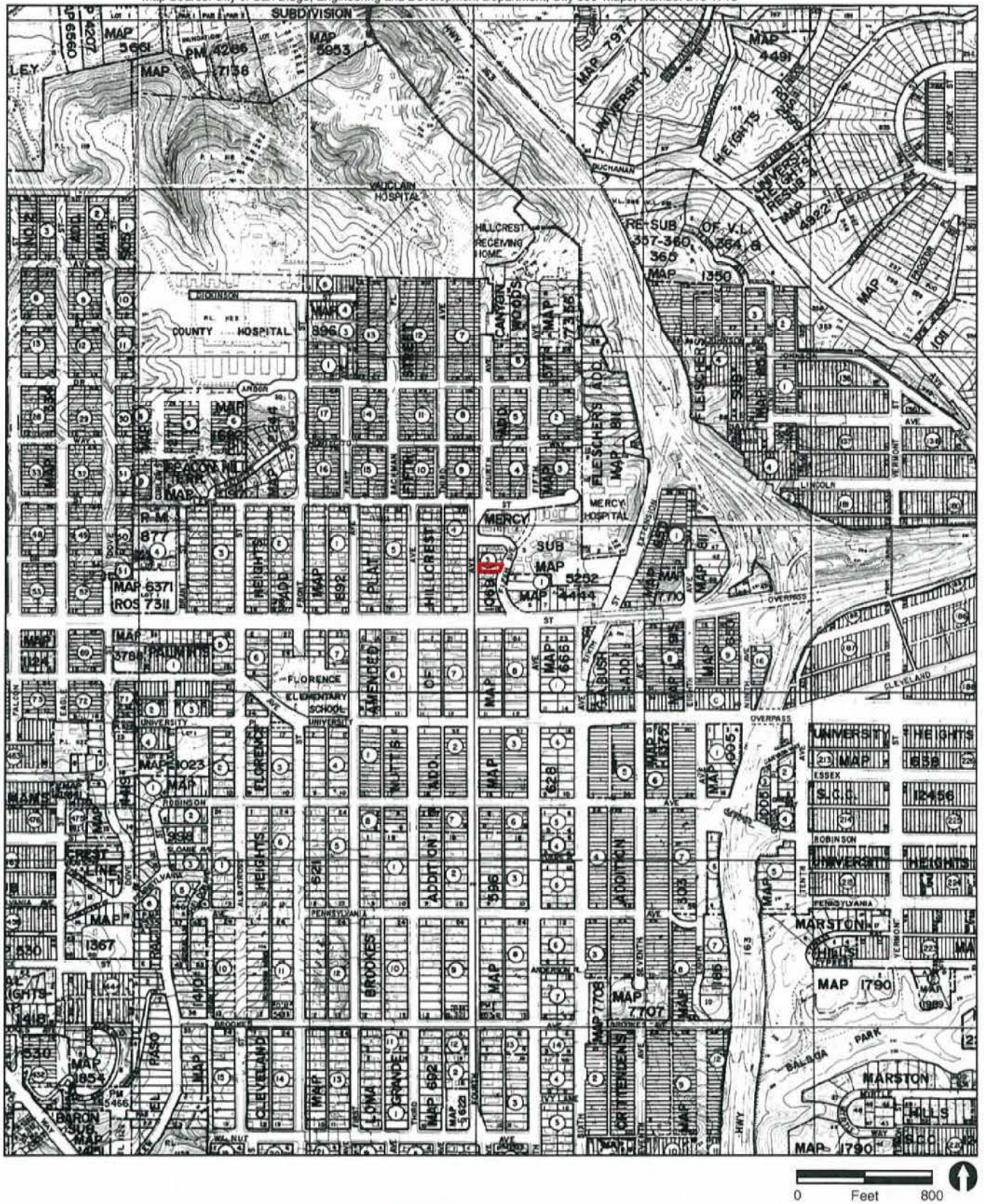
[This page intentionally left blank.]

1. City of San Diego 800 Scale Engineering Map



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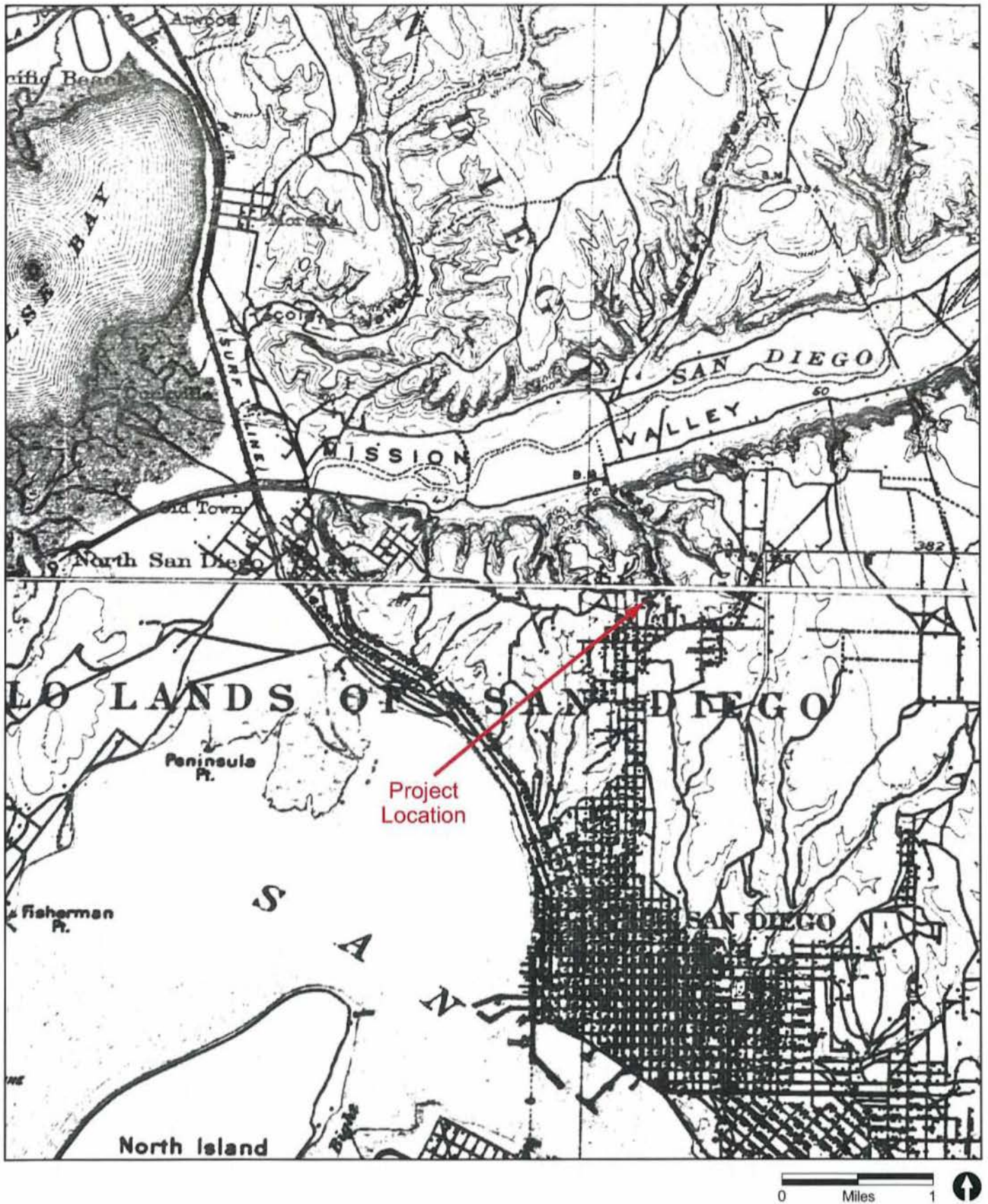
Map Source: City of San Diego, Engineering and Development Department, City 800' Maps, Number 210-1713



 Project Boundary

Project Location on
City of San Diego 800' Engineering Map

2. USGS Map



1904 USGS Topo Map
San Diego and La Jolla Quads

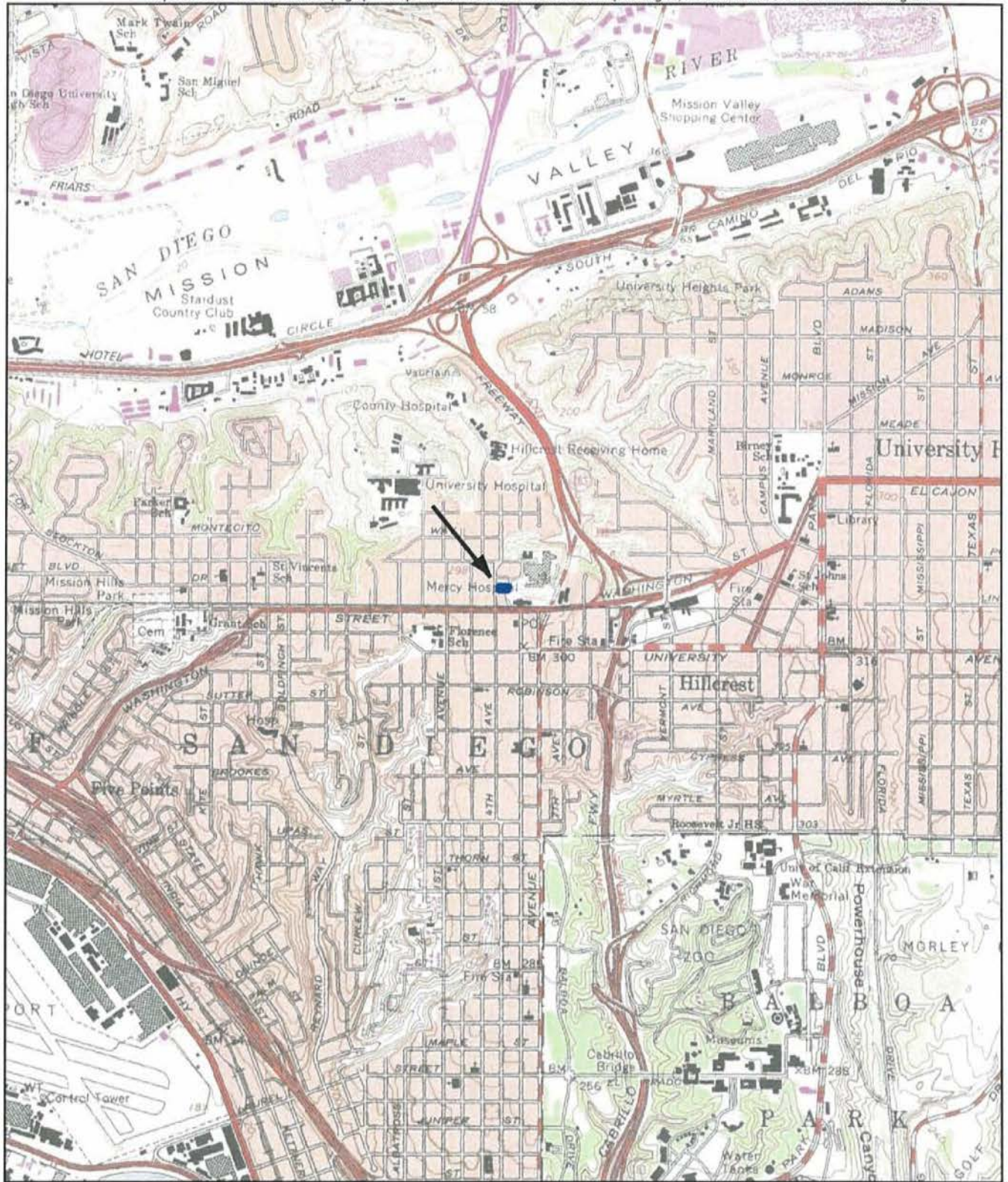


USGS 15 Minute Series Topographic
La Jolla and San Diego Quadrangles 1930



USGS 15 Minute Series Topographic
La Jolla and San Diego Quadrangles 1941

Map Source: USGS 7.5 minute topographic map series, LA JOLLA & POINT LOMA quadrangles, PUEBLO LANDS OF SAN DIEGO landgrant



 Project Boundary

7.5 Minute Topographic Map
La Jolla Quadrangle 1975 edition

3. Original Subdivision Map

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176;

Millwright Company (a corporation)
by Walter T. Tabor
President

In Witness Whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year
heretofore first above written.

[illegible]

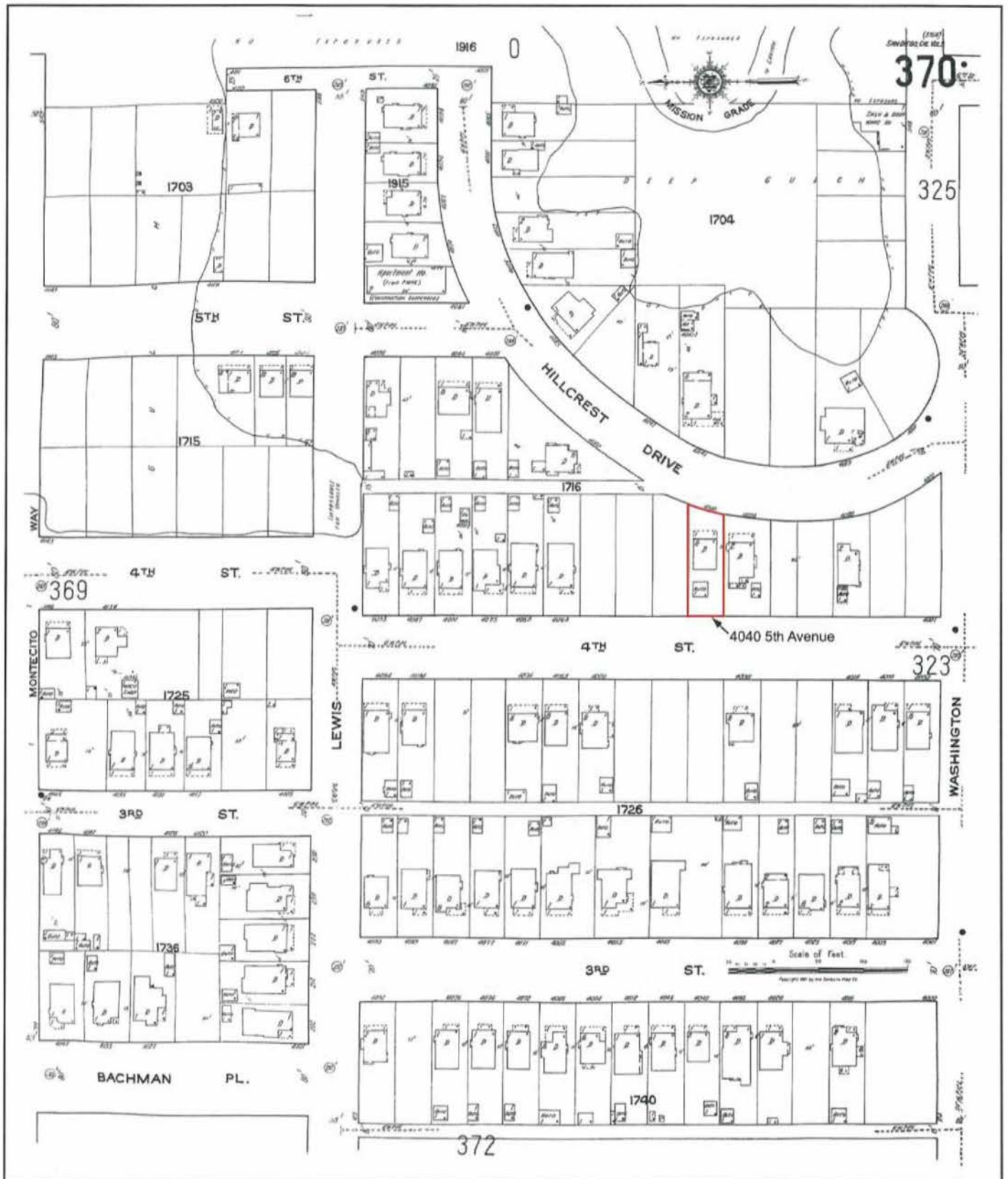
REVIEWED BY FRANK M. REED (NY)



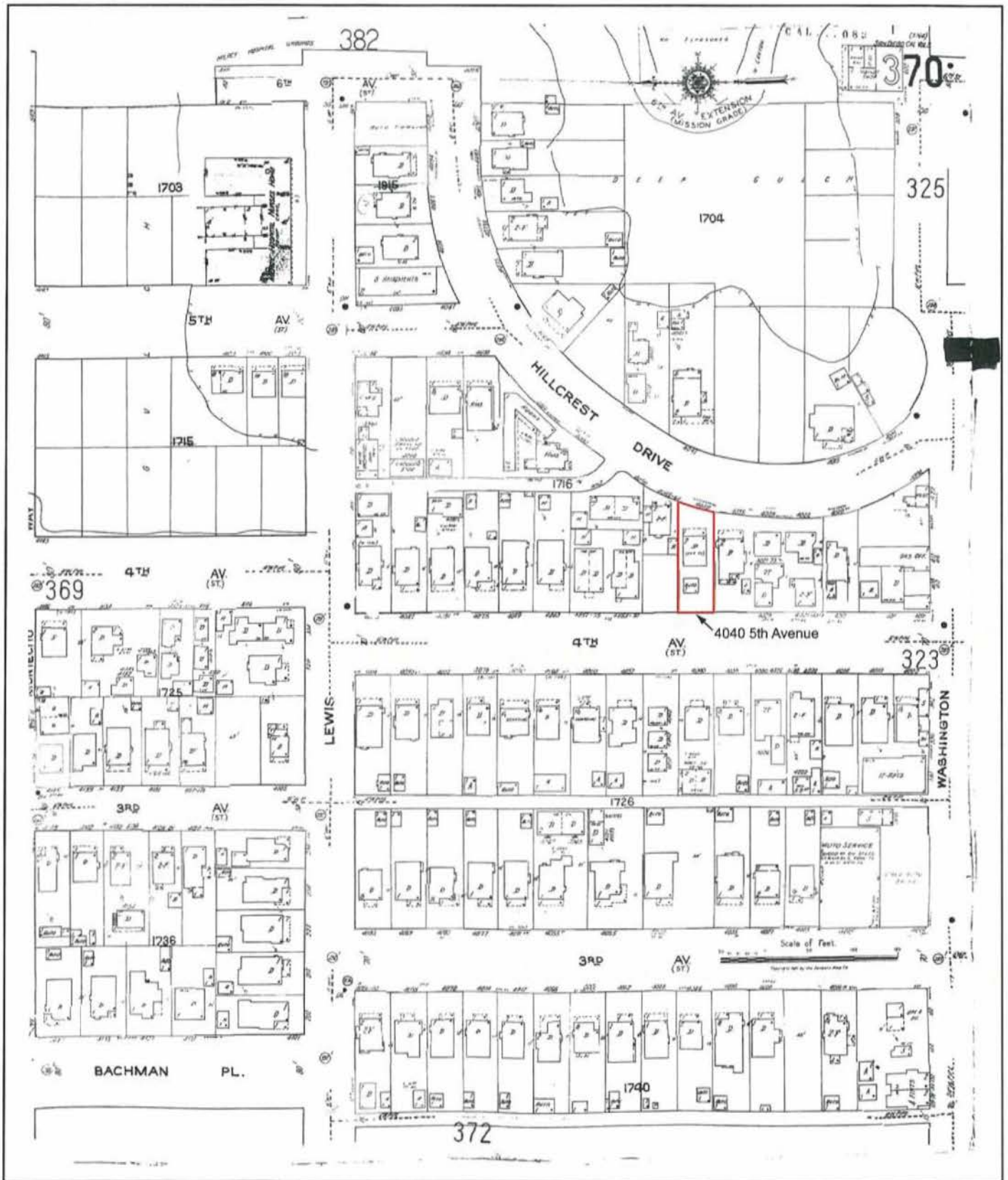
4. Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were not available for the area containing the project site for the following years: March 1887 and 1888.

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Sanborn Map #370
1921 Edition



Sanborn Map #370
1940 Edition



Sanborn Map #370
1956 Edition

SECTION VII APPENDICES

D. DPR

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: 4040 Fifth Avenue

P1. Other Identifier: Henry B. Jones House (HRB #939)

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: San Diego

and (P2b and P2c. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad La Jolla 7.5 Minute Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 4040 Fifth Avenue

City: San Diego

Zip: 92101

B.M.

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel Number: 4445311200

Lot 10, Block 3, Map 1069, Hillcrest.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The historic Henry B. Jones House is a two-story Craftsman-style (Arts and Crafts) structure located at 4040 Fifth Avenue in San Diego's Hillcrest neighborhood. The wood-framed structure was built in 1911 by an unknown architect and builder. The building was formally designated as City of San Diego Register of Historical Resources HRB#939 in 2009.

The main exterior of the building is clad with beveled horizontal wood clapboard siding. The cladding on the second floor consists of wood shingles of varying widths. The windows are mostly double hung or fixed wood units with divided upper lites. The prominent cross-gable roof with curved ends is topped with non-original composition shingles. The original roof was likely wood shingles. The roof of the enclosed front porch is supported by two corner columns. Other decorative embellishments include shaped rafter tails, triangular knee braces, straight-cut faux-stone CMU foundation walls, and wood front steps.

*P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View looking west. \Images\HRTR
Images\DPR_MG_8123.JPG

*P6. Date Constructed/Age and Sources:

1911 Building Record

☐ Prehistoric ☒ Historic ☐ Both

*P7. Owner and Address:

Scripps Health
10130 Sorrento Valley Road, Suite C
San Diego, CA 92121

*P8. Recorded by: (Name, affiliation, and address)

Heritage Architecture & Planning
633 Fifth Avenue
San Diego, CA 92101

*P9. Date Recorded: 2/27/2017

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and othersources, or enter "none.")

Henry B. Jones House, 4040 Fifth Avenue, San Diego, CA 92101 Historical Resources Technical Report

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

*Required Information

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P3a. Description (cont.)

The building contains a living room, dining room, porch (now enclosed), kitchen and powder room/ mud room on the first floor; and four bedrooms and a bathroom on the second floor. The open porch was enclosed in 1945. The interior of the porch does not appear to have been altered after it was enclosed, so the original exterior wall and front door remain.

East Façade:

The front of the house is on the east side, the front door is offset to right of center, and the door has side lights. There are four windows on the first floor, three grouped together on the left side of the door, and one smaller window on the right side of the door. The casing on the windows and door are similar. The sides are 2½ inches wide and 1 inch thick, and the top is 3¾ inches wide and 1 inch thick. The sills on the windows measure 5 inches deep by 1½ inches thick. This casing matches the front side windows, but not the casing on the rest of the windows on the house.

The porch walls are still covered in clapboard and the original front window and door are still in place. The 1945 porch door, side lights, and windows have been inserted between the pillars, ceiling, and balustrade with no inletting or molding on the inside, so there are gaps between the window frames and the clapboard. The front entry porch door is now missing. The side lights are five lite, divided horizontally, with a narrow wood sash. The windows are four lites divided horizontally with narrow wood sashes. There are six wood steps from the ground to the front door.

On the second floor there is a tripartite window. It is centered and has a small shed roof over it. The center window is approximately twice the size of the side windows. The center sash is fixed, with a large main lite and a row of five small lites above. The side sashes are double hung, three over one. Casings appear to match those on the first floor of the house. The window sill is at the roofline. There are brackets, similar in style to the eave brackets, which support a horizontal square beam. The seven rafters that support the shed roof rest on this beam. Above the three-part window is a small, five lite fixed rectangular window at the attic.

North Façade:

The north side of the house has four windows on the first floor, two windows on the second floor, and a brick chimney. There is also a lattice attic vent at the peak of the gabled end. The two second floor windows are staggered in height. Both windows are double hung, four over one. The sashes are equal in size. These appear to be original windows. All the windows on this facade are different sizes. Five of the six windows have similar casings. The side casings are 5½ inches wide and 1 inch thick. The top casing is 7 inches wide, 1 inch thick, and has a decorative molding on top. The sill is 2½ inches thick. The easternmost first floor window on the north side is one of the front porch enclosure windows from 1945. A window on the first floor has a missing sash and only the casing remains. This is common location for an art glass window in homes of this style, so that may explain why it was removed. The exterior brick chimney on the north side is offset toward the back of the gable peak and is not original to the house.

West Façade:

The west side of the house has two first floor windows, three second floor windows, and a door by the north corner. The horizontal roofline eaves extend across the back. The rafters are notched to sit on a horizontal beam that runs from fascia board to fascia board, with four small triangular brackets supporting it. The first floor windows are different sizes and have the wide casing and decorative top trim found on the majority of the other windows, as do the second floor windows. The two second floor windows are evenly spaced off the center line of the façade, and have the same sash layout as the first floor windows. At the attic there is a fixed rectangular window. The back door has been removed. The casing of the door matches the windows. There are two concrete steps leading up to the door. There is a small crawl space/vent hole in the foundation next to the steps without a door.

South Façade:

The south side of the house has four windows on the first floor, two on the second floor, and a large brick masonry chimney. There is also wood lattice attic vent at the peak of the gabled end. The window at the front of the south side is a porch enclosure window from 1945 with narrow casings. The rest of the windows have the wider casing with decorative top trim. The exterior brick masonry chimney is offset to the front of the gable peak and is built of red brick with black mortar. It is 16½ inches deep and 5 feet 8 inches wide at the bottom 7 feet. It then tapers on the right side to 16½ inch square at the bottom of the second floor.

Existing Building Conditions Assessment

The historic Henry B. Jones House has been vacant for almost ten years. The exterior and interior of the building retains a high degree of historical integrity. Very few changes have occurred since the building was constructed in 1911. Since the building has been vacant for several years the overall building condition is fair. There are several missing doors, a missing window sash, and many broken windows. There are also areas where the siding is missing.

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Site: The site surrounding the Henry B. Jones House has changed significantly in recent years. All the neighboring single family residences have been removed and replaced by Scripps Mercy medical buildings and parking lots. Today the area is overwhelmingly institutional. Since the physical environment and character of the building's location, as well as the building's relationship to the surrounding area has been thoroughly compromised over the years by a change to institutional use, the original setting has been substantially changed. A garage was once located to the west of the house. The garage was removed in 2011. The site has no landscaping or entry walk. The rear of the site is paved with asphalt. The entire site is fenced with chainlink.

Roof: The roof is a prominent cross-gable element topped with non-original composite shingles. The composite shingle roofing was added in 2012 and is in good condition.

Exterior Walls: The walls of the Henry B. Jones House are wood framed and clad with beveled horizontal wood clapboard siding which is historic and remains in fair to poor condition. The cladding on the second floor consists of wood shingles which is historic and remains in fair to poor condition. The house was apparently clad in asbestos shingles in the 1940s or 1950s. The later shingles were recently removed and served to protect the original wood cladding below.

Front Porch: The front porch has been enclosed since 1945. The siding on the porch has a missing section and is in fair condition. The lower front wall surrounding the front steps has missing siding and is in poor condition. The front door with missing hardware is in poor condition and needs to be replicated. The windows at the enclosed porch are in good condition. An original window at the interior of the enclosed porch has fire damage and is poor condition. A heating register was added to the floor of enclosed porch. The interior tongue-and-groove ceiling has fire damage and is in poor condition.

Foundation: The perimeter foundation walls of the Henry B. Jones House include rough-faced cast-concrete blocks around the perimeter of the building. The floor structure above is wood. The foundation walls appear to be in fair condition.

Chimneys: The Henry B. Jones House originally had one brick masonry chimney at the south façade. The original brick masonry chimney is offset to the front of the gable peak and is built of red brick with black mortar. The chimney is leaning at the top and is in fair to poor condition and may need to be replicated.

The second brick chimney at the north is not original and should be removed. The north chimney bricks differ from those on the original south chimney. In addition, the chimney brick is located in front of the wood siding rather than against the studs or engaged in the wall. The siding behind the chimney is also painted, indicating that the siding was exposed prior to the chimney being construction. By comparison, the siding also ends at the lower 6-feet of the original south chimney. Furthermore, the north chimney is not attached to a fireplace and functioned to vent the flue from the kitchen stove.

Windows: The original double hung and fixed wood windows with divided upper lites are generally in good condition. A window at the first floor stairwell is missing and needs to be replaced. Moderate wood deterioration was observed from the exterior of several windows. Despite many broken panes, the windows at the Henry B. Jones House remain in restorable condition, requiring some minor wood repair and stabilization as well as exterior paint, replacement glass, weatherstripping, and interior refinishing.

Exterior Doors: The front door at the entry of the 1945 enclosed porch is missing and needs to be replaced. The original front entry door, accessed from the interior of the porch, is extant. The original wood door features narrow vertical lites, is in poor condition, and needs to be replicated. The exterior door at the rear façade is missing and needs to be replaced.

Interiors: The interior of the house is as follows: The enclosed porch has wood plank floors with a floor heating grille that are in fair condition. The entry foyer has custom woodwork and built-in cabinetry that is in fair condition. The living room and dining room have decorative beams at the ceiling and built-in cabinetry. The first floor has wood flooring throughout in poor condition. The interior walls are in poor condition and need to be patched and refinished. Subfloor missing at the first floor mud room needs to be replaced. The second floor wood flooring is in fair condition. The second floor bathroom has missing fixtures to be replaced and the bathtub and bathroom tile not original to building.

B10. Significance (cont.)

*Hillcrest Historical Background*¹

Prior to the arrival of Spanish explorers in the eighteenth century, the Uptown study area was sparsely populated due to its distance from streams and other freshwater sources. The area remained largely undeveloped as California passed through Spanish and Mexican hands, and it was not until the early American period that developers took note of Uptown's uplands and mesas. For the most part, early development was speculative and was limited to the acquisition and subdivision of expansive parcels.

¹ Excerpt from City of San Diego, "Draft Historic Context Statement," February 2015

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The completion of a transcontinental rail line in 1885 was a catalyst for the first notable wave of development in Uptown. At the time, speculation still abounded, but a substantial number of homes were constructed near the southern border of Uptown, in present-day Park West. Over the next two decades, new development shifted north towards present-day Hillcrest and University Heights, due in large part to the construction of several public transit lines. Development at this time was primarily residential, but by the early 1900s the area was also home to several businesses, a state Normal School and a popular public park.

In 1906, William Whitson, a businessman who had served as the county's first coroner, purchased 40 acres between First and Sixth Avenues and formed the Hillcrest Company. In an interview, Whitson recounted that, at the time of his purchase, "the area was largely undeveloped fields strewn with pumpkin-sized boulders." That year, the company subdivided the land (map # 1024) and opened a sales office at the intersection of University and Fifth Avenues. Per the recommendation of his sister-in-law, Whitson named his subdivision Hillcrest, due to its site at the crest of a mesa overlooking Mission Valley. Within a few years the Hillcrest Company constructed nearly 300 homes in the area.

Hillcrest first emerged primarily as a residential district rather than a commercial center because, according to early locals, horses couldn't pull heavy wagons up the hill. Without a commercial base for goods, early residents would purchase fish, vegetables and food from merchants who would visit the area each week in the 1910s.

The Hillcrest subdivision was also advertised as a "restricted" tract; including restrictions on building setbacks, fence regulations, minimum architectural requirements, and land use limitations. These restrictions influenced Hillcrest's development as a thriving residential neighborhood in the 1920s and 1930s with the construction of bungalows as well as single- family homes in the Craftsman and Spanish Eclectic styles.

The construction of commercial and institutional buildings between 1906 and 1915 reflects the growing population and residential development of Hillcrest. In 1908, Florence Elementary School opened its doors at First Street and University Avenue. Two years later, Hillcrest's first bank, University Bank, was constructed on the corner of University Avenue and Fifth Avenue. In 1913, the Hillcrest Theater and a general store began to service the community.

In 1909, the Chamber of Commerce indicated that San Diego would host an exposition celebrating the completion of the long-awaited Panama Canal. That year, the Chamber incorporated the Panama-California Exposition Company and announced its agenda to the city's 40,000 residents. Because of its suitable topography, abundance of undeveloped land and proximity to downtown, City Park, – which was renamed Balboa Park in 1910 after Spanish explorer Vasco Núñez de Balboa, was selected as the future site of the exposition grounds.

Prior to the Exposition, homes in Uptown were designed primarily in the Craftsman and Prairie styles, but the Churrigueresque motifs of the Exposition grounds sparked a widespread interest in Spanish architecture. Accordingly, many homes erected in the 1910s and 1920s were designed in the Spanish Eclectic and Mission Revival styles, though others continued to assume Craftsman- style characteristics. Several homes of this era are attributed to established master architects including Frank Mead, Richard Requa, William Templeton Johnson and Martin Melhorn.

Throughout Uptown, the rapid rate of residential development gave rise to the construction of small commercial nodes along the Fifth Avenue, University Avenue, Washington Street and Park Boulevard streetcar lines. Among the first commercial establishments in the area was the University Avenue Bank in Hillcrest, constructed in 1910, and nearby on Fifth Street the Hillcrest Theatre and Nelson's Dry Goods Store were erected in 1913. At the intersection of Washington and Goldfinch streets in Mission Hills, the P.D. Griswold Pharmacy (HRB # 868), constructed in 1912, emerged as a hub of community life and boasted a soda fountain, a post office and a branch of the public library. The Mercy Hospital Complex (HRB #397), designed by Ilton E. Loveless and located along Fifth Avenue, was constructed by the Sister of Mercy starting in 1926 and includes several buildings on site.

Patterns of development in Uptown, both during and after the Exposition, underscore the relationship between mass transit and city-building. The majority of new construction occurred near the streetcar routes on First, Fourth, Fifth, Washington and Lewis streets, Fort Stockton Drive, University Avenue and Park Boulevard. In contrast, development was considerably less dense in areas that were not in close proximity to a streetcar line, including the southeastern section of Hillcrest, as well as the southern and western reaches of Mission Hills.

Property Types

There was a shift from large, stately homes to modest bungalows, particularly in areas outside of Mission Hills and Park West, although these areas too saw more modest construction. In addition, there was a shift in architectural styles as Victorian era styles fell out of favor and period revival styles, most notably Spanish Colonial Revival or Spanish Eclectic, became popular.

Residential – Single Family Homes

Residential development during the streetcar development period overlapped with the previous period (Railroad Boom and Early Development) and therefore, similar properties can be associated with this theme. However, rather than large, elaborate Victorian homes, modest bungalows in the Craftsman, Spanish Eclectic, or Mission Revival architectural styles were common.

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The most prevalent property constructed during the streetcar suburb period was the single family home. Early homes (those constructed prior to 1915) were generally large, two-stories, and designed in Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles. Modest homes built throughout this period were often one story, and reflected the same architectural styles. By the early 20th century, there was a noticeable shift away from Victorian Era styles to styles influenced by the Arts and Crafts Movement such as Craftsman Bungalows or homes that incorporated two or more styles such as Prairie and Craftsman, as well as modern styles such as Art Deco and Streamline Moderne. Many Craftsman homes were set back from the street, featured large front porches, gable roofs, exposed rafter tails, decorative beams or brackets, and wood lap or shingle siding. Prairie homes featured low-pitched or flat roofs, prominent front or side porches, wide over-hanging eaves, and often incorporated both stucco and wood in their exterior finishes.

Building History

The undeveloped parcel was initially owned by the Hillcrest Company and sold to J.H. and Kate A. Clinkscales in 1909. The property was then deeded to Henry B. Jones in 1911. According to the *Genealogy of the Jones Family First and Only Book Ever Written of the Descendants of Benjamin Jones Who Migrated from South Wales More than 250 Years Ago*, Henry Benson Jones was a farmer for 32 years in North Dakota and held the office of assessor of his township for about 13 years, was street commissioner, a member of the school board, and for several years was the town treasurer. In 1910, he retired and moved his family to San Diego. While residing in San Diego, Mr. Jones engaged in real estate and later became a stockholder and director of the University Avenue Bank. He and his family lived at the 4040 Hillcrest Drive (now Fifth Avenue) property for nearly 12 years after which they rented the home to Cyrus M. Monroe in 1925. Mr. Cyrus M. Monroe was an attorney with Wright and McKee at the time of his residence.² The property was granted to Grace M. Blount in 1930. Mrs. Laura Denison occupied the property from 1929-1931 followed by Sally A. Rench in 1932 and H.W. Bellard in 1933. The property was listed as vacant in 1934. In 1940, the Blounts sold the parcel to Malan J. Wright who transferred the deed to Alfred and Zubie Ludwig in 1948 who continuously owned and resided at the property until it was sold to Scripps Health in 2007.

RESOURCE SIGNIFICANCE

National and California Register

National Register Criterion A / California Register Criterion 1

The Henry B. Jones House is associated with the residential development of Hillcrest during the early twentieth century. It is one of many surviving residences still located within the community and is the only surviving residence located along Fifth Avenue and north of Washington Street. No historical evidence was identified which would support that the Henry B. Jones House is associated with events that have made significant contributions to the broad patterns of national history, California's history, and cultural heritage. Therefore, the property does not qualify under National Register Criterion A or California Register Criterion 1.

National Register Criterion B / California Register Criterion 2

Research has failed to disclose any direct identification with persons significant in local, state, or national history. Over the century, the residence has passed through several owners and occupants. The Jones family resided at the premises for nearly 10 years. However, neither the Jones nor subsequent owners and occupants had performed any activities, achievements, or contributions which were demonstrably important to the City of San Diego, the State of California, or the nation while residing at the property. Therefore, the property does not qualify under National Register Criterion B or California Register Criterion 2.

National Register Criterion C / California Register Criterion 3

The resource is constructed in the Craftsman style of architecture, which is not unique to San Diego. In its current condition, although the property retains a high degree of architectural integrity, there are other local, more significant examples of the Craftsman style of architecture that have also retained a high degree of architectural integrity. In many of these cases, the residences were designed by known local master architects. These resources include the 1909 George Marston House (HRB#40, NR1974-12-16, CHL 1960), which was designed by Hebbard & Gill and the 1908 Alfred Haines House (HRB#130, NR1992-07-30), which was designed by the Quayle Brothers. Therefore, the Jones property does not meet National or California Register criteria for architecture.

National Register Criterion D / California Register Criterion 4

The resource at 4040 Fifth Avenue is not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

City of San Diego Register

Completed in 1911, the Henry B. Jones House is locally designated under the City of San Diego Register of Historical Resources as HRB #939. It achieved its significance for its architecture as a good example of a Craftsman (Arts and Crafts) two-story residence. The building maintains its architectural details, is well maintained, and has not undergone any major changes to its historical fabric. Its period of significance is 1911, encompassing the original construction.

² Mr. Cyrus M. Monroe would later retire as a Superior Court Judge in 1964.

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Integrity

In addition to meeting one of the local, state, or national criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The following is an integrity analysis of the Remmen Building.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The Henry B. Jones House was constructed in 1911, in the growing Hillcrest area of San Diego. The building was designed and constructed specifically for use as two-story, single family residence. The building has not been moved since its construction and therefore, it has retained its integrity of location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

There have been no major alterations or changes to the resource that have impacted or diminished the building's form, plan, space, structure, or style. While there have been some changes to the building outside of its period of significance, these changes would be considered small or negligible when considering the property as a whole and the extant character-defining features, which reflect its form, plan, space, structure, and style. Changes like the 1945 porch enclosure do not significantly adversely impact the building because the enclosure was completed over 70 years ago and was done with glass, preserving the transparency of the porch. In addition, all the original porch materials and the front facade remain in place on the interior of the enclosure. Other extant character-defining features include the flared roofline, ornamental rafter tails, side gable high pitched roof, tall brick chimneys, and ornamental eave brackets supporting the deep roof eaves. The building is still representative of its Craftsman architectural style and has retained a combination of its elements to convey its design and retain its design integrity.

Setting is the physical environment of a historic property.

The setting of the Henry B. Jones House has significantly changed from primarily residential along Hillcrest Drive (now Fifth Avenue), to commercial and medical complexes. The change initiated with the realignment of the original Hillcrest Drive (now Fifth Avenue), and the construction of the 11-story hospital directly across the street in 1966. Accordingly, the setting has substantially changed so that the property at 4040 Fifth Avenue no longer retains its setting element for integrity purposes.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property.

The Henry B. Jones House has had some alteration since its construction in 1911, including the enclosure of the front porch in 1945. However, the Jones House retains the majority of its original and historic-period materials at the exterior. Its original windows, doors, horizontal clapboard siding, overhanging eaves, and rooflines are still present. Decorative materials and features, like the ornamental eave brackets, decoratively cut rafters, the second floor's wood shingle siding, are important materials that reflect the period of time and style important to retaining the property's appearance and integrity of materials.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship evident in the Henry B. Jones House is represented in its standard construction details and in its highly stylized Craftsman design. The workmanship, particularly in the ornamentation of the 1911 building, exemplifies the popular style from the period.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Because the building is reasonably intact in its location, design, workmanship, and materials, it retains the feeling of a period of time, that is, as a Craftsman style two-story residence.

Association is the direct link between an important historic event or person and a historic property.

Although the building is unoccupied, the Henry B. Jones House continues to retain its association with the residential development of the community of Hillcrest.

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SECTION VII APPENDICES**E. Preparers Qualifications**

Eileen Magno, MA, is the Principal Historian with Heritage Architecture & Planning and served as principal researcher and writer. She is a qualified Historian and Architectural Historian under the *Secretary of the Interior's Qualifications Standards*. Ms. Magno has been involved with research and documentation of historical resources throughout Southern California and parts of Arizona and Nevada. Her experience covers a wide venue of historic preservation reports, including historic structure reports, preservation plans, feasibility studies, historic surveys, architectural conservation assessments, adaptive reuse studies, master plans, and environmental documentation, such as Section 106 and technical historic architectural reports for CEQA/NEPA compliance. In addition, she has successfully prepared local, state, and national nominations. Ms. Magno holds a Master of Arts degree in History with an emphasis in Public History and Teaching. She is a past member of the Mira Mesa Community Planning Group for the City of San Diego.

David Marshall, AIA, NCARB, is President and Senior Principal Architect with Heritage Architecture & Planning. His role in the project historic architect, investigator, and writer. Mr. Marshall holds a Bachelor of Architecture degree from Cal Poly Pomona. As an architect, he has been involved in the restoration and reconstruction of many of Balboa Park's exposition buildings, including the House of Hospitality, Spreckels Organ Pavilion, and Museum of Man. David is a past member of the San Diego Historical Resources Board and served as Chair of the Design Assistance Subcommittee. He was also a board member of the San Diego Architectural Foundation and served as president of the Save Our Heritage Organisation (SOHO). David is currently Board President of the California Preservation Foundation (CPF) based in San Francisco. Mr. Marshall meets the *The Secretary of the Interior's Professional Qualification Standards* for Architecture and Historic Architecture.

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APPENDIX B

CAP CONSISTENCY CHECKLIST



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).¹

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

¹ Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.²
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: Jones House Relocation

Property Address: 4040 5th Avenue

Applicant Name/Co.: Scripps Health

Contact Phone: 858-578-7080 Contact Email: rothberger.richard@scrippshealth.org

Was a consultant retained to complete this checklist? ☐ Yes ☒ No If Yes, complete the following

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project (acres)? 5,000 sq. feet
2. Identify all applicable proposed land uses:
- ☐ Residential (indicate # of single-family units): _____
 - ☐ Residential (indicate # of multi-family units): _____
 - ☐ Commercial (total square footage): _____
 - ☐ Industrial (total square footage): _____
 - ☒ Other (describe): *See section 4.
3. Is the project or a portion of the project located in a Transit Priority Area? ☒ Yes ☐ No
4. Provide a brief description of the project proposed:

*The proposed use of the sending site is for medical facilities; the use of the receiving site will be single-family residential.

**Project description: Relocation of existing, historically-designated house from 4050 5th Avenue to 4114 Ibis Street. A new foundation will be constructed at the Obis Street site and upon relocation, the exterior of the residence will be restored.

² Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.



CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? ³ <u>OR</u>		
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) ⁴ and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? <u>OR</u> ,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

If **"Yes,"** proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

The project is consistent with the existing general plan, community plan land use and zoning designations.

³ This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

⁴ This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.⁵ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbook](#) (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
<p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; <u>OR</u> • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; <u>OR</u> • Would the project include a combination of the above two options? <p>Check "N/A" only if the project does not include a roof component.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>No modifications to the existing roof of the historically-designated structure are proposed.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁵ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. *Plumbing fixtures and fittings*

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in [Table A5.303.2.3.1 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A); and
- Appliances and fixtures for commercial applications that meet the provisions of [Section A5.303.3 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A)?

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

Plumbing fixtures are not proposed at this time.



Strategy 3: Bicycling, Walking, Transit & Land Use

3. Electric Vehicle Charging

- Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
- Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?
- Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.

The project does not include new commercial, industrial, or other use with the building or land area, capacity, or number of employees listed in Attachment A.



Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

4. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ([Chapter 14, Article 2, Division 5](#))?⁶

Check "N/A" only if the project is a residential project.

The project is a residential project.



⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

5. *Shower facilities*

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](#) as shown in the table below?

Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

The project is a residential project.



6. *Designated Parking Spaces*

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

The project is a residential project.

☐
☐
☒

7. *Transportation Demand Management Program*

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

The project is a residential project.



Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

1. Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?

Considerations for this question:

- Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
- Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
- Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?

Considerations for this question:

- Does the proposed project support/incorporate identified transit routes and stops/stations?
- Does the project include transit priority measures?

3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?

Considerations for this question:

- Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
- Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?

Considerations for this question:

- Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
- Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?

Considerations for this question:

- Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
- Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
- Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?

Considerations for this question:

- Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
- Does the proposed project include policies or strategies for preserving existing trees?
- Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
<p>Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.</p> <p>CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.</p> <p>Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.</p>				

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 [rim space(in.)/20 gpm @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the [California Plumbing Code](#) for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:

gpm = gallons per minute

psi = pounds per square inch (unit of pressure)

in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the <i>California Code of Regulations</i> .	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and <ul style="list-style-type: none"> • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less. 	

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the [California Plumbing Code](#) for definitions of each appliance/fixture type.

Acronyms:

L = liter

L/h = liters per hour

L/s = liters per second

psi = pounds per square inch (unit of pressure)

kPa = kilopascal (unit of pressure)

APPENDIX C

WATER POLLUTION CONTROL PLAN

Water Pollution Control Plan

Jones House Relocation

**4114 Ibis Street
San Diego, CA 92103**

Prepared for

Scripps Health FD&C

**10140 Campus Point Drive
San Diego, CA 92121**

Prepared by

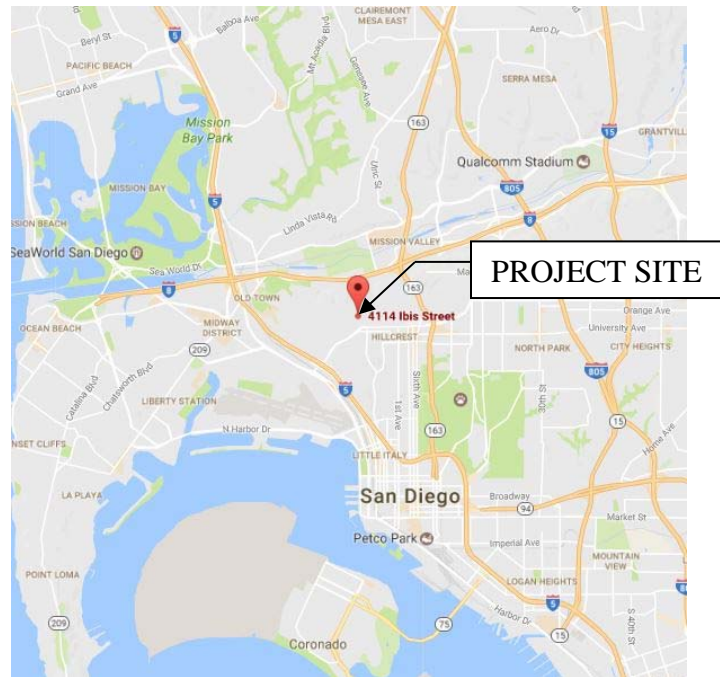
**Nasland Engineering
4740 Ruffner Street
San Diego, CA 92111
(858) 292-7770**

May 31, 2017

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Water Pollution Control Plan (WPCP) Exhibit		

1.0 VICINITY MAP:



2.0 PROJECT DESCRIPTION:

The Jones House Relocation Project proposes the relocation of an existing historically designated residence from 4040 5th Avenue to 4114 Ibis Street. New domestic water piping and meter will be installed and connected to the existing 8" water main line that runs north and south on Ibis Street. New sewer lateral piping will be installed and connected to the existing 8" sewer line that is in the alley. The site work will include utilities and erosion control measures. These improvements will disturb an area of less than one acre.

The project is less than one acre and does not require a Notice of Intent (NOI) to be filed with the State of California. This Water Pollution Control Plan is required by the City of San Diego Storm Water Standards Manual for projects that are less than 1 acre that cause ground disturbance. A copy of this WPCP shall be kept at the job site at all times.

3.0 PLANNING AND ORGANIZATION

Project Location:

4114 Ibis Street
San Diego, CA 92103

Lease Holder / Mailing Address:

Scripps Health
10140 Campus Point Drive Suite 210,
San Diego, CA 92121

Plan Revisions:

Any revisions to this Pollution Prevention Plan are to be prepared by:
Nasland Engineering
4740 Ruffner Street
San Diego, CA 92111

4.0 DRAINAGE

4.1 EXISTING DRAINAGE

The existing site terrain slopes gradually from west to east and sheet flows into the existing curb and gutter system on Ibis Street which slopes from north to south. Runoff then flows south down the curb and gutter system into a curb inlet on Lewis Street.

4.2 PROPOSED DRAINAGE

Grading activities will not alter from the existing runoff patterns. Utility trenches will be replaced in kind with the same materials as existing in Asphalt Concrete paving, PCC paving, and landscape areas.

5.0 LIST OF SIGNIFICANT MATERIALS

Materials kept at the project site will be typical of construction of this scale. Soil and concrete are the construction materials present in the greatest quantity that could be contacted by storm water. Construction materials such as petroleum products and lumber may also be present throughout the course of construction.

6.0 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES

The primary potential sources of pollution for this project are the materials for the grading and paving. A wide variety of potential pollutants are carried in storm water runoff including sediment, oil, grease, gasoline, and other petroleum derivatives, fertilizers, pesticides, nutrients, salts, and bacteria. A construction operation of this type requires construction equipment, support vehicles, and the delivery of premixed concrete and various other construction support services.

7.0 CONSTRUCTION BMPS

Pollution Prevention BMPs:

The following products and procedures may be used singularly or in combination to control and prevent storm water pollution due to construction activities:

1. Scheduling of Construction and Phasing: When practical, schedule construction outside the “rainy” season. Phase construction to minimize the amount of disturbed soil that is exposed to wind and erosion.
2. Pre-Construction Control Practices Meeting: Discussions shall occur between construction site management personnel and contractors prior to construction of any given phase of work (e.g., storm drain construction). At those pre-construction meetings ideas for other construction pollution prevention measures will be discussed and implemented as appropriate.
3. Construction site management and project engineering personnel shall ensure that all personnel involved in inspections, maintenance, and repair of BMPs understand and are qualified to perform such tasks. Meetings shall be held periodically between the various contractors and the on-site construction superintendent to discuss potential problems and existing practices that can be improved in order to prevent pollution during fueling, cleaning, or maintenance operations.
4. Equipment Storage, Cleaning, and Maintenance Areas: The primary storage, cleaning, and maintenance areas will be at various areas on-site that are secured by geography and not inundated

during rainstorms. Vehicles and construction equipment spreads may be moved, from time to time, to various locations within the construction site for fueling, cleaning, and maintenance.

5. Construction Material Loading and Unloading Areas: Construction material loading, unloading and their access areas may occur anywhere on-site that is flat, contained by geography and that is not expected to be inundated with water during rain storms.
6. Storage and Disposal of Construction Materials: Pollutants (excluding sediment) shall be disposed of off-site at designated landfills, using proper handling techniques, and accompanied by documentation and permit if locally required.
7. During the rainy season the amount of exposed soil allowed at one time shall not exceed that which can be adequately protected by the property owner in the event of a rainstorm. 125% of all supplies needed for BMP measures shall be retained on the job site in a manner that allows full deployment and complete installation in 48 hours or less of a forecast rain.
8. Sediment control is required for the protection of the grading site perimeter, any environmentally sensitive areas, at all watercourses and at all operational internal inlets to the storm drain system at all times through use of: filtration devices, silt fencing, straw fiber rolls, gravel bag barriers, and gravel inlet filters. Other products are being approved and may be used when determined to be acceptable by the agency inspector.

8.0 IMPLEMENTED POST CONSTRUCTION BMPS

Answers for each source control (SC) and site design (SD) category shall be pursuant to the following as indicated in Form I.4, Form I.5, and Page “A-12” of the 2016 Storm Water Standards:

- **“Yes”** means the project will implement the BMP as Described in Chapter 4 and/ or Appendix E of the BMP Design Manual. Discussion / justification. is not required.
- **“No”** means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- **“N/A”** means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no food service areas). Discussion / justification may be provided.

8.1 Implemented Source Control (SC) BMP Requirements

“Yes”	SC-1 Prevention of Illicit Discharges into the MS4
“N/A”	SC-2 Storm Drain Stenciling or Signage
“Yes”	SC-3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal.
“Yes”	SC-4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff and Wind Dispersal
“Yes”	SC-5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal
See Below	SC-6 BMPs Based on Potential Sources of Runoff Pollutants:
“N/A”	On-site storm drain inlets
“N/A”	Interior floor drains and elevator shaft sump pumps
“N/A”	Interior parking garages
“Yes”	Need for future indoor & structural pest control
“Yes”	Landscape / outdoor pesticide use
“N/A”	Pools, spas, ponds, decorative fountains, and other water features
“N/A”	Food service
“N/A”	Refuse areas
“N/A”	Industrial processes

“N/A”	Outdoor storage of equipment or materials
“N/A”	Vehicular / equipment repair and maintenance
“N/A”	Fuel dispensing areas
“N/A”	Loading docks
“N/A”	Fire sprinkler test water
“N/A”	Miscellaneous drain or wash water
“Yes”	Plazas, sidewalks, and parking lots
“N/A”	SC-6A: Large trash generating facilities
“N/A”	SC-6B: Animal facilities
“N/A”	SC-6C: Plant nurseries and garden centers
“N/A”	SC-6D: Automotive related uses

8.2 Source Control (SC) Discussion / Justification for all “No” Answers

SC-2: There are no storm drain inlets on the site.

SC-6: The only applicable BMPs for runoff pollutants are future indoor & structural pest control, landscape/pesticide use, and plazas/sidewalk related BMPs. All others do not apply to this type of residential site.

8.3 Implemented Site Design (SD) BMP Requirements

“N/A”	SD-1 Maintain Natural Drainage Pathways and Hydrologic Features
“N/A”	SD-2 Conserve Natural Areas, Soils, and Vegetation
“Yes”	SD-3 Minimize Impervious Area
“Yes”	SD-4 Minimize Soil Compaction
“Yes”	SD-5 Impervious Area Dispersion
“No”	SD-6 Runoff Collection
“Yes”	SD-7 Landscaping with Native or Drought Tolerant Species
“N/A”	SD-8 Harvesting and Using Precipitation

8.4 Site Design (SD) Discussion / Justification for all “No” Answers

SD-1: There are no natural drainage pathways on the project site.

SD-2: There are no natural areas on the project site

SD-6: Runoff collection is not feasible for this project. The project proposes at-grade paving.

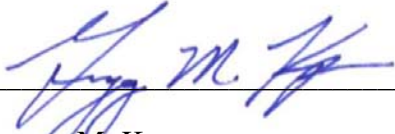
SD-8: Harvest and Use is not feasible for this project. The project proposes at-grade paving & landscape where the roofs will be routed to.

9.0 CONCLUSION

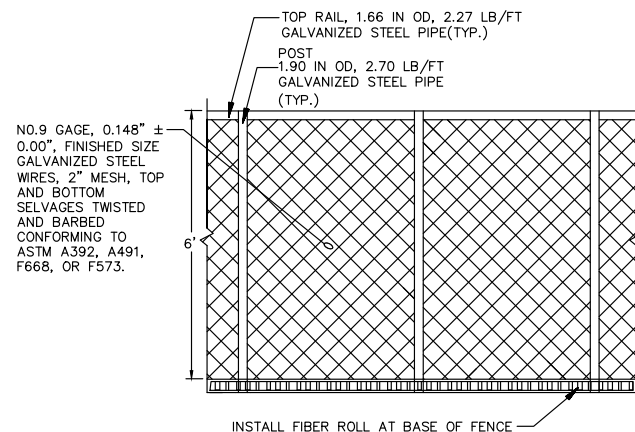
The contractor shall utilize the methods indicated in section 7.0 as deemed necessary to control and prevent storm water pollution due to construction activities. Refer to the erosion and sediment control notes and plans within the plan set for additional information. It shall be the responsibility of the contractor to update and maintain the pollution control measures on the site during all phases of construction.

10.0 ENGINEER OF WORK

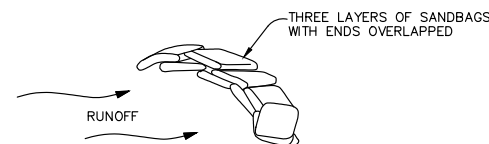
The engineer of work for the Jones House Relocation is Gregory M. Kump with Nasland Engineering.



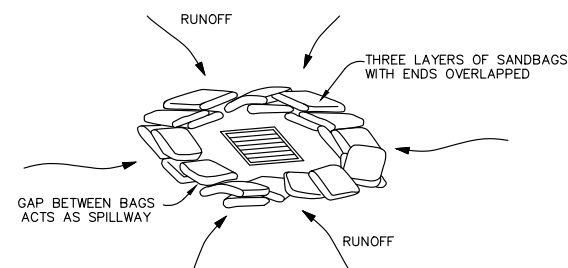
Gregory M. Kump
RCE 66416
Expires 06-30-2018



① **TEMPORARY CONSTRUCTION FENCE**
NO SCALE



② **GRAVEL BAG CHECK DAM SE-4**
NO SCALE



③ **GRAVEL BAGS FOR CATCH BASIN SE-10**
NO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

- FOR STORM DRAIN INLETS, PROVIDE SILT FILTRATION IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
- FOR INLETS LOCATED AT SUMPS, ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' OF FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. DIKES.
- SILT FILTRATION MEASURES SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE UNIVERSITY REPRESENTATIVE, AND AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOWS LEAVE THE DEVELOPMENT.
- SILT FILTRATION DEVICES SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO ELIMINATE SILT BUILD-UP IN THE INLETS AND PIPES.
- ROADWAYS AND ENTRANCES TO AND FROM THE SITE SHALL BE SWEEPED ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY AT THE END OF EACH DAY AND AT ADDITIONAL TIMES IF THE UNIVERSITY REQUESTS.
- THE CONTRACTOR OR QUALIFIED SWPPP PRACTITIONER (QSP) SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL (GREATER THAN 0.5 INCH OF RAIN).
- EQUIPMENT AND WORKERS FOR EMERGENCY SEDIMENT AND EROSION CONTROL SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT (A PREDICTED STORM EVENT IS DEFINED AS A FORECASTED, 50% OR GREATER CHANCE OF RAIN).
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE UNIVERSITY'S REPRESENTATIVE AFTER ANY RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE UNIVERSITY'S REPRESENTATIVE DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT THE PUBLIC TRESPASSING ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE UNIVERSITY'S REPRESENTATIVE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY FORECAST BY THE NATIONAL WEATHER SERVICE EXCEEDS 40%.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED SWPPP PRACTITIONER CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR, IF ANY, ENGINEER OF WORK AND UNIVERSITY REPRESENTATIVE) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND CURRENT CONSTRUCTION ACTIVITIES.
- CATCH BASINS, DESILTING BASINS, GRAVEL BAGS, CHECK DAMS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE UNIVERSITY REPRESENTATIVE.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
- DURING GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS THE CONTRACTOR SHALL UTILIZE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIR-BORNE DUST.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE CONSTRUCTION ACTIVITIES STORM WATER GENERAL PERMIT (ORDER 2009-0009-DWQ, AMENDED BY 2010-0014-DWQ AND 2012-006-DWQ) & SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD.
- A STABILIZED CONSTRUCTION EXIT IS REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
- ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY EXCEEDS 50%.
- STORMWATER CONTROL MEASURES SHOWN HEREON ARE BEST MANAGEMENT PRACTICES FOR THIS SITE BASED ON THE ANTICIPATED PROGRESS OF THE WORK. ADDITIONAL MEASURES MAY BE REQUIRED AT ANY TIME AT THE DISCRETION OF THE UNIVERSITY'S REPRESENTATIVE AS THE WORK PROGRESSES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ADEQUATE PROTECTION IN PLACE AT ALL TIMES TO PREVENT ANY DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENT, FROM THE EXPOSED SITE AREA.

GENERAL NOTES:

CONTRACTOR SHALL PROTECT EXISTING TREES TO THEIR BEST EFFORT POSSIBLE, SEE LANDSCAPE PLANS.



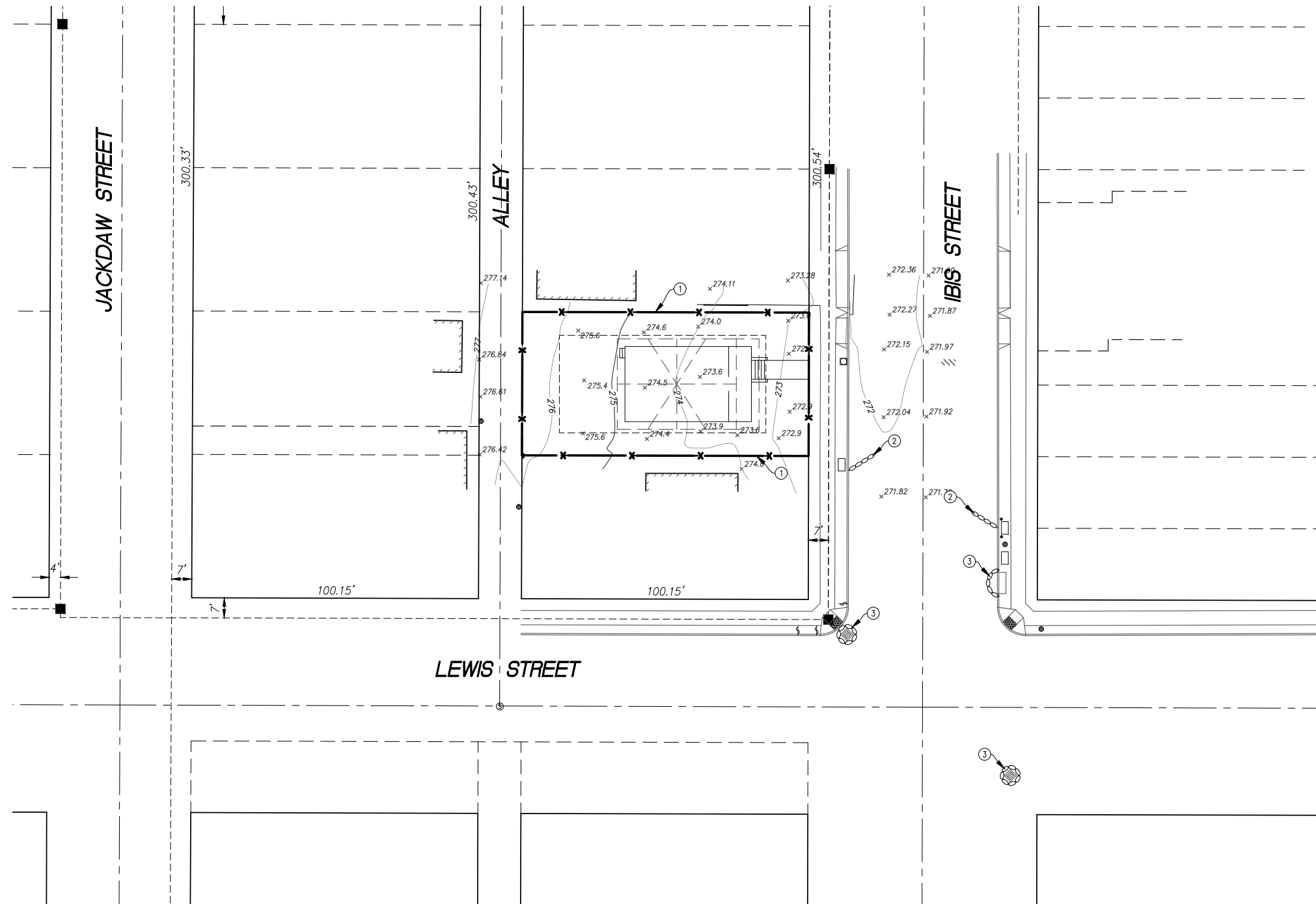
Nasland

NE JOB NO. 116-260

**Civil Engineering
Surveying
Land Planning**

**T (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com**

**JONES HOUSE RELOCATION
WPCP EXHIBIT
NOTES AND DETAILS**



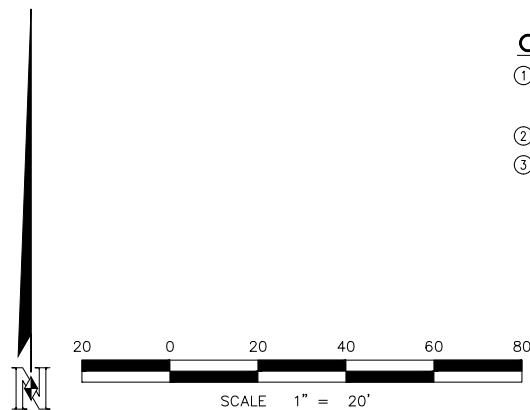
EROSION CONTROL PLAN
SCALE: 1" = 20'

CONSTRUCTION NOTES:

- ① INSTALL TEMPORARY CONSTRUCTION FENCE WITH FIBER ROLLS PER DETAIL 1 ON SHEET 1. CONTRACTOR SHALL REMOVE CONSTRUCTION FENCING AND BMP'S AFTER CONSTRUCTION IS COMPLETE.
- ② INSTALL GRAVEL BAG CHECK DAM PER DETAIL 2 ON SHEET 1.
- ③ INSTALL GRAVEL BAGS FOR STORM DRAIN INLET PER DETAIL 3 ON SHEET 1.

LEGEND

- EXISTING STORM DRAIN CATCH BASIN
- TEMPORARY CONSTRUCTION FENCE WITH FIBER ROLLS
- PROPOSED GRAVEL BAG CHECK DAM
- GRAVEL BAGS FOR STORM DRAIN INLET



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**JONES HOUSE RELOCATION
WPCP EXHIBIT
PLAN**

APPENDIX D

SCRIPPS JONES HOUSE

HISTORIC AMERICAN BUILDING SURVEY (HABS)

HISTORIC AMERICAN BUILDINGS SURVEY
HENRY B. JONES HOUSE

Name: Henry B. Jones House

Location: 4040 Fifth Avenue, San Diego, CA 92101

Present Owner/Occupant: Scripps Health

Present Use: The Henry B. Jones House is currently vacant. Previous use was residential.

Significance: Completed in 1911, the Henry B. Jones House is locally designated under the City of San Diego Register of Historical Resources as HRB #939. It achieved its significance for its architecture as a good example of a Craftsman two-story residence. The building maintains its architectural details and has not undergone minimal changes to its historical fabric. Its period of significance is 1911, encompassing the original construction. The Henry B. Jones House does not appear to meet the eligibility requirements for individual listing in the National or State registers at the local, state, or national level of significance.

Historian: Eileen Magno, MA, Heritage Architecture & Planning

Project Information: Written documentation, photographs, and measured drawings were prepared by Heritage Architecture & Planning.

PART I. HISTORICAL INFORMATION

A. Physical History

- 1. Date of erection:** 1911
- 2. Architect/Builder:** Unknown
- 3. Original and subsequent owners, occupants, users:** The undeveloped parcel was initially owned by the Hillcrest Company and sold to J.H. and Kate A. Clinkscales in 1909. The property was then deeded to Henry B. Jones in 1911. According to the *Genealogy of the Jones Family First and Only Book Ever Written of the Descendants of Benjamin Jones Who Migrated from South Wales More than 250 Years Ago*, Henry Benson Jones was a farmer for 32 years in North Dakota and held the office of assessor of his township for about 13 years, was street commissioner, a member of the school board, and for several years was the town treasurer. In 1910, he retired and moved his family to San Diego. While residing in San Diego, Mr. Jones engaged in real estate and later became a stockholder and director of the University Avenue Bank. He and his family lived at the 4040 Hillcrest Drive (now Fifth Avenue) property for nearly 12 years afterwhich they rented the home to Cyrus M. Monroe in 1925.

Mr. Monroe was an attorney with Wright and McKee at the time of his residence. He would later retire as a Superior Court Judge in 1964. The property was granted to Grace M. Blount in 1930. Mrs. Laura Denison occupied the property from 1929-1931 followed by Sally A. Rench in 1932 and H.W. Bellard in 1933. The property was listed as vacant in 1934. In 1940, the Blounts sold the parcel to Malan J. Wright who transferred the deed to Alfred and Zubie Ludwig in 1948 who continuously owned and resided at the property until it was sold to Scripps Health in 2007.

4. **Original plans and construction:** No original drawings were located. The building is a two-story wood-framed residential building.
5. **Alterations and additions:**
 - 1945 – Enclosed front porch.
 - 2011 – Detached rear garage was demolished.

B. Historical Context

Hillcrest Historical Background^[1]

Prior to the arrival of Spanish explorers in the eighteenth century, the Uptown study area was sparsely populated due to its distance from streams and other freshwater sources. The area remained largely undeveloped as California passed through Spanish and Mexican hands, and it was not until the early American period that developers took note of Uptown's uplands and mesas. For the most part, early development was speculative and was limited to the acquisition and subdivision of expansive parcels.

The completion of a transcontinental rail line in 1885 was a catalyst for the first notable wave of development in Uptown. At the time, speculation still abounded, but a substantial number of homes were constructed near the southern border of Uptown, in present-day Park West. Over the next two decades, new development shifted north towards present-day Hillcrest and University Heights, due in large part to the construction of several public transit lines. Development at this time was primarily residential, but by the early 1900s the area was also home to several businesses, a state Normal School and a popular public park.

In 1906, William Whitson, a businessman who had served as the county's first coroner, purchased 40 acres between First and Sixth Avenues and formed the Hillcrest Company. In an interview, Whitson recounted that, at the time of his purchase, "the area was largely undeveloped fields strewn with pumpkin-sized boulders." That year, the company subdivided the land (map # 1024) and opened a sales office at the intersection of University and Fifth Avenues. Per the recommendation of his sister-in-law, Whitson named his subdivision Hillcrest, due to its site at the crest of a mesa overlooking Mission Valley. Within a few years the Hillcrest Company constructed nearly 300 homes in the area.

Hillcrest first emerged primarily as a residential district rather than a commercial center because, according to early locals, horses couldn't pull heavy wagons up the hill. Without a commercial base for goods, early residents would purchase fish, vegetables and food from merchants who would visit the area each week in the 1910s.

The Hillcrest subdivision was also advertised as a “restricted” tract; including restrictions on building setbacks, fence regulations, minimum architectural requirements, and land use limitations. These restrictions influenced Hillcrest’s development as a thriving residential neighborhood in the 1920s and 1930s with the construction of bungalows as well as single- family homes in the Craftsman and Spanish Eclectic styles.

The construction of commercial and institutional buildings between 1906 and 1915 reflects the growing population and residential development of Hillcrest. In 1908, Florence Elementary School opened its doors at First Street and University Avenue. Two years later, Hillcrest’s first bank, University Bank, was constructed on the corner of University Avenue and Fifth Avenue. In 1913, the Hillcrest Theater and a general store began to service the community.

In 1909, the Chamber of Commerce indicated that San Diego would host an exposition celebrating the completion of the long-awaited Panama Canal. That year, the Chamber incorporated the Panama-California Exposition Company and announced its agenda to the city’s 40,000 residents. Because of its suitable topography, abundance of undeveloped land and proximity to downtown, City Park, – which was renamed Balboa Park in 1910 after Spanish explorer Vasco Núñez de Balboa, was selected as the future site of the exposition grounds.

Prior to the Exposition, homes in Uptown were designed primarily in the Craftsman and Prairie styles, but the Churrigueresque motifs of the Exposition grounds sparked a widespread interest in Spanish architecture. Accordingly, many homes erected in the 1910s and 1920s were designed in the Spanish Eclectic and Mission Revival styles, though others continued to assume Craftsman-style characteristics. Several homes of this era are attributed to established master architects including Frank Mead, Richard Requa, William Templeton Johnson and Martin Melhorn.

Throughout Uptown, the rapid rate of residential development gave rise to the construction of small commercial nodes along the Fifth Avenue, University Avenue, Washington Street and Park Boulevard streetcar lines. Among the first commercial establishments in the area was the University Avenue Bank in Hillcrest, constructed in 1910, and nearby on Fifth Street the Hillcrest Theatre and Nelson’s Dry Goods Store were erected in 1913. At the intersection of Washington and Goldfinch streets in Mission Hills, the P.D. Griswold Pharmacy (HRB # 868), constructed in 1912, emerged as a hub of community life and boasted a soda fountain, a post office and a branch of the public library.

Patterns of development in Uptown, both during and after the Exposition, underscore the relationship between mass transit and city-building. The majority of new construction occurred near the streetcar routes on First, Fourth, Fifth, Washington and Lewis streets, Fort Stockton Drive, University Avenue and Park Boulevard. In contrast, development was considerably less dense in areas that were not in close proximity to a streetcar line, including the southeastern section of Hillcrest, as well as the southern and western reaches of Mission Hills.

Property Types

There was a shift from large, stately homes to modest bungalows, particularly in areas outside of Mission Hills and Park West, although these areas too saw more modest construction. In addition,

there was a shift in architectural styles as Victorian era styles fell out of favor and period revival styles, most notably Spanish Colonial Revival or Spanish Eclectic, became popular.

Residential – Single Family Homes

Residential development during the streetcar development period overlapped with the previous period (Railroad Boom and Early Development) and therefore, similar properties can be associated with this theme. However, rather than large, elaborate Victorian homes, modest bungalows in the Craftsman, Spanish Eclectic, or Mission Revival architectural styles were common.

The most prevalent property constructed during the streetcar suburb period was the single family home. Early homes (those constructed prior to 1915) were generally large, two-stories, and designed in Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles. Modest homes built throughout this period were often one story, and reflected the same architectural styles. By the early 20th century, there was a noticeable shift away from Victorian Era styles to styles influenced by the Arts and Crafts Movement such as Craftsman Bungalows or homes that incorporated two or more styles such as Prairie and Craftsman, as well as modern styles such as Art Deco and Streamline Moderne. Many Craftsman homes were set back from the street, featured large front porches, gable roofs, exposed rafter tails, decorative beams or brackets, and wood lap or shingle siding. Prairie homes featured low-pitched or flat roofs, prominent front or side porches, wide over-hanging eaves, and often incorporated both stucco and wood in their exterior finishes.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. **Architectural character:** The two-story wood-framed, Henry B. Jones House was designed in the Craftsman (Arts and Crafts) style. The exterior of the building is clad with beveled horizontal wood drop siding. The siding at the second floor is wood shingles of varying widths.
2. **Condition of fabric:** The general condition of the Henry B. Jones House is fair and the exterior and interior of the building retain a high degree of historical integrity, including original walls, windows, doors, siding, porches, cladding, and decorative features. The interior of the building still retains the original wood floors, built-in features, decorative beams, and stairs. The interior of the building is in poor condition.

B. Description of Exterior

1. **Overall Dimensions:** The building has a rectangular footprint including the enclosed porch at front. The overall dimension of the building, including enclosed porch, is approximately 44' x 23'.
2. **Foundations:** The Henry B. Jones House foundation walls includes a rough-faced cast-concrete blocks around the perimeter of the building.
3. **Walls:** The Henry B. Jones has wood-framed walls. The exterior walls are clad with beveled horizontal wood siding on the first level and wood shingles of varying widths on the second level. The interior walls are lath and plaster.

4. **Structural systems, framing:** The roof, walls, and floors of the Henry B. Jones House are wood-framed. The roof was replaced in May 2012.
5. **Porches, stoops, balconies, bulkheads:** The first floor of the house was originally an open porch which was enclosed in 1945. The roof of the enclosed porch is supported by two corner columns. The underside of the porch and eave consists of V-groove tongue and groove siding, at 2 1/2" O.C. Other decorative embellishments include shaped rafter tails, triangular knee braces, straight-cut faux-stone CMU foundation walls, and wood front steps.
6. **Chimneys:** The Henry B. Jones House has two brick chimneys. The south chimney is offset to the front of the gable peak and is built of red brick with black mortar. It is 16 1/2 inches deep and 5 feet 8 inches wide from the bottom 7 feet or so. It then tapers on the right side to 16 1/2-inch square at the bottom of the second floor. The exterior brick chimney on the north side is offset to the back of the gable peak and is not original to the house.
7. **Doorways and Doors:** There are three door entries at the Henry B. Jones House, each providing access from the primary east facade and a secondary west facade. The front entry to the 1945 enclosed porch is offset to the right of the center and has sidelights. This door is missing. The original wood front entry door, accessed at the interior of the enclosed porch, is extant and features four narrow vertical lites. The rear, west facade entry door is also missing.
8. **Windows and Shutters:** The windows at the Henry B. Jones House are mostly double-hung or fixed wood units with divided upper lites. Generally, the windows at the Henry B. Jones House remain in good condition
9. **Roof:** The roof is a prominent cross-gable element topped with composition shingles. The roof was replaced in May 2012 and the original roofing was likely cedar shingles. The roof of the enclosed front porch is supported by two corner columns. The existing roofing appears to be in good condition.

C. Description of Interior

1. **Floor Plans:** The building contains a living room, dining room, porch (now enclosed), kitchen and powder room/mud room on the first floor; and four bedrooms and a bathroom on the second floor. The open porch was enclosed in 1945. The interior of the porch does not appear to have been altered after it was enclosed, so the original exterior wall and front door remain.
2. **Stairways:** The Henry B. Jones House interior stairs have wood treads and risers with wood handrails, newel post, and balusters.
3. **Flooring:** The original wood flooring remains throughout the interior.
4. **Wall and Ceiling Finishes:** Walls and ceiling in the Henry B. Jones House are finished with wood lath and plaster.
5. **Openings:**
 - a. **Doorways and doors:** Some of the original interior doors remain. Extant wood doors have their original hardware. Trim consists of simple, square-edged profiles. Most of the doors have been painted or primed.
 - b. **Windows:** There is one interior window between the kitchen and mud room. The window is a one-over-one double hung unit.

6. **Decorative Features and Trim:** The ground floor foyer features a U-shaped grand staircase with square wood pickets and square newel posts. The foyer also has a wood bench with storage below. There are simple, heavy baseboards throughout. The first floor also has picture moldings. The opening between the foyer and living room is framed with a pair of tapered wood posts. The ceilings in the living room and dining room feature wood box beams to create a coffered effect. The crossings in the living room once supported hanging lights. The living room also has a wood bench with storage below and a bookcase that flank the fireplace. The fireplace is orange brick with corbels supporting a heavy wood mantle. The flush hearth is also brick. The dining room has wood paneling on the lower walls and a large, built-in banquet at the west end, framing a window. All of the drawers and one cabinet door are missing. There are painted wood cabinets in the kitchen that are either heavily modified or not original. The second floor has fewer decorative features and trim. Aside from the window trim and baseboards, the only feature is a built-in cabinet at the west end of the hall. All wood originally had a dark stain and clear varnish finish, which has been lightly sprayed with white primer by the abatement contractor.
7. **Hardware:** Original door locksets have a bronze finish. Many are missing.
8. **Mechanical Equipment:**
 - a. **Heating, Air Conditioning, Ventilation:** There is no HVAC system other than a floor grille in the enclosed porch that was added in later years for heating.
 - b. **Lighting:** Only one of the original light fixtures remain, in bedroom 3, and it is in poor condition.
 - c. **Plumbing:** Original plumbing fixtures in the Henry B. Jones House consist of a corner sink adjacent to the mud room. The bathroom tub is not original and the bathroom sink and toilet are missing.
9. **Original Furnishings:** None of the original interior furnishings remain.

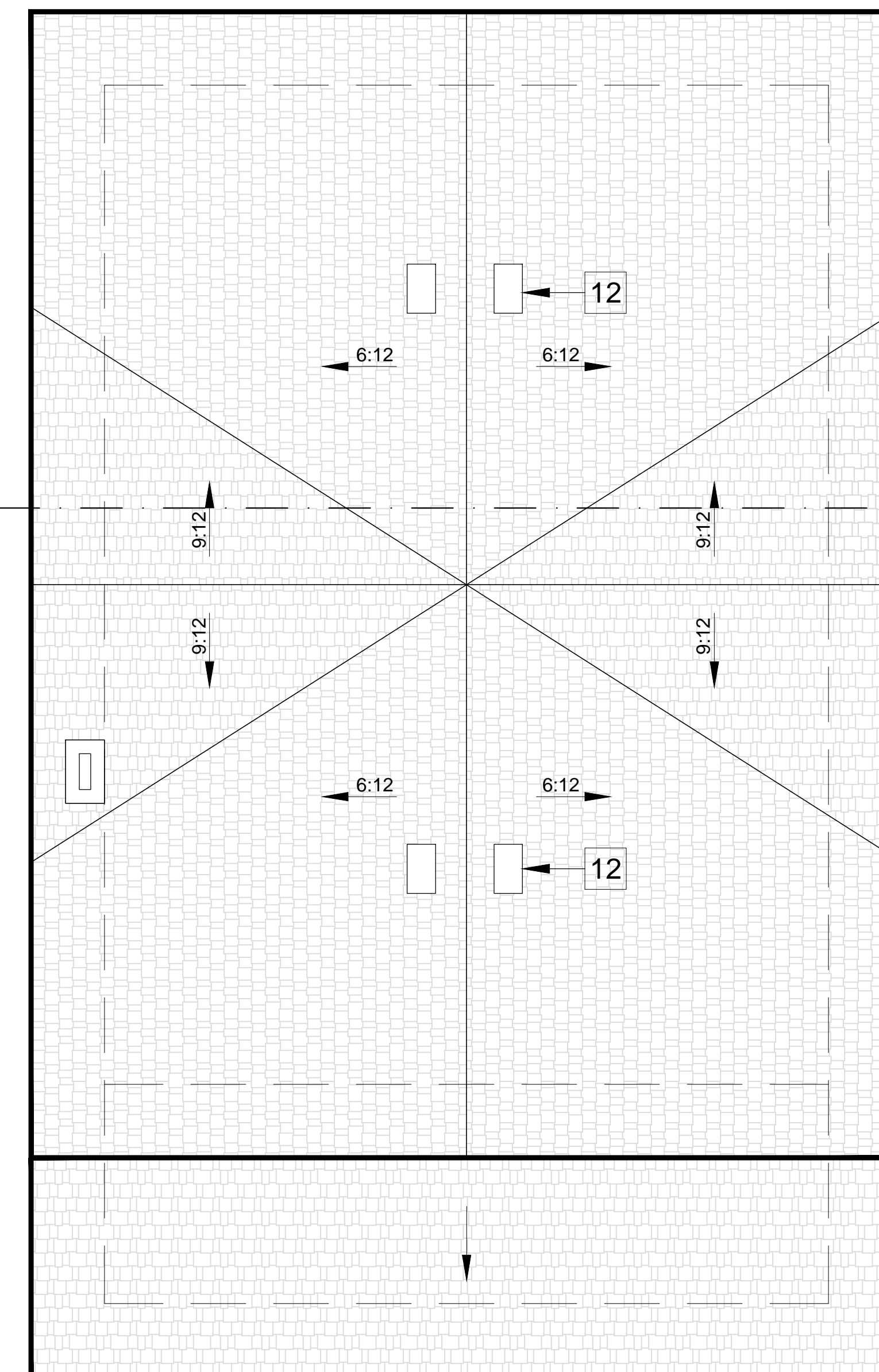
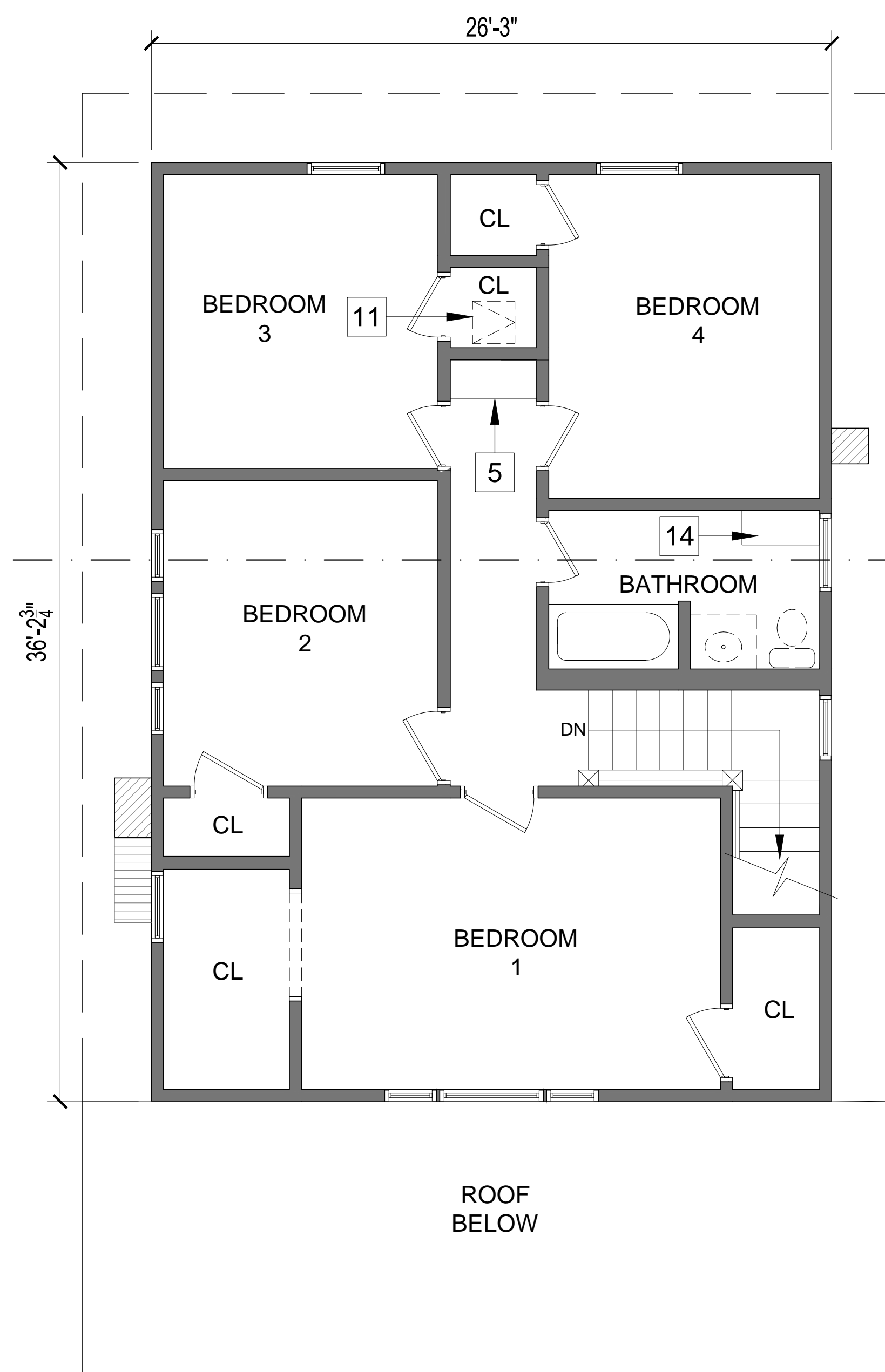
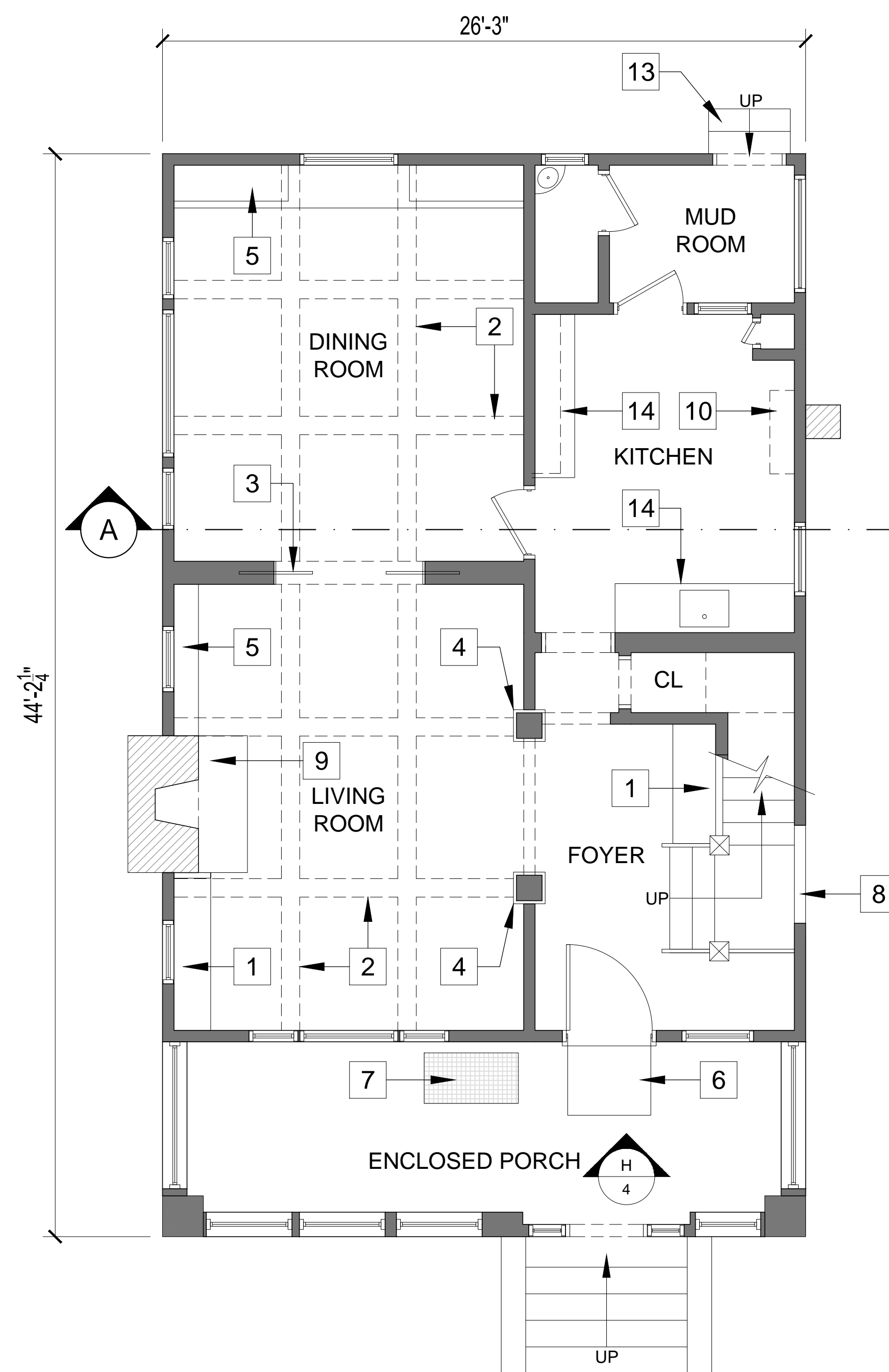
D. Site

1. **Historical Landscape Design:** The Henry B. Jones House was original constructed in a residential setting which has changed over the years to include a more dense urban setting with commercial and institutional buildings surrounding the property. The front steps of the building is set back. The site has no landscaping or entry walk. The rear of the site is paved with asphalt. The entire site is fenced with chainlink.

PART III. SOURCES OF INFORMATION

- A. **Architectural Drawings:** HABS drawings were prepared by Heritage Architecture & Planning in February 2017. No additional drawings have been recovered.
- B. **Early Views:** No earlier photographic views were available.
- C. **Interviews:** No interviews were conducted for this HABS survey.
- D. **Selected Sources:** Research was conducted at the San Diego History Center and the San Diego Public Library's California Room.
- E. **Likely Sources Not Yet Investigated:** Unknown.
- F. **Supplemental Material:** None.

APPENDIX E
HABS DRAWINGS

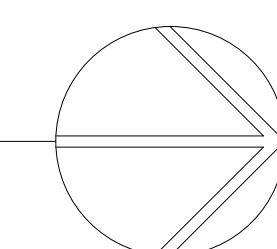


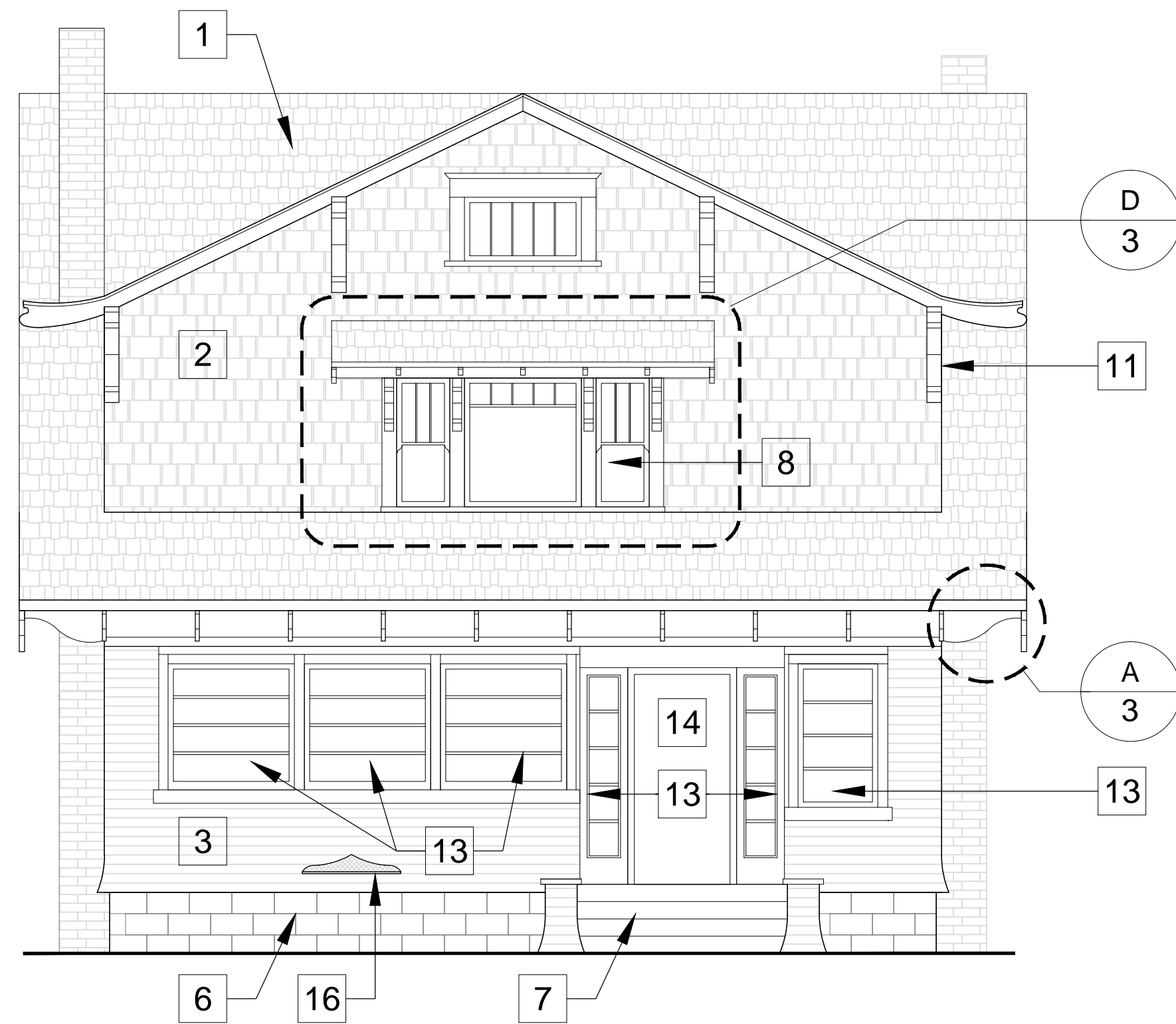
KEY NOTES:

- 1 BENCH WITH STORAGE BELOW
- 2 DECORATIVE BEAM ABOVE
- 3 POCKET DOOR
- 4 WOOD POST
- 5 BUILT-IN CABINETRY
- 6 NON-HISTORIC WOOD RAMP
- 7 NON-HISTORIC HEATING REGISTER
- 8 MISSING WINDOW
- 9 BRICK HEARTH
- 10 NON-HISTORIC RANGE EXHAUST HOOD
- 11 ATTIC ACCESS HATCH
- 12 NON-HISTORIC ATTIC VENTS
- 13 CONCRETE STAIRS
- 14 NON-HISTORIC CABINETRY

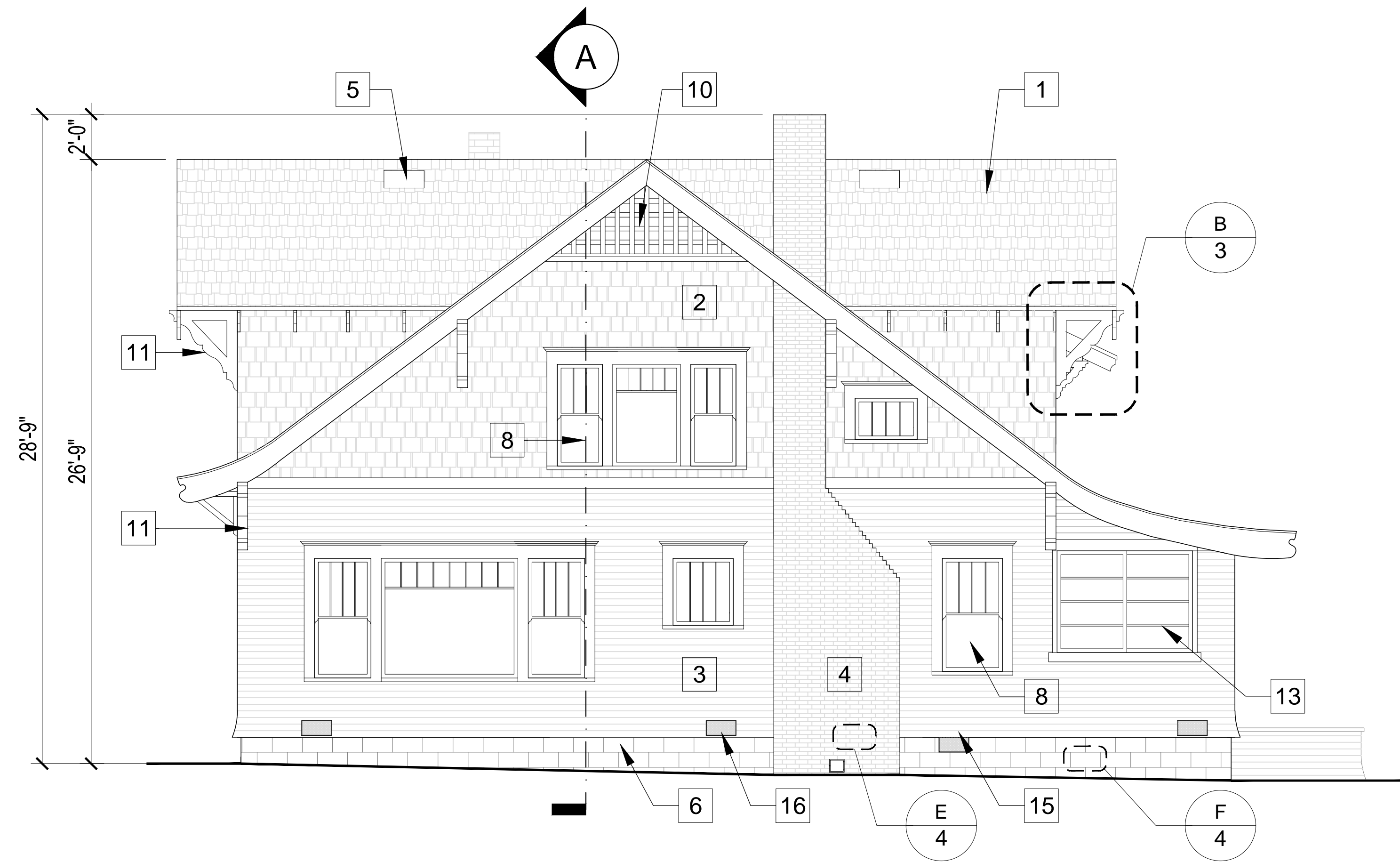
FIRST & SECOND FLOOR PLANS & ROOF PLAN

SCALE: 1/4" = 1'-0"

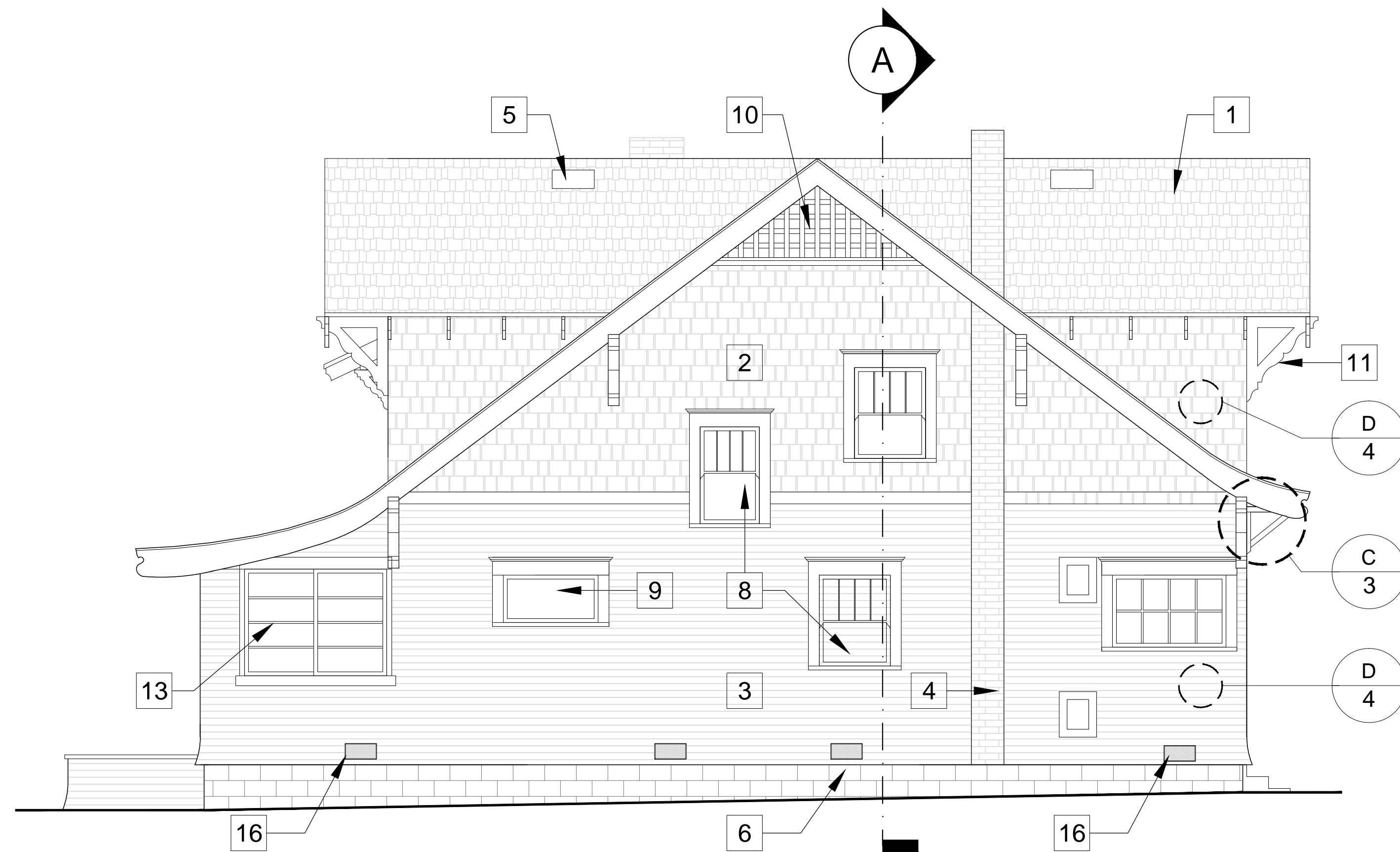




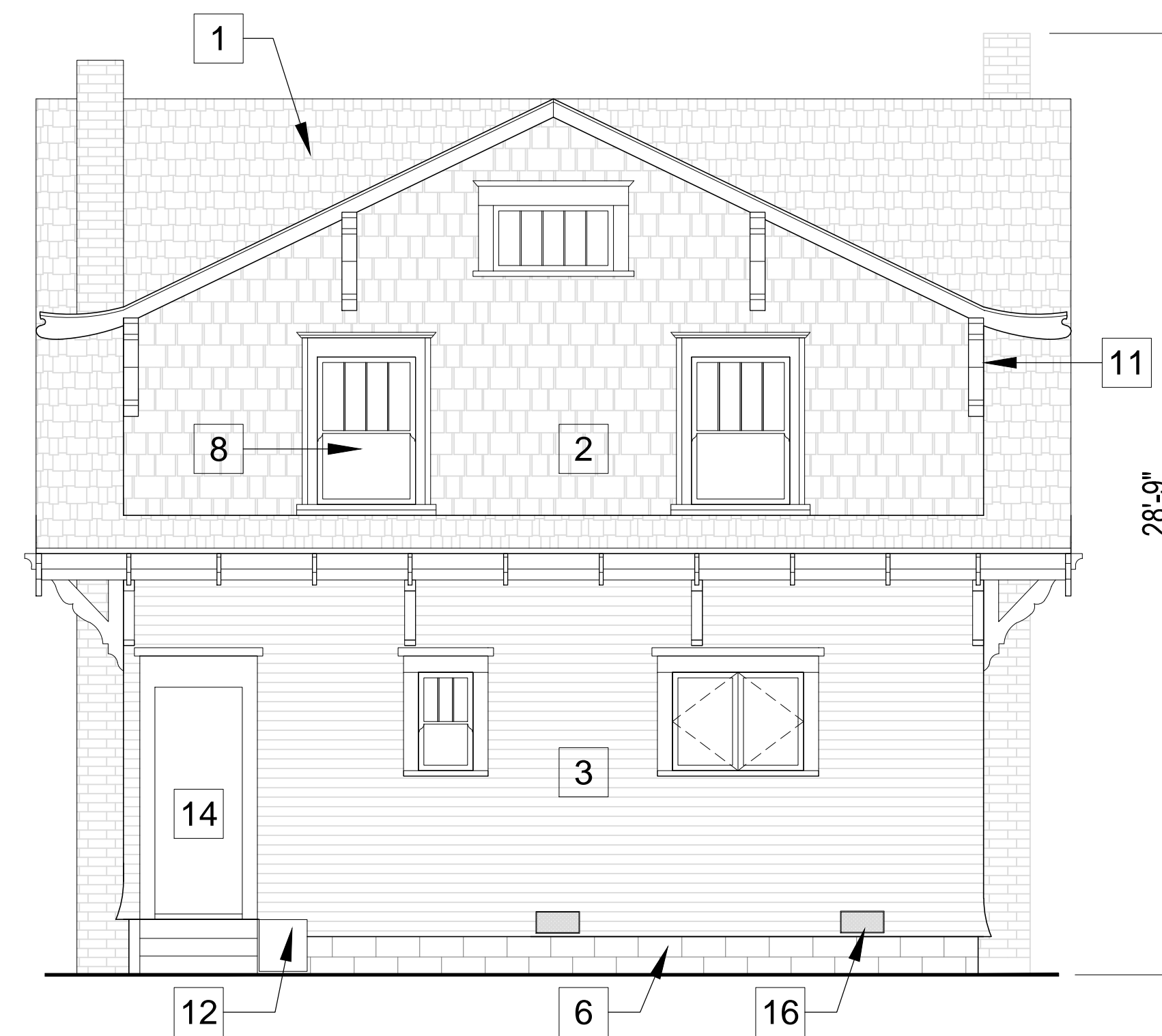
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



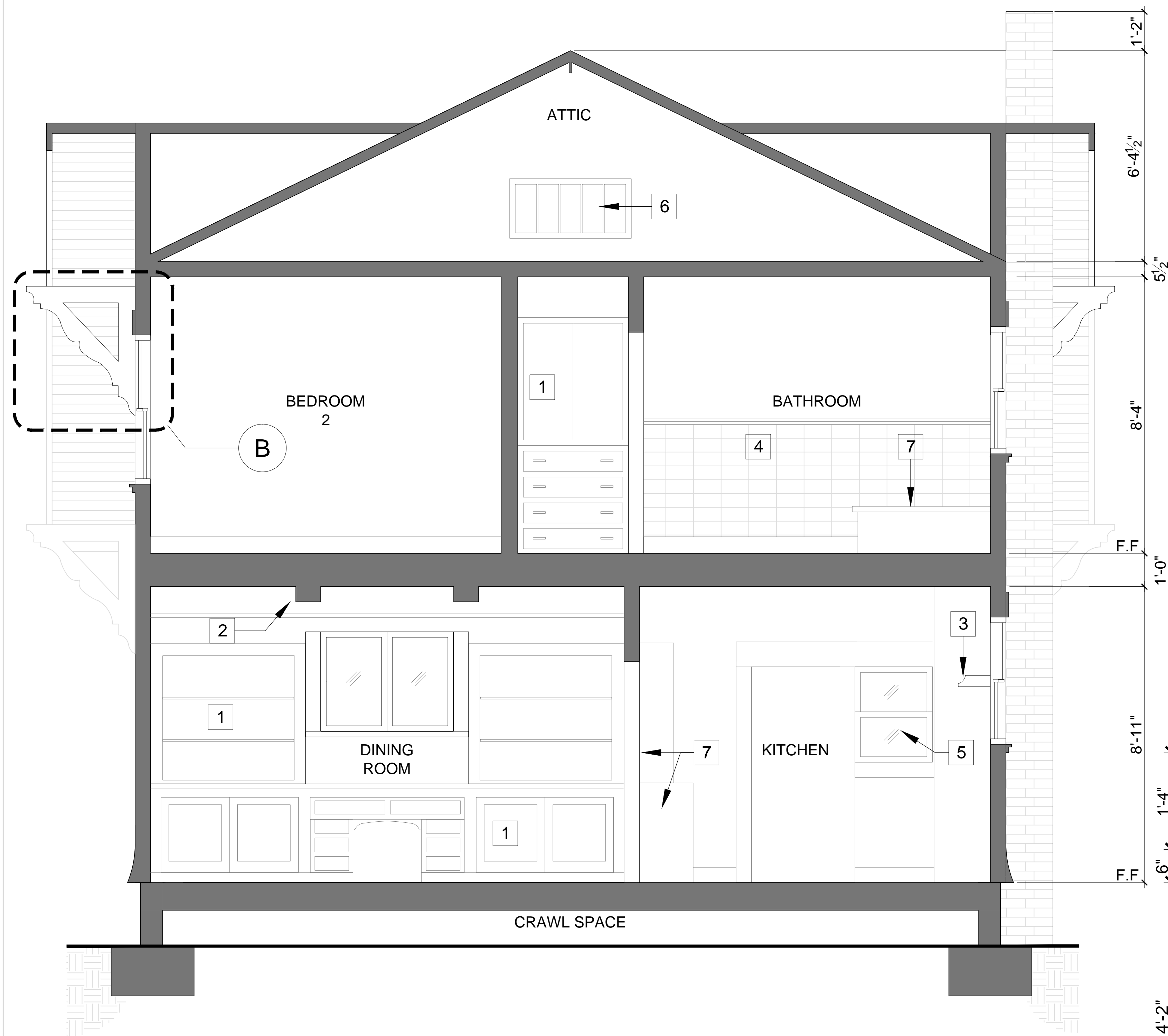
WEST ELEVATION

KEY NOTES:

- 1 COMPOSITION SHINGLES
- 2 WOOD SHINGLES
- 3 WOOD CLAPBOARDS
- 4 BRICK CHIMNEY
- 5 NON-HISTORIC ATTIC VENTS
- 6 CAST-CONCRETE BLOCKS
- 7 WOOD STAIRS
- 8 DOUBLE-HUNG WOOD WINDOW
- 9 MISSING WINDOW
- 10 LATTICE ATTIC VENT
- 11 EAVE BRACKET
- 12 CRAWL SPACE ACCESS
- 13 NON-HISTORIC WINDOW
- 14 MISSING DOOR
- 15 ORIGINAL CRAWL SPACE VENT WITH METAL GRILL
- 16 NON-HISTORIC CRAWL SPACE VENT WITH CHICKEN WIRE, TYP.

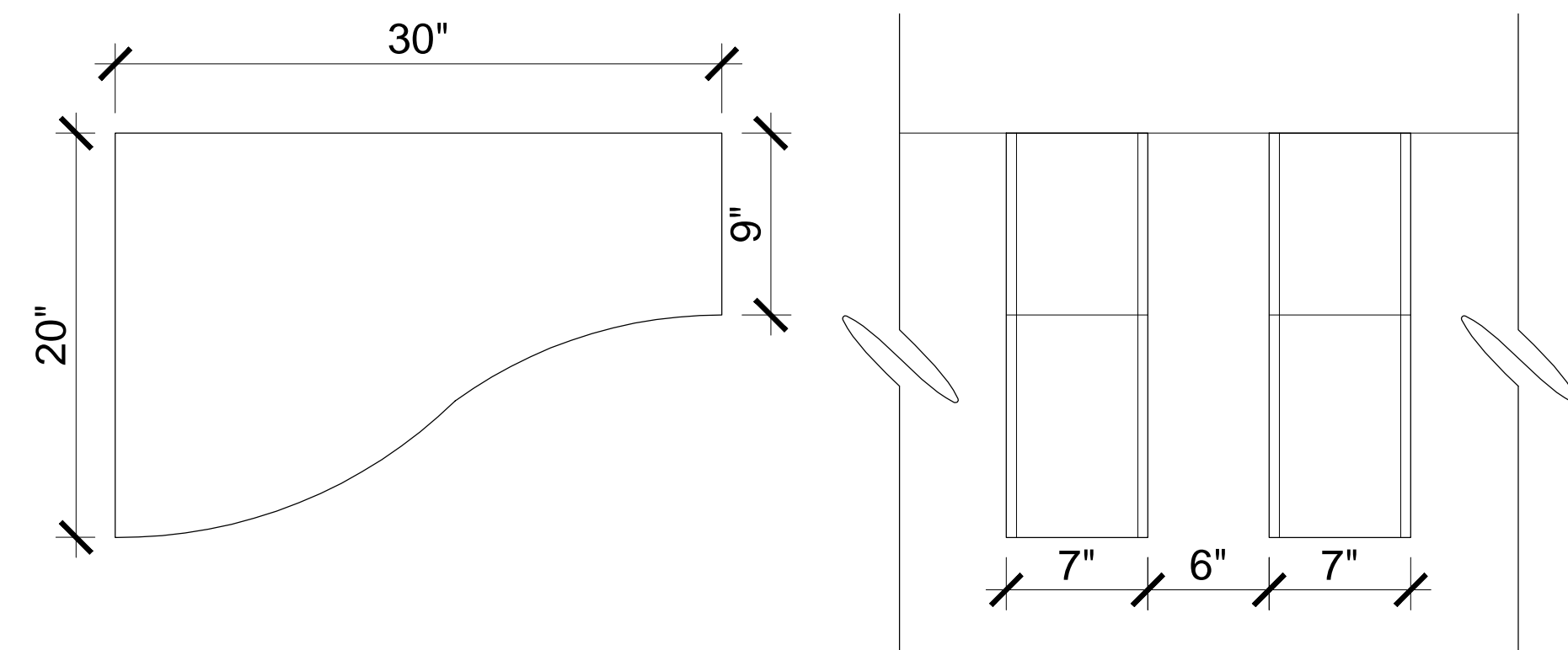
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



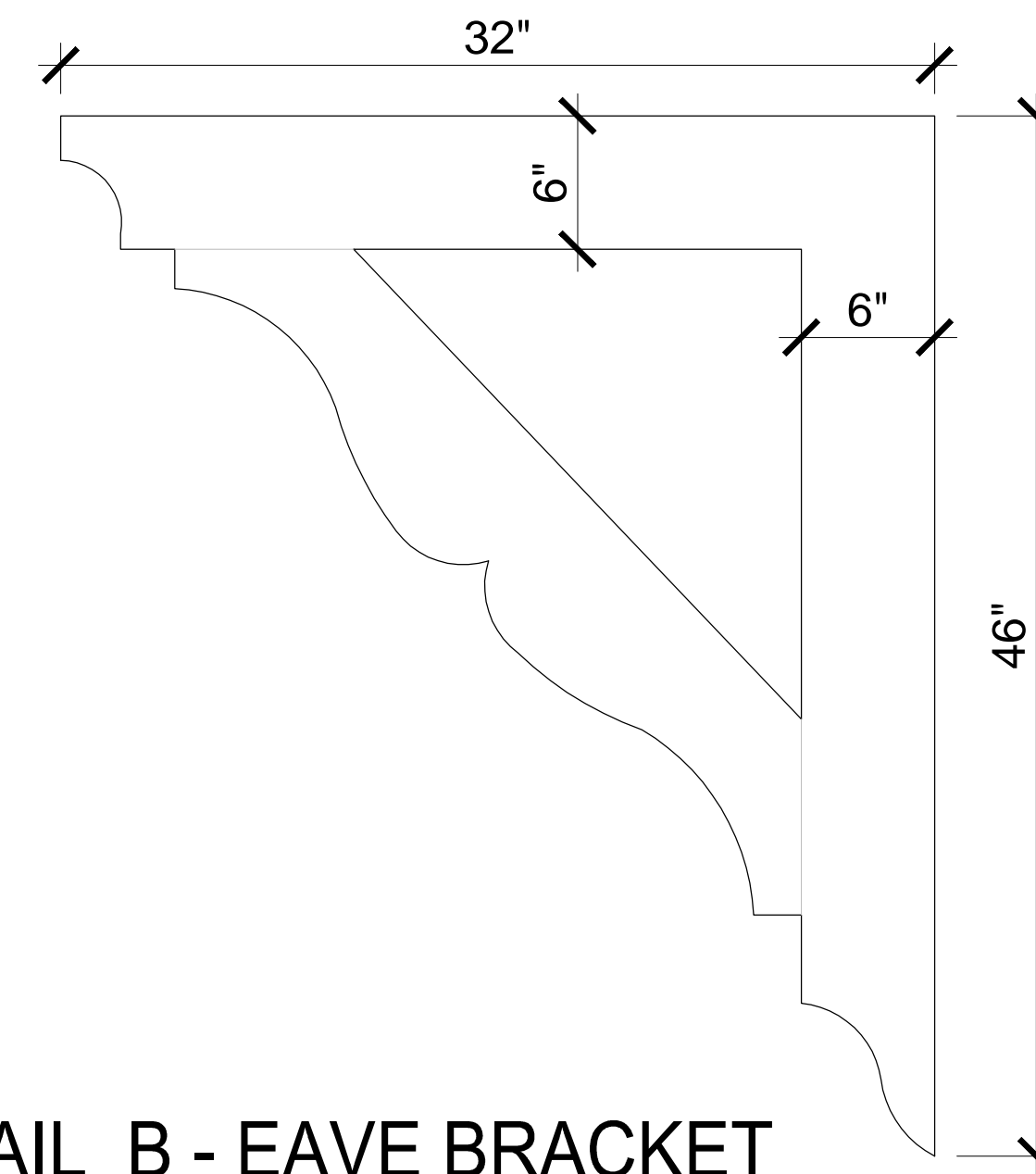
SECTION A

SCALE: 1/2" = 1'-0"



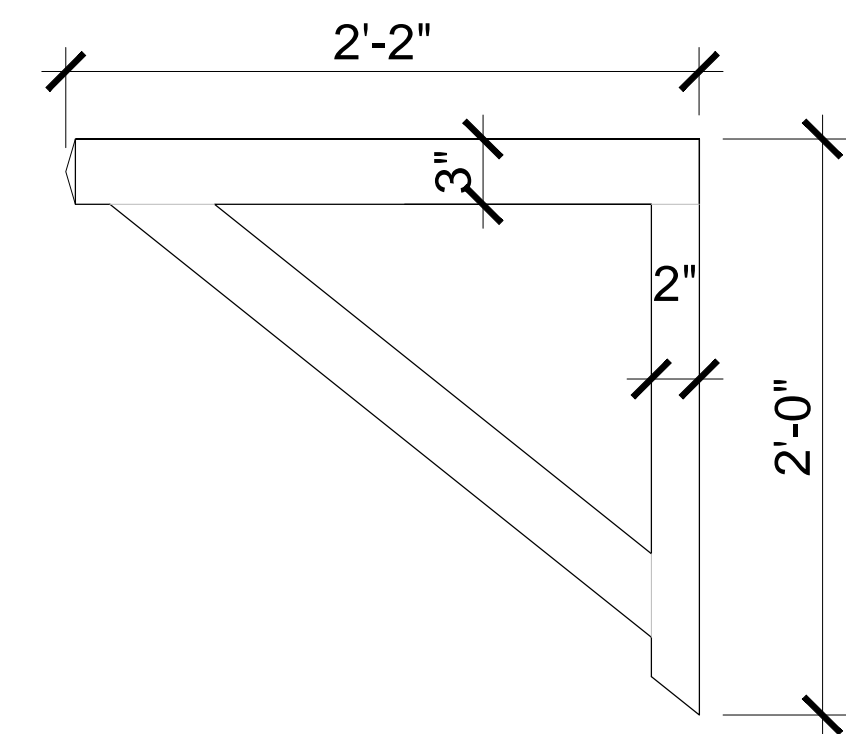
DETAIL A - BOXED BRACKET AT PORCH

SCALE: 1-1/2" = 1'-0"



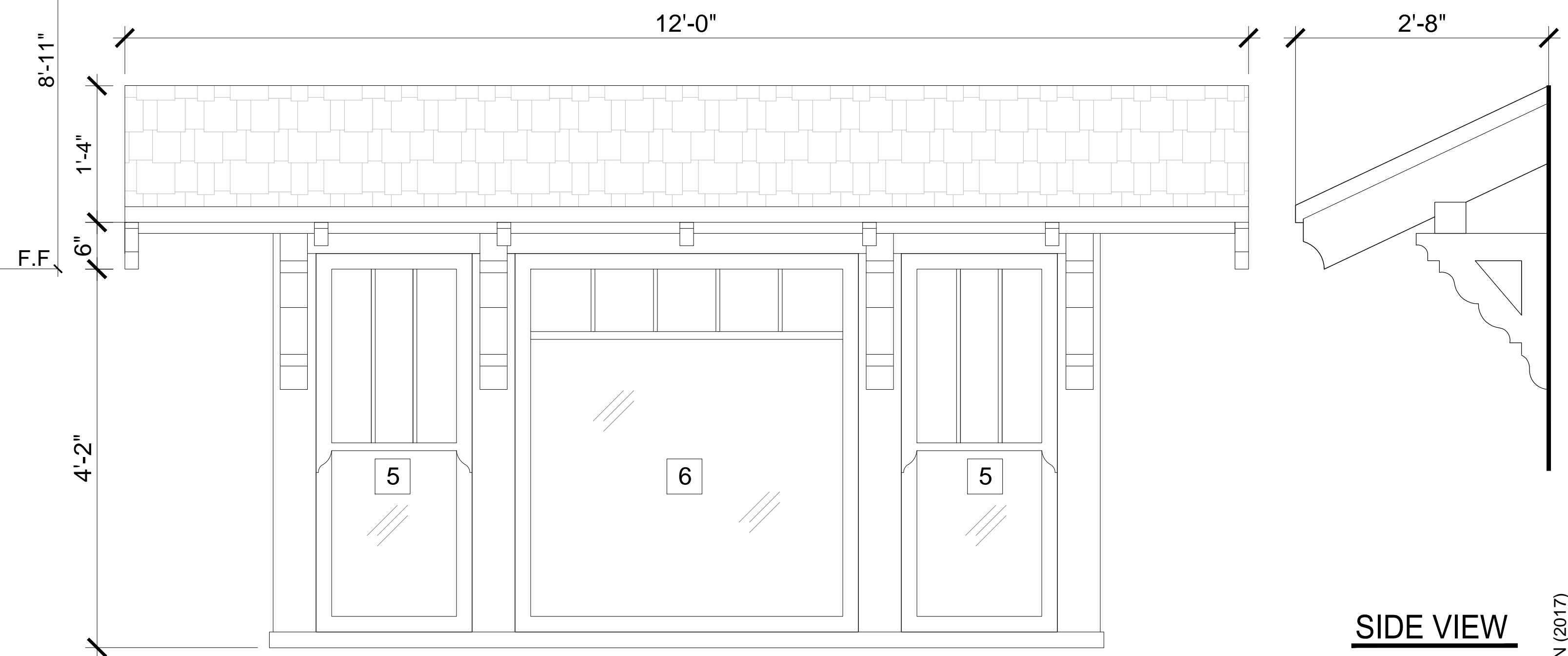
DETAIL B - EAVE BRACKET

SCALE: 1-1/2" = 1'-0"



DETAIL C - BRACKET

SCALE: 1-1/2" = 1'-0"



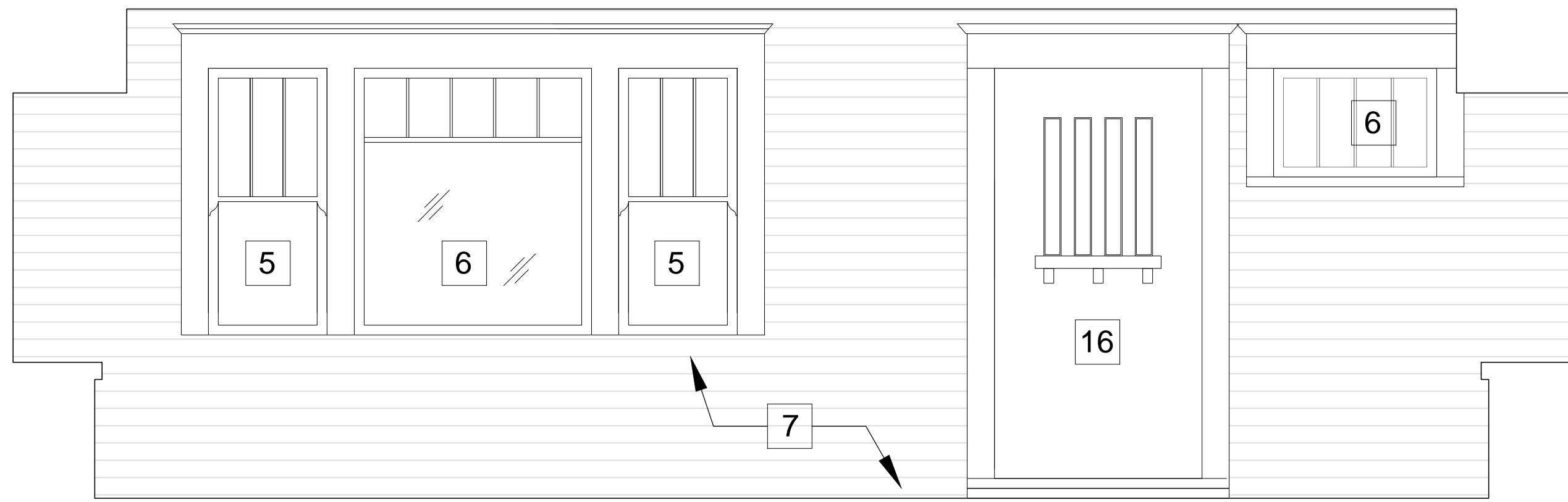
DETAIL D - EAST UPPER WINDOW

SCALE: 1" = 1'-0"

KEY NOTES:

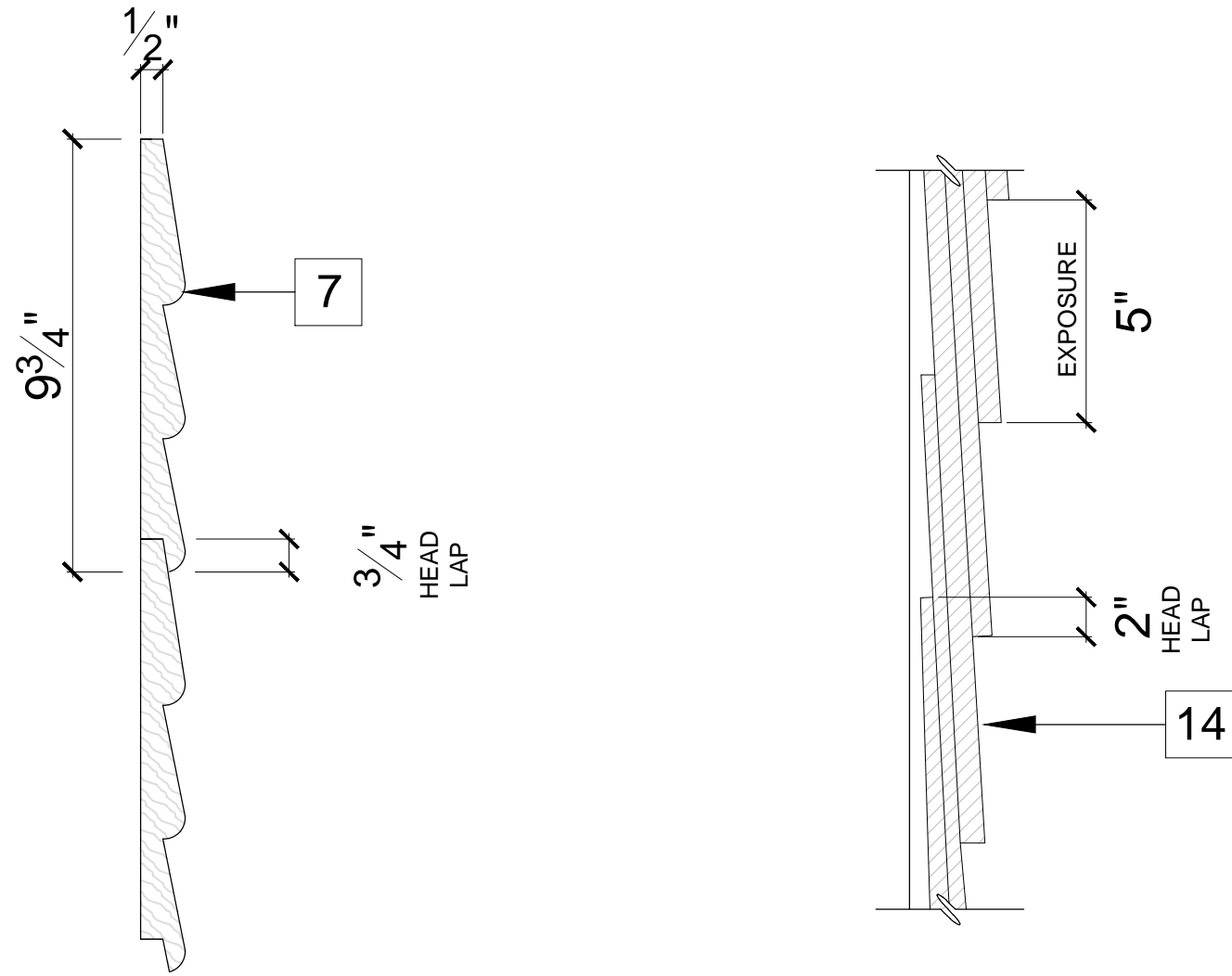
- 1 BUILT-IN CABINETRY
- 2 DECORATIVE BEAM ABOVE
- 3 NON-HISTORIC RANGE EXHAUST HOOD
- 4 NON-ORIGINAL TILE
- 5 DOUBLE-HUNG WINDOW
- 6 FIXED WINDOW
- 7 NON-HISTORIC CABINETRY

SECTION & DETAILS



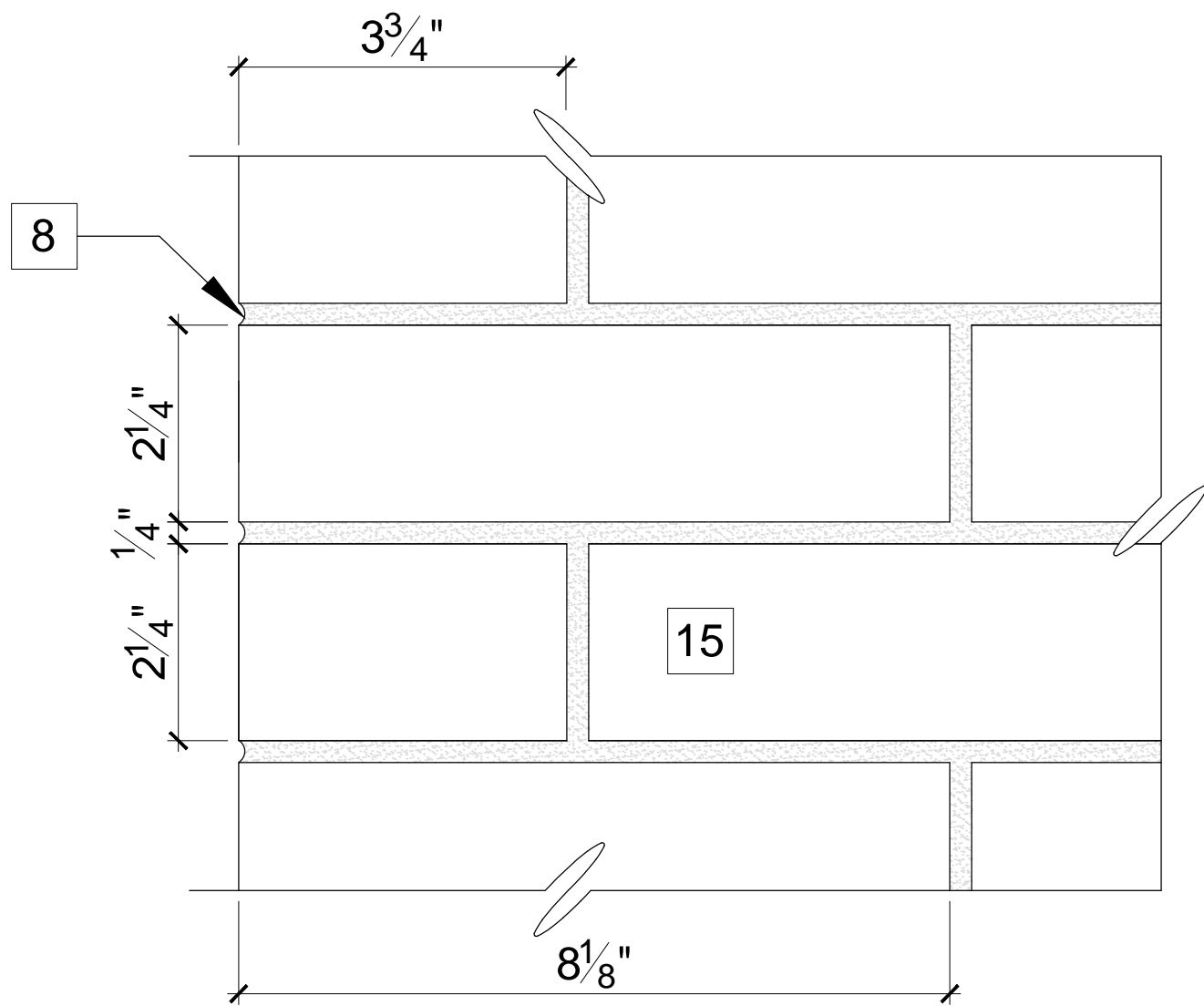
DETAIL H - INTERIOR PORCH ELEVATION

SCALE: 1/2" = 1'-0"



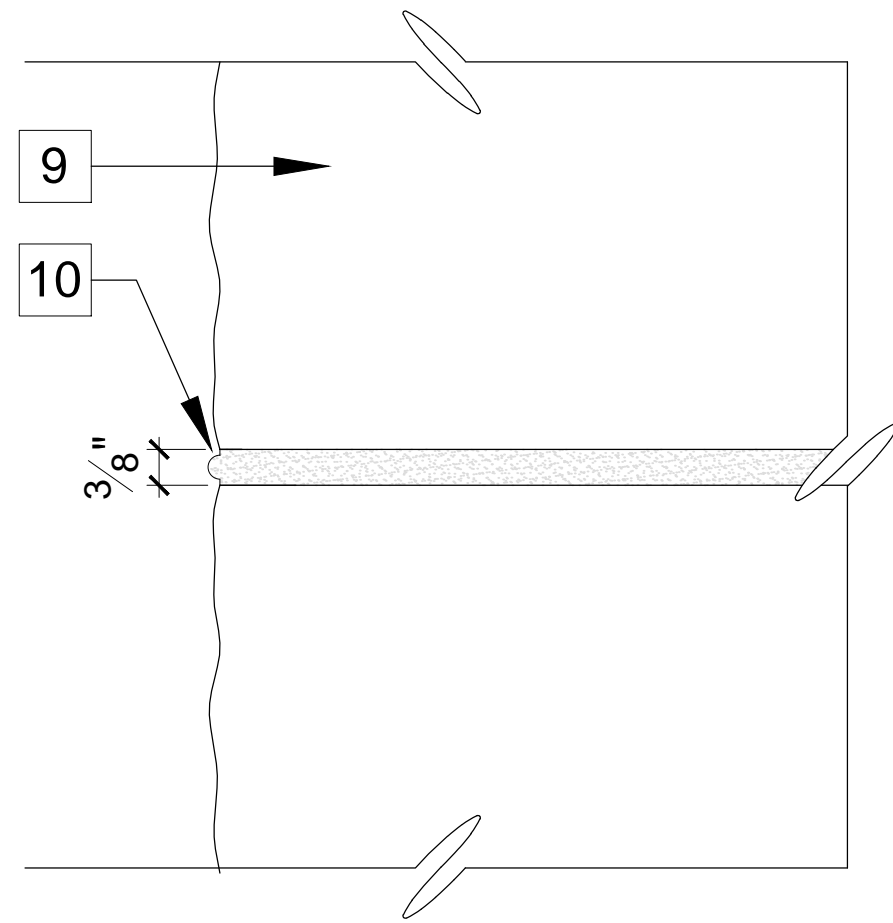
DETAIL D - WOOD BEVELED & SHINGLE SIDING

SCALE: 3" = 1'-0"



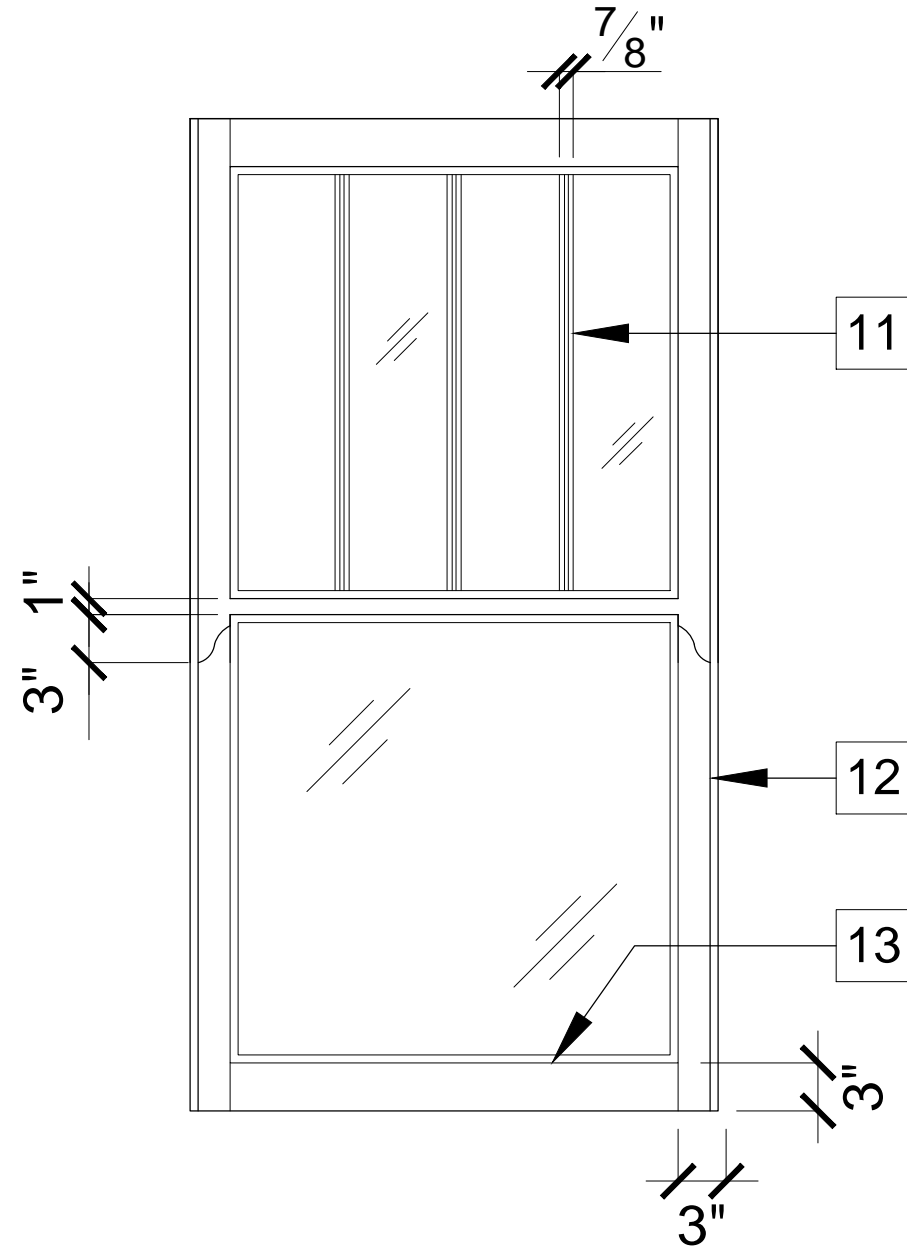
DETAIL E - BRICK CHIMNEY MORTAR

SCALE: 6" = 1'-0"



DETAIL F - FOUNDATION BLOCK MORTAR

SCALE: 6" = 1'-0"



DETAIL G - TYPICAL WINDOW SASH

SCALE: 1-1/2" = 1'-0"

KEY NOTES:

- 1 BUILT-IN CABINETS
- 2 DECORATIVE BEAM ABOVE
- 3 RANGE EXHAUST HOOD
- 4 NON-ORIGINAL TILE
- 5 DOUBLE-HUNG WINDOW
- 6 FIXED WINDOW
- 7 BEVELED SIDING
- 8 CONCAVE BRICK MORTAR JOINT
- 9 8x8x16 CONCRETE BLOCK FOUNDATION
- 10 BEADED MORTAR JOINT
- 11 WINDOW MUNTINS
- 12 WINDOW STILE
- 13 WINDOW RAIL
- 14 WOOD SHINGLE SIDING, RANDOM-WIDTH
- 15 FIRED RED BRICK, WIRE CUT
- 16 ORIGINAL DOOR WITH VERTICAL GLASS LITES

APPENDIX F

SCRIPPS JONES HOUSE MONITORING PLAN



Henry B. Jones House Relocation & Rehabilitation MONITORING PLAN

DATE: June 5, 2017

PROJECT: Henry B. Jones House Relocation & Rehabilitation
Current Address: 4040 Fifth Avenue, San Diego, CA 92103
Current APN# 444-531-12
Future Address: 4114 Ibis Street, San Diego, CA 92103
Future APN# 444-382-10
HRB Site# 939
Year Built: 1911
Period of Significance: 1911

SUBJECT: Monitoring Plan for Historic Resource

PROJECT TEAM:

D/CM (Developer/Const. Manager)	Scripps Health, Facilities Design & Constr.
PA (Project Architect)	Heritage Architecture & Planning
HA (Historic Architect & Monitor)	Heritage Architecture & Planning
RC (Relocation Contractor)	John T. Hansen Enterprises
GC (General Contractor)	*To Be Determined
BI (Building Inspector)	City of San Diego Development Services: Environmental & Historical staff

* The applicant proposes to bid the project and select the contractor following construction document approval at which time the General Contractor information will be provided to the City.

LOCATIONS:

Current Site (Site A) -- 4040 Fifth Avenue, San Diego, CA 92103
Future Site (Site B) – 4114 Ibis Street, San Diego, CA 92103

PROPERTY DESCRIPTION:

The historic Henry B. Jones House is a two-story Craftsman-style (Arts and Crafts) structure located at 4040 Fifth Avenue in San Diego's Hillcrest neighborhood. The wood-framed structure was built in 1911 by an unknown architect and builder. The building was formally designated as City of San Diego Register of Historical Resources HRB#939 in 2009. Historic research and site evaluation reveal that the Henry B. Jones House retains integrity from its 1911 period of significance, the date of its original construction. It is considered a historical resource under CEQA.

After the Jones House is restored at the Ibis Street site, the building will be secured via mothballing. Mothballing will follow the recommendations in National Park Service Preservation Brief 31: Mothballing Historic Buildings, which is included in the Treatment Plan. After completion of the



mothballing, ownership will transfer over to the Catholic Diocese. The Diocese will then be responsible for all maintenance, monitoring, and inspections of the Jones House.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move the historic structure from its current location at Site A to new Site B, as well as its exterior rehabilitation and mothballing.



Figure 1: Site plan showing the existing location (Site A) at 4040 Fifth Avenue, marked in red.

Source: Google Maps

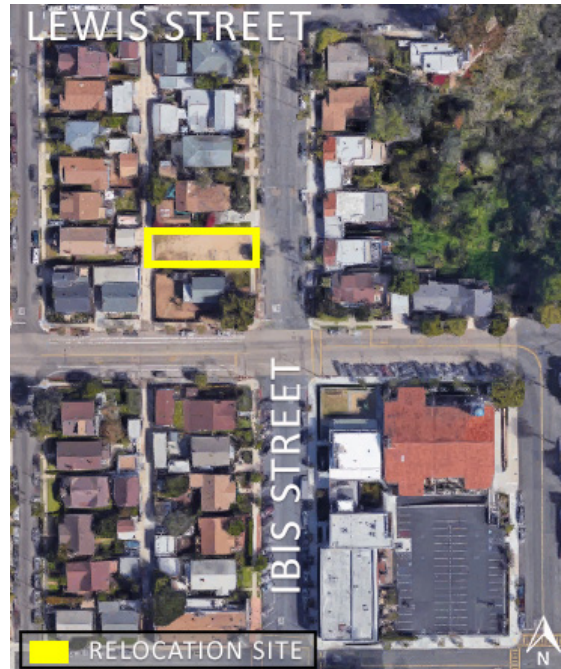


Figure 2: Site plan showing the future location (Site B) at 4114 Ibis Street, marked in yellow.
Source: Google Maps

MONITORING

Participants in each task are abbreviated in parenthesis.

1. Preconstruction Meeting (D/CM, PA, HA, RC, GC, BI)
 - a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A.
 - b. Overview of architectural, landscape, and engineering documents as related to Site B. Also visit Site B.
 - c. Review work required to prepare the site for arrival of the building.
2. Preparation of structure for moving (D/CM, HA)
 - a. Historic Architect/Monitor to be present to observe removal of the masonry foundation, chimneys, and front steps. Other items, including disconnection/capping of utility connection, removal of exterior plumbing and electrical lines, removal non-historic porch enclosure, which are required for the relocation, shall be complete prior to the meeting.
3. Pre-Move (D/CM, HA, RC)
 - a. Observe temporary shoring and protection.
 - b. Review storage of salvaged building materials.
 - c. Approve structure as ready for relocation.
4. New Footings, Foundation, Utilities, and Site Preparation at Site B (CM, HA, RC, GC)



- a. Review preparation work at Site B prior to relocation of building.
5. Move to Site B (D/CM, HA, RC, BI)
 - a. Review building relocation. Review overall Treatment Plan for rehabilitation of building as well as architectural, landscape, and engineering documents.
6. Continued Monitoring During Rehabilitation (D/CM, PA, HA, GC)
 - a. Monitoring to occur as required by construction activity.
 - b. Complete Consultant Site Visit Record forms, as needed.
 - c. Observe rehabilitation of the building in accordance with the Treatment Plan and approved architectural, landscape, and engineering documents.
7. Final Monitoring (D/CM, PA, HA)
 - a. Final punch list of items to complete according to the Treatment Plan and architectural, landscape, and engineering documents.
8. Draft Monitoring Report (HA, BI)
 - a. Draft report of monitoring process to be submitted to the BI for review.
9. Final Monitoring Report (D/CM, HA, BI)
 - a. Final Monitoring Report, review relevant documents with the BI to confirm compliance with the Site Development Permit.

CONSULTANT SITE VISIT RECORD

A Consultant Site Visit Record (CSV) form shall be used by the Historic Architect & Monitor (HA) to document progress of the rehabilitation. A sample CSV form is attached for reference.



Consultant Site Visit Record

PROJECT: *(Name and address)*

REPORT NUMBER:

CONTRACT:

DATE	TIME	WEATHER	TEMP. RANGE
EST. % COMPLETION		CONFORMANCE WITH SCHEDULE (+,-)	
WORK IN PROGRESS			

OBSERVATIONS

ITEMS TO VERIFY

INFORMATION OR ACTION REQUIRED

ATTACHMENTS

REPORT BY:

REPORT DATE:

TITLE: Historic Monitor

APPENDIX G

SCRIPPS JONES HOUSE TREATMENT PLAN



HENRY B. JONES HOUSE RELOCATION & REHABILITATION TREATMENT PLAN

June 5, 2017

PROJECT DESCRIPTION:

The Henry B. Jones House, a two-story Craftsman (Arts and Crafts) residence constructed in 1911, is currently located at 4040 Fifth Avenue (APN 444-531-12) in the Hillcrest neighborhood, San Diego, California. The owner, Scripps Health, is proposing to relocate the house, a locally designated resource (HRB#939). The resource has been vacant for numerous years and has recently been donated to St. Vincent Catholic Church.

The Henry B. Jones House will be moved to a vacant lot owned by the Catholic Diocese at 4114 Ibis Street (APN 444-382-10), approximately one mile west of its present location. Once relocated, the building will undergo an exterior rehabilitation per *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and will be mothballed, awaiting interior improvements by the Diocese.

INTRODUCTION:

The implementation of this Treatment Plan for the relocation and exterior rehabilitation of the Henry B. Jones House will be facilitated by a qualified historic structure mover. Construction Observation services will be provided by the Project Architect/Historic Architect/Monitor, Heritage Architecture & Planning. The project will be completed in accordance with the mitigation, monitoring, and reporting program for this project. This Treatment Plan is accompanied by HABS drawings which depict the current floor plans and exterior elevations of the house. The proposed exterior rehabilitation of the building is not yet in drawing form, but since no alterations are planned, the HABS drawings and the treatments noted in this document should suffice, pending approval of drawings during the plan check process.

RELOCATION/REHABILITATION PROCEDURES:

The Henry B. Jones House will be moved approximately one mile west to a new site located at 4114 Ibis Street. The mover shall outline the details of the route, schedule, and sequence of the move as well as the means by which the house will be secured for the relocation. The Historic Architect/Monitor and City staff shall approve the plan prior to the relocation date.

Monitoring: Construction monitoring shall be provided during the relocation process. Following each site visit, the Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with The Standards.

After the completion of a new foundation on the new site, the Henry B. Jones House will be moved. The orientation of the house will match its current orientation, with the front door facing east. The move of the Henry B. Jones House will consist of the following steps:

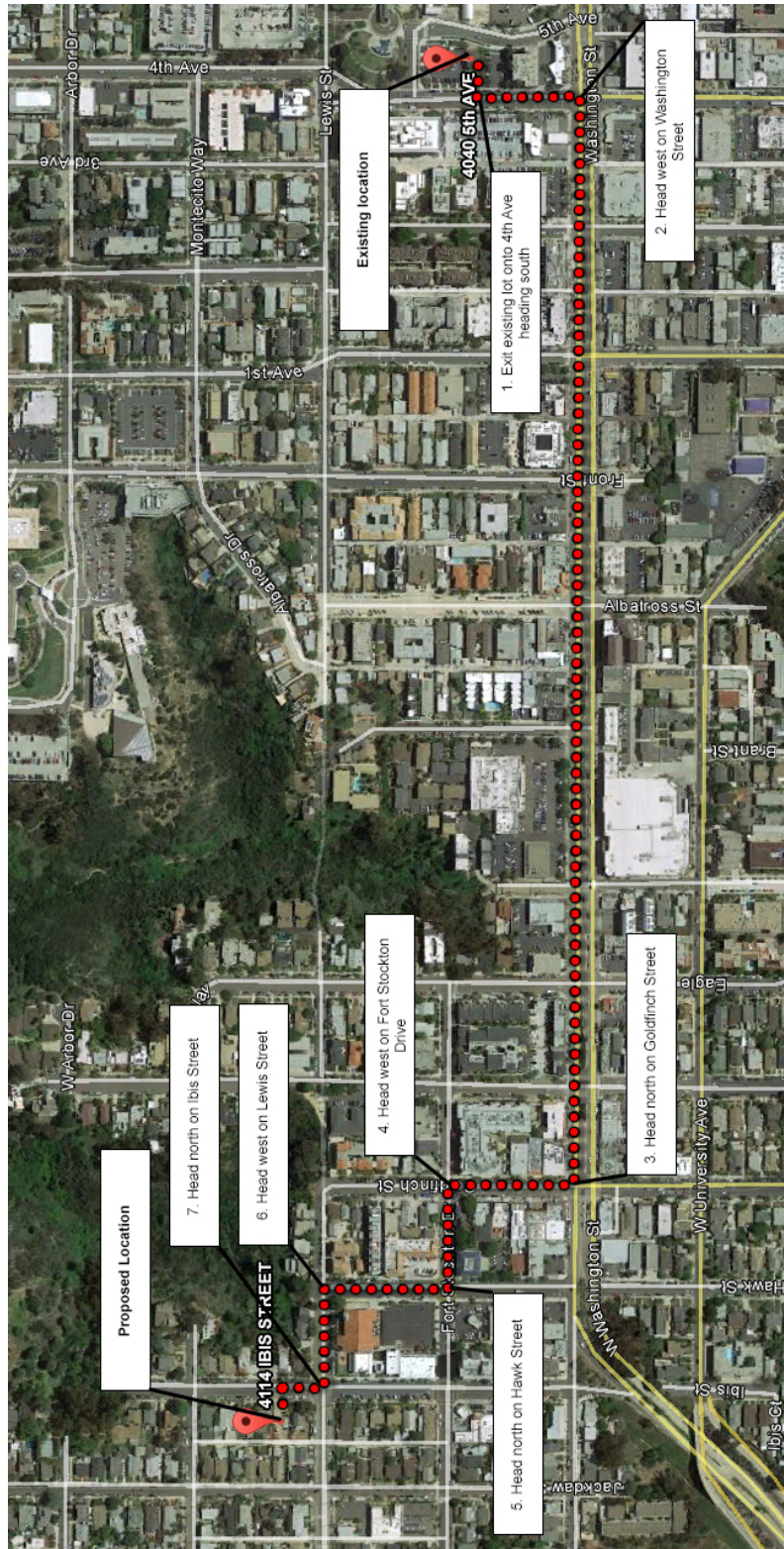


Figure 1: Aerial photo showing the two sites and the moving route. Source: Google Maps



1. The house can be moved in one piece, so no cutting or dismantling above the foundation walls will occur.
2. Exterior door and window openings will not need to be braced. Only the area around the fireplace is expected to require supplemental bracing.
3. Some items will need to be dismantled prior to the relocation. These include the CMU foundation walls, both brick chimneys, parts of the fireplace, and the front steps and wing walls.
4. Reconstruction of the CMU foundation walls will incorporate new blocks with a matching faux-stone finish.
5. The original south chimney will be transported to the new site. Reconstruction will incorporate salvaged or new matching bricks. The non-original north chimney will not be reconstructed as it is not a historic feature.
6. The front steps and wing walls will be transported to the new site for later restoration and reconstruction.
7. No new openings in the walls or roof are anticipated.
8. Steel beams will be used under the house to raise and support the structure during relocation. The final number and configuration of beams will depend on the existing floor joists and if they are full length or spliced.
9. The moving company expects to use three rolling dollies. Once the house has been raised and can be weighed, the exact number of dollies will be determined. A truck will then transport the house.
10. The proposed route of the move is: from 4040 5th Avenue, south on 4th Avenue (at the rear of the house), west on Washington Street, north on Goldfinch Street, west on Fort Stockton Drive, north on Hawk Street, west on West Lewis Street, north on Ibis Street to the destination at 4114 Ibis Street.
11. The route will require utility accommodations of overhead lines by AT&T, Cox, and SDG&E on Ibis Street. It is expected that several signal lights along Washington Street will need to be turned to accommodate the move.

The future use of the rehabilitated building has not yet been identified, but the building may change its occupancy classification from residential to office. Some exterior changes will likely occur in order to provide disabled access to the building, such as adding a wheelchair ramp. As a designated resource, modifications to the Henry B. Jones House must be in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*, specifically the *Standards for Rehabilitation*. Additional review and approval by the City of San Diego's Development Services Department and the Historical Resources Board will be required for any future exterior alterations.

The Diocese will be responsible for future interior improvements. The scope of the interior rehabilitation is not known at this time. If feasible, depending on the eventual interior layout, representative examples of character-defining interior features will be preserved and re-used in the rehabilitated building, such as paneled doors, decorative woodwork, and built-in cabinetry. The interior is not included in the local designation.



PREPARATION, RELOCATION, & REHABILITATION REQUIREMENTS:

1. Preparation of the Structure Prior to Relocation:

Coordination Meeting & Monitoring: Prior to the start of any work the Project Architect/Historic Architect/Monitor shall meet on site with the moving contractor to review the scope of demolition, removal, salvage, temporary shoring, and relocation. Through the course of all work, the moving contractor shall notify the Historic Architect/Monitor of discovery of any architectural elements on site. The Historic Architect/Monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with *The Secretary of the Interior's Standards for Rehabilitation*.

All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, **steel** container that will be located at the **northwest corner of the Ibis Street** site adjacent to the house. Construction monitoring shall be provided prior to preparation of the building for relocation. The construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

Temporary Shoring: The moving contractor shall provide and maintain necessary shoring to protect and stabilize the building during the relocation. Means and methods for temporary shoring will be determined by the moving contractor and the implementation of these procedures shall occur only after review by the Historic Architect/Monitor. The mover shall outline any proposed attachment points for anchors or beams. Historic siding or trim affected by the attachment of temporary shoring shall be removed prior to installation of shoring, catalogued, labeled and securely stored.

Windows: All window shall be protected by plywood prior to relocation. Many of the existing windows are currently protected by plywood to prevent vandalism. Existing plywood may be kept in place, if deemed adequate by the moving contractor. Unprotected windows shall be covered with 3/4" exterior grade plywood installed in a similar manor as the existing plywood, without causing damage to the existing historic windows, frames, and trim.

Doors: There are no existing historic exterior doors. The current plywood covering shall be maintained pending the exterior rehabilitation. The plywood shall be inspected by the contractor and replaced if needed.

Masonry Foundation Walls: Our initial field investigation indicated that the existing faux-stone, rusticated concrete block foundation walls were not original to the house because they were standard 8x8x16 concrete masonry units (CMUs) with open cells similar to what are still sold today. But upon further investigation and input from foundation block experts from Classic Rock Face Block in Fort Wayne, Indiana (www.classicrockfaceblock.com), we now believe that the block foundation walls are original to the 1911 house.

However, the condition of the blocks is poor. During investigation of the mortar joints, large areas of the block faces sluffed-off due to years of exposure to moisture. We believe that the dismantling of the foundation walls will result is significant damage to the existing blocks,



making their reuse impossible. Also, since the blocks need to structurally support the exterior bearing walls. For these reasons we recommend purchasing and installing newly manufactured replica blocks from Classic Rock Face Block.

Prior to relocation, samples of the faux-stone masonry foundation walls shall be salvaged for matching purposes and stored on the Ibis Street site.

Chimneys: Prior to relocation, the historic brick chimney on the south side of the building shall be disassembled. Prior to disassembly, the chimney shall be measured and photo documented. All documentation will be submitted to the City for review and approval prior to removal of the chimney. The brick shall be catalogued, salvaged, and stored for reinstallation at the new site. The north chimney will not be salvaged or reconstructed as it is not an original feature. We base this conclusion on the following:

- The north chimney brick is in front of the wood siding rather than against the studs or engaged in the wall. By comparison, the siding ends at the lower 6-feet of the original south chimney.
- The siding that runs behind the north chimney is painted, indicating that it was exposed prior to the chimney being constructed.
- The north chimney is not attached to a fireplace and functioned to vent the flue from a kitchen stove. The stove hood and flue on the interior appear to be of a post-1911 vintage.
- The bricks of the north chimney are slightly shorter than the bricks of the original south chimney, 7 15/16" versus 8 1/8" (3/16" shorter).

Refer to the photos on page 11 of this report.

Front Steps and Porch: Prior to relocation, the wood front steps and wing walls will be salvaged to facilitate the relocation. Prior to disassembly, the features shall be measured and photo documented. All documentation will be submitted to the City for review and approval prior to removal. The non-historic porch enclosure will be removed to recreate the original open porch. The non-historic windows will not be salvaged or reused.

The front porch, including the porch floor, T&G ceiling, low front wall, piers, trim, and decorative brackets shall be protected in place and securely shored in order to facilitate the relocation.

2. Protection Measures at the New Site:

Security: The Henry B. Jones House has been vacant for almost ten years. The installation of temporary plywood covering over existing windows and doors was added to protect the building from vagrancy and vandalism. A chain link fence has also been added on all sides of the house for additional security. Similar measures are proposed at the new site. Plywood will be maintained over all window and door openings. Monitoring and visual inspection of the exterior of the building will be provided by Diocese personnel until the house is reoccupied. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-



tight, lockable, steel container that will be located at the northwest corner of the Ibis Street site adjacent to the house.

Mothballing: During temporary storage, and until the building is successfully rehabilitated, it shall be securely mothballed. Mothballing essentially means closing up the building temporarily to protect it from weather and vandalism. Mothballing would include adequately eliminating and controlling pests, protecting the interior from moisture, providing adequate security, ensuring adequate interior ventilation, and following a maintenance and monitoring plan to ensure that the house is adequately secured and routinely inspected. Mothballing will follow the recommendations in National Park Service Preservation Brief 31: Mothballing Historic Buildings, which is attached to the end of this document.

Scripps will have the building mothballed at the conclusion of their rehabilitation work. At that time, ownership will transfer over to the Catholic Diocese. The Diocese will then be responsible for all maintenance, monitoring, and inspections of the Jones House.

Monitoring: Construction monitoring shall be provided to ensure that the building is securely stored and adequately mothballed at the new site. The Monitor shall complete a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

3. Building Rehabilitation:

Following the relocation of the Henry B. Jones House, the exterior of the structure will be rehabilitated and repaired in accordance with *The Secretary of the Interior's Standards for Rehabilitation*.

Construction Monitoring: Periodic construction monitoring shall be provided during the rehabilitation process. Following periodic site visits, the construction monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*. Refer to the Monitoring Plan.

Rehabilitation Design: The future rehabilitation of the building shall be completed in accordance with *The Standards*. The design team includes a Historic Architect that meets the Secretary of the Interior's Professional Qualification Standards. The rehabilitation design will require review and approval by the City of San Diego's Development Services Department and the Historical Resources Board staff and/or Design Assistance Subcommittee.

REHABILITATION RECOMMENDATIONS:

The following is a list of the general Rehabilitation Recommendations for the Henry B. Jones House in compliance with *The Secretary of the Interior's Standards*.

Roof:

- The 2012 composite shingle roofing is in good condition and does not require immediate replacement. The non-historic metal attic vents should be painted to match the shingles.



Exterior Walls:

- Patch holes, retain and repair deteriorated wood siding and wall shingles, and prime and repaint the building using the historic color scheme or a scheme appropriate to the home's period and style.

Porch and Front Steps:

- The non-historic porch enclosure, consisting of six large windows and two sidelight windows, should be removed to recreate the original open porch. The original east exterior wall, windows, and front door should be retained and restored unless damaged beyond repair.
- Remove and replace fire-damaged wall and ceiling cladding.
- Remove the floor grille and patch the wood porch floor.
- The wood entry steps and wing walls are in poor condition and will likely require replacement. The new stairs and walls shall match the original design and materials.

Foundation Walls:

- The building relocation will require the **dismantling** of the existing foundation and construction of a new foundation system. The current concrete masonry faux-stone blocks will be **replaced with** new faux-stone CMU to match the existing appearance in-kind.

Chimneys:

- The original south chimney will be documented, dismantled, and transported to the new site. Reconstruction will incorporate salvaged or new matching bricks. The non-original north chimney will be removed.
- Seismically retrofit the original chimney.

Windows:

- Replace broken glass with restoration glass.
- Restore existing historic windows to working condition and add weather-stripping.
- Replace the missing window on the north wall, ideally with an appropriate art-glass unit.

Exterior Doors:

- Replace broken glass and restore the existing front entry door, if possible. Otherwise replace in-kind.
- Install ADA compliant door hardware with a bronze finish.
- Provide appropriate panel door where the rear door is missing.

Interior:

While the interior is not a part of the current scope of work, the following recommendations are provided to guide the new tenants once they are able to proceed with restoration/rehabilitation.

- Historic doors should be retained and restored.
- Restore and refinish original wood flooring.



- Maintain existing lath and plaster wall and ceiling finishes where feasible. Where new walls are required, match the existing plaster where feasible.
- Restore and reuse existing historic lighting and switches where feasible.
- Restore and reuse historic features such as stairs, guardrails, posts, benches, fireplace, beams, built-ins, trim, and finishes.
- On wood features, remove non-historic overpaint and restore original stain and varnish finish.

Mechanical, Plumbing, and Electrical Systems:

- Not in the current scope. Remaining fixtures will be retained pending future upgrades.

Additions:

- In accordance with *The Standards*, new additions shall not destroy historic materials, features, and spatial relationships that characterize the property. They should be differentiated from the historic construction and compatible in materials, features, size, scale, proportion, and massing. They should also be constructed in such a manner that, if removed in the future, the essential form and integrity of the building would be unimpaired. No additions are currently proposed.

SUMMARY OF EXISTING HISTORIC FEATURES:

This single family home in Uptown constructed during the development of the area as a streetcar community retains a high degree of historical integrity. Remaining historical features that should be preserved and restored per *The Standards* include:

Exterior:

- Cross-gable roof (originally clad in wood shingles).
- Wood wall cladding, clapboards and shingles.
- Wood windows (typically double hung) with divided-lite upper sashes.
- Wood doors, paneled and some with glazing.
- Prominent front porch supported by two piers.
- External brick chimney.
- Faux-stone masonry foundation walls (recreated with similar faux-stone masonry).
- Exterior trim and decorative elements (shaped rafter tails, eave brackets, etc.).

Interior:

The interior of the Henry B. Jones House also retains a high degree of historical integrity. Existing historic interior features include:

- Wood floors and baseboards.
- Wood trim and picture molding.
- Wood panel doors.
- U-shaped grand staircase with square wood pickets and newel posts.
- Wood benches with storage below.
- A pair of tapered wood posts at the living room.
- Wood box beam ceilings in the living and dining rooms.



- Brick fireplace with hearth, corbels, and wood mantle.
- Wood wall paneling in the dining room.
- A large built-in banquet and miscellaneous cabinetry.
- Wall-mounted lavatory in the mud room.

Non-Historic Features:

The Henry B. Jones House retains a high degree of historical integrity. Only a few minor alterations have been completed since the building's construction in 1911. Non-historic exterior features are limited to the north chimney and porch enclosure. The existing composite shingle roofing is also not original. All of other existing features and finishes on the exterior of the building are original and they contribute to the historical character of the building.

The only apparent interior alterations (other than missing features and overpaint) are remodels to the kitchen and bathroom on the second floor.

SUMMARY OF APPLICABLE STANDARDS AND GUIDELINES:

Any work undertaken on the historic Henry B. Jones House, including the proposed relocation and subsequent rehabilitation, shall be completed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*. There are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. Rehabilitation has been identified as the appropriate treatment for the Jones House due to a potential change in use. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The ten standards for rehabilitation are:

Rehabilitation Standards

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*



7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The City of San Diego will use *The Standards* as a guideline for confirming the appropriateness of proposed rehabilitation work for the building. Rehabilitation work and proposed alterations and modifications to the building will also need to comply with the current (2013) California Building Code and the Americans with Disabilities Act (ADA). Additionally, since the Henry B. Jones House is a designated historical resource, the provisions of the California Historical Building Code are also applicable to all future relocation and rehabilitation work.



Photos 1 & 2: The north chimney. Note the painted wood siding continuing behind the bricks.



Photos 3 & 4: The original south chimney (left) with the wood siding stopping at the bricks. The stove flue extends into the north chimney (right). Note the older, abandoned flue hole to the left, which didn't connect to the chimney, indicating earlier stoves used an exposed metal flue pipe.