



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 9, 2017 REPORT NO. HRB-17-001

ATTENTION: Historical Resources Board
Agenda of February 23, 2017

SUBJECT: **ITEM #6 – Charles Hardy Rental**

APPLICANT: Family Health Centers of San Diego, Inc. represented by Scott A. Moomjian

LOCATION: 1831-1833 National Avenue, Barrio Logan Community, Council District 8

DESCRIPTION: Consider the designation of the Charles Hardy Rental located at 1831-1833 National Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Charles Hardy Rental located at 1831-1833 National Avenue as a historical resource with a period of significance of circa 1911 under HRB Criterion C. The designation excludes a small one-story addition at the rear of the building. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Italianate style and retains a good level of architectural integrity from its 1911 date of construction and period of significance. Specifically, the resource exhibits a flat roof form with projecting bracketed cornice; two-story form with wide horizontal wood siding; hipped roof front porch with chamfered wood columns, curved brackets and wood slat spandrels; and tall narrow double hung windows with decorative surrounds.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The subject resource is a two story duplex built in circa 1911 in the Italianate style on the southwest side of National Avenue, between Beardsley Street and Cesar E. Chavez Parkway in the Mannasses & Schiller's Addition of Pueblo Lot 1157 in the Barrio Logan Community.

The building is located on APN 538-240-03-00. The property was identified in the 2011 Barrio Logan Historical Resources Survey and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation." The Barrio Logan Historical Resources Survey

was prepared by the City of San Diego in conjunction with Brian F. Smith & Associates, and was reviewed and supported by the HRB in May of 2013. The applicant's report has noted that the survey was "expanded and altered" in 2011 and that Brian F. Smith does not agree with the final survey indicating the structure is potentially historic. The City is the owner and primary author of these types of documents, and editing by qualified City staff is a common practice prior to the public hearing process and finalization of the document. Furthermore, it should be noted that how properties are evaluated in reconnaissance surveys simply provides a baseline for future, intensive level review. Staff's analysis and recommendation as it relates to this item is based upon the information in the Historic Resource Research Report, the Barrio Logan Historic Context Statement, architectural style guides, and the City's adopted Designation Criteria Guidelines.

The historic name of the resource, the Charles Hardy Rental, has been identified consistent with the Board's adopted naming policy and reflects the name of Charles Hardy, who constructed the building as a rental property.

ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds that the site is a significant historical resource under HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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

Research into the history of the property at 1831-1833 National Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Barrio Logan's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 1831-1833 National Avenue did not reveal any individuals who could be considered historically significant in local, state or national history. According to the applicant's report, the property's original owner was Charles S. Hardy. A prominent figure in San Diego's early meat slaughtering, packing and sales industry, Hardy may have been a historically significant merchant from the 1880s until his death in 1931; however, only minimal information has been provided in the report to fully support this and subject property appears to have no association with any potential significance relating to his accomplishments. According to the report, Hardy constructed the resource as one of several investment properties and never occupied the property for any length of time. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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

The subject resource is a two story multi-family residence constructed circa 1911 in the Italianate style. The report maintains that the building was originally constructed as a single family dwelling, but acknowledges that this could not be independently verified. The first available Sanborn map (1921) shows the building as two conjoined dwellings with a shared porch. The building is of standard wood frame construction on a wood foundation, and presents a simple, rectangular plan form and a fairly symmetrical primary façade. The building exhibits a primarily flat roof form marked at the front by a distinct cornice with decorative brackets and vertical accent siding. The building is clad primarily in wide, horizontal wood siding. A covered front porch marks the two main entries at the front. The porch features a hipped roof of composition shingle supported by decorative chamfered wood porch columns, curved wood brackets and decorative wood-slat spandrels. Fenestration generally consists of wood double hung windows, some with two-lite upper and lower sashes as seen at the front on the second floor.

A one-story, modified shed-roofed section is located behind the main two-story mass and is generally not visible from the primary view shed. This one-story section has been modified with the enclosure of two small porches and a small rear, one-story addition. The report suggests that the original one-story section at the rear of the property is, on the whole, not original since the width of its footprint does not exactly match that shown on the Sanborn maps; however, it should be noted that Sanborn maps are not intended to be precise footprint drawings of buildings and have been found to be inaccurate at times. Without additional documentation, staff cannot be sure whether the main footprint of the rear one-story section has indeed been modified. Nevertheless, these modifications do not significantly impact the structure's ability to convey its Italianate style.

The report identifies the boarding up of windows as a modification and does not provide clear information as to the current status of the windows, particularly those at the first story on the front of the building. The boarding of the windows occurred fairly recently, and it appears wood double hung windows were in place prior to the boarding up, based on Google images dating to April of 2015. The placement of the boards over existing exterior window trim would allow the existing windows to remain protected beyond. The boarding up of windows is not considered a significant impact to the building's integrity as it is a typical practice for the temporary closing up of buildings to protect from weather and/or vandalism (also known as mothballing), consistent with the Secretary of the Interior's Standards.

The report suggests that fenestration at the primary elevation is not original, however historic photos, original plans, or other documentation has not been provided to support this assertion. The report appears to base this on awkward placement, yet this normally would not definitively signify modifications. The report does not provide specifics on which windows and/or doors may have been modified and how, and no concrete evidence has been provided to indicate that the fenestration, particularly at the front, has been altered. At the primary elevation, there are no outward signs that the front openings have been resized or moved, and there appears to be a general consistency in the window sizes and exterior trim. Upon viewing the site from the public right-of-way, staff was able to identify one window opening alteration on the second story of the north (side) elevation based on scarring in the siding. The south (side) elevation does have a second floor without any windows which is unusual, however the extent of possible window removal in this area is not immediately clear as it appears some amount of patching may have been done to the siding.

The north (side) elevation has been altered with the application of non-historic horizontal (asbestos) siding that does not match the original. Generally, potentially historic buildings that have been modified with non-historic cladding are considered by staff as ineligible for designation due to integrity impacts, however this is usually because the non-historic cladding has been applied throughout the building and has significantly impacted the building's appearance or ability to convey the significance of its original style. The application of the non-historic siding to the subject building appears to have been made only to the north side, likely in response to fire concerns from its close proximity to the neighboring structure. The non-historic siding does not significantly impact the building's appearance from the primary view shed, nor disturb its character-defining features which are concentrated at the front elevation. This is consistent with past staff analyses, which have supported designation when the presence of non-historic siding materials or finishes is limited and confined to secondary elevations.

The front porch floor remains as wood; however, the three steps up to it have been replaced with concrete and metal railings added. Porches and steps of this age are very regularly replaced in their original footprints with concrete and this is not considered to be a significant impact to the building's integrity. There is no indication that any major modifications have been made to the primary elevation besides the replacement of the porch steps.

The Italianate style, along with the Gothic Revival style, began in England as part of the Picturesque movement, a reaction to the formal classical ideals in art and architecture that had been fashionable for about two hundred years. The movement emphasized rambling, informal Italian farmhouses, with their characteristic square towers, as models for Italian-style villa architecture. The Italianate style dominated American houses constructed between 1850 and 1880. In America these Old World prototypes were variously modified, adapted, and embellished into a truly indigenous style with only hints of its Latin origin. Freestanding Italianate buildings often displayed cornices under widely overhanging eaves, while contiguous Italianate row houses or commercial buildings have a bracketed cornice on the front façade. Other character defining features include two or three stories; low-pitched roof with moderate to widely over-hanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above (although rectangular is also common); windows frequently elaborated pediment crowns or entablature; and columned porticoes or porches. As an easily adaptable style it became popular with residential, commercial, and institutional buildings alike.

Significance Statement: Despite some modifications, the building continues to convey the historic significance of the Italianate style by embodying the historic characteristics associated with the style; including its flat roof form with projecting bracketed cornice; two-story form with wide horizontal wood siding; hipped roof front porch with chamfered wood columns, curved brackets and wood slat spandrels; and tall narrow double hung windows with decorative surrounds. Therefore, staff recommends designation under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Research into the construction of the property at 1831-1833 National Avenue failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

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

The property at 1831-1833 National Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

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

The property at 1831-1833 National Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

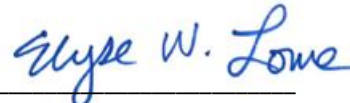
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Charles Hardy Rental located at 1831-1833 National Avenue be designated with a period of significance of circa 1911 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Italianate style and retains integrity to its period of significance. The designation excludes a small one-story addition at the rear of the building. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Camille Pekarek
Associate Planner



Elyse W. Lowe
Deputy Director
Project Submittal & Management Division

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Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 2/23/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/23/2017, to consider the historical designation of the **Charles Hardy Rental** (owned by Family Health Centers of San Diego Inc., 823 Gateway Center Drive, San Diego, CA 92102) located at **1831-1833 National Avenue, San Diego, CA 92113**, APN: **538-240-03-00**, further described as BLK 130 LOTS 40 & 41 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Charles Hardy Rental on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Italianate style and retains a good level of architectural integrity from its 1911 date of construction and period of significance. Specifically, the resource exhibits a flat roof form with projecting bracketed cornice; two-story form with wide horizontal wood siding; hipped roof front porch with chamfered wood columns, curved brackets and wood slat spandrels; and tall narrow double hung windows with decorative surrounds. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall exclude a small one-story addition at the rear of the building.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
COURTNEY ANN COYLE, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney