



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 13, 2017 REPORT NO. HRB-17-028

HEARING DATE: April 27, 2017

SUBJECT: **ITEM #7 – Isabella Mitchell House**

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

APPLICANT: E Campos Investments LLC; represented by Scott A. Moomjian

LOCATION: 4375 Mississippi Street, North Park Community, Council District 3
APN 445-332-0400

DESCRIPTION: Consider the designation of the Isabella Mitchell House located at 4375 Mississippi Street as a historical resource.

STAFF RECOMMENDATION

Designate the Isabella Mitchell House located at 4375 Mississippi Street as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes the rear structure and additions to the main house constructed after the 1912 period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains integrity from its 1912 period of significance. Specifically, the resource exhibits a gable roof with wide eave overhang; exposed roof rafters; triangular knee braces; wood cladding; wood windows; a partial width, half-walled porch; and tapered square porch column.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section [143.0212](#). The property contains a one-and-a-half-story Craftsman style residence constructed in 1912 with a two-story residence and garage structure built in 1977 at the rear.

The property was located within the boundary of the 2016 North Park Survey Report but was not identified in the survey because the property was not evaluated.

The proposed historic name of the resource, the Isabella Mitchell House, has been identified consistent with the Board's adopted naming policy and reflects the name of Isabella Mitchell, who constructed the house as her personal residence.

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 4375 Mississippi Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or North Park'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 4375 Mississippi 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.

The subject property contains two dwelling structures. The main house, 4375 Mississippi Street, is a one-and-a-half-story single family residence constructed in 1912 in an early Craftsman style. Behind the main house is a two-story structure constructed in 1977 that contains a garage below and living quarters above. The two-story structure was previously reviewed by historic resources staff in conjunction with a proposed building modification or demolition of a structure of 45 years or more and was cleared as not historic due to its age and failure to meet any established HRB Criteria.

The main house features a front facing gable roof with wide eave overhang and exposed roof rafters. The entrance is accessed by a partial width, half-walled porch inset into the southwest corner of the front façade. A single tapered column supports the exterior corner of the porch. The wood siding clad structure was originally constructed with a simple rectangular plan accented by a small bay projecting from the south façade. The house features wooden windows in a variety of fixed and double hung styles, often in groups of two. Other decorative features include triangular knee braces beneath the roof line and a tripartite fixed pane focal window on the front façade. The medium pitched roof, which is steeper than most Craftsman homes, and the inset porch are evidence of the transition from Victorian styles to the Craftsman form.

Several alterations have been made to the main house since its construction in 1912. A service porch was added to the rear in 1956 and a bedroom extension was also constructed on the rear façade in 1965. The front porch steps and wooden floorboards were replaced at an unknown date. Additionally, several windows on the side facades were replaced with metal jalousie windows including the transoms above a fixed pane window. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

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 square columns or pedestals; decorative attic vents; wood or stucco cladding; and wood frame windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style and retains integrity from its 1912 period of significance. Specifically, the resource exhibits a gable roof with wide eave overhang; exposed roof rafters; triangular knee braces; wood cladding; wood windows; a partial width, half-walled porch; and tapered square porch column. Therefore, staff recommends designation of the subject property 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 4375 Mississippi 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 4375 Mississippi 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.

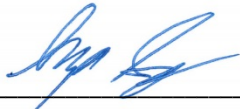
The property at 4375 Mississippi Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

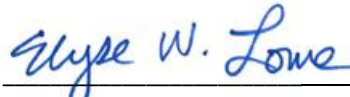
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 recommended that the Isabella Mitchell House located at 4375 Mississippi Street be designated with a period of significance of 1912 under HRB Criterion C as an excellent example of the Craftsman style. The designation excludes the rear structure and additions to the main house constructed after the 1912 period of significance.



Suzanne Segur
Assistant Planner



Elyse W. Lowe
Deputy Director
Development Services Department

SS/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/27/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/27/2017, to consider the historical designation of the **Isabella Mitchell House** (owned by E Campos Investments LLC, 11206 Corte Belleza, San Diego, CA 92130) located at **4375 Mississippi Street, San Diego, CA 92104**, APN: **445-332-04-00**, further described as BLK 102 LOTS 5 & 6 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 Isabella Mitchell House 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 Craftsman style and retains architectural integrity from its 1912 period of significance. Specifically, the resource exhibits a gable roof with wide eave overhang, exposed roof rafters; triangular knee braces; wood cladding; wood windows; a partial width, half-walled porch; and tapered square porch column. 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 the rear structure and additions to the main house constructed after the 1912 period of significance.

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

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

BY: _____
CORRINE NEUFFER,
Deputy City Attorney