



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 9, 2017 REPORT NO. HRB-17-016

HEARING DATE: March 23, 2017

SUBJECT: **ITEM #8 – 1329 W. SPRUCE STREET**

CHRID: [CHRID Location](#)

APPLICANT: Petya and Davin McLaughlin represented by Marie Burke Lia

LOCATION: 1329 W. Spruce Street, 92103, Uptown Community, Council District 3
APN 451-613-10

DESCRIPTION: Consider the designation of the 1329 West Spruce Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1329 West Spruce Street under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The property is located in mixed use area near major thoroughfares.

The property was identified in the Uptown Survey and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

ANALYSIS

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

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

Research into the history of the property at 1329 West Spruce Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Uptown'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 1329 West Spruce Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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

Constructed ca. 1922, the subject property is a one story Craftsman style building with Queen Anne influences. The medium pitched hipped roof is sheathed with asphalt shingles and features a projecting gable roof porch and enclosed eaves. Just below the enclosed eave is a solid band around the house that separates the eave from the continuous cornice at the top of the windows, doors and porch. The exterior of the house has horizontal wood lap siding. The front façade of the house has a recessed front porch. The porch is supported by classical columns that sit atop a solid porch rail. The porch features the main entrance door with a window to the right of it. East of the porch is a bay window which features a fixed window flanked by single hung windows on either side. The east elevation features several large operable windows evenly spaced on the wall plane. At the rear of the façade is a door and stairs that provide access to the lower level. The west façade has a small bay about 2/3s of the way down the façade. The bay features three evenly spaced windows. The south (rear) façade of the house reads as two stories with a main and basement levels. This façade also features a rear addition completed prior to 1959 and a new wood deck.

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

There have been a number of changes to the rear of the building which include a pre-1959 addition, rear deck and staircase that accesses the lower level. The most impactful alteration to the building is the replacement of all of the original wood windows and doors with wood or aluminum replacements. Only one door, the front door, is still intact.

While the house features a number of character-defining features associated with the Craftsman style, there have been a number of alterations to the property. These cumulative changes to the house have resulted in a loss of integrity. Therefore, staff does not recommend designation under HRB Criterion C.

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

Research into the construction of the property at 1329 West Spruce Street 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 1329 West Spruce Street 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.

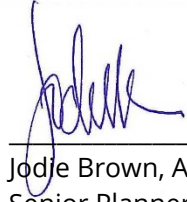
The property at 1329 West Spruce Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

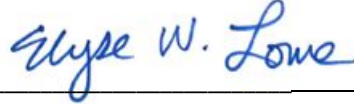
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is not recommended that the property located at 1329 West Spruce Street be designated due to a lack of integrity.



Jodie Brown, AICP
Senior Planner



Elyse W. Lowe
Deputy Director
Development Services Department

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Attachment(s):

Applicant's Historical Report under separate cover