



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 13, 2017 REPORT NO. HRB-17-040

HEARING DATE: July 27, 2017

SUBJECT: **ITEM #8 – 4021-4021½ Idaho Street**

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

APPLICANT: John M. and Marianne R. Carson represented by Scott A. Moomjian

LOCATION: 4021-4021½ Idaho Street, North Park Community, Council District 3
APN 446-361-12-00

DESCRIPTION: Consider the designation of the property located at 4021-4021½ Idaho Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 4021-4021½ Idaho Street under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property consists of four detached residential structures identified as 4015, 4017, 4019, and 4021-4021½ Idaho Street located on APN 446-361-12-00. The property is located on the east side of Idaho Street, just north of Lincoln Avenue, in the University Heights Subdivision of the North Park Community. The building under review is located at the front of the subject property, identified as 4021-4021½ Idaho Street, and was built circa 1909 as a one-story Craftsman style single-family residence.

The property has not been identified in any recent historic surveys. The buildings identified as 4015, 4017, and 4019 Idaho Street were evaluated by staff and cleared through the Potential Historic Resource Review process. These buildings date to 1956, 1956, and 1941 respectively and were constructed in the Tract Ranch or Minimal Traditional style.

ANALYSIS

A Historical Resource Research Report was prepared by Scott A. Moomjian, 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 4021-4021½ Idaho Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or the North Park community'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 4021-4021½ Idaho 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 building identified as 4021-4021½ Idaho Street is a one-story Craftsman style residence built circa 1909 of standard wood frame construction on a reinforced concrete foundation. The building's original plan form is rectangular, modified at the rear with a single square-shaped addition from 1963. The moderate-pitch hipped roof is of composition shingle and exhibits wide, enclosed eave overhang. The building is clad in horizontal wood clapboard siding. Fenestration consists primarily of double hung windows in both metal and wood. One projecting bay is present at the primary elevation, and one is at the north (side) elevation. The main entry is accessed from a small recessed porch at the front, southwest corner of the building supported by a single battered wood column. A simple frieze wraps around the building. Embellishment overall is somewhat limited – fenestration, porch elements, and cladding are all straightforward and modestly executed. No accessory structures or garages directly related to the subject residence are present. At the rear of the property are the buildings identified as 4015, 4017, and 4019 Idaho Street, previously cleared by Historic staff.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate 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. 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; wood or stucco cladding; and wood frames and sash windows in fixed, double hung and casement varieties.

The building has been subject to a number of changes, some of which have significant impact on character defining features and the building's integrity as it relates to the circa 1909 date of construction and period of significance. A 1963 rear addition at the east elevation is not highly visible, and is generally sympathetic to the original building. However, the replacement of most of the original windows (ten in total) with historically inappropriate metal units at all four elevations has had significant negative impact to the building's character defining features, and accordingly detracts from integrity of materials, design, materials, workmanship and feeling. These window replacements are most impactful where they occur at the building's character defining bay projections at the primary and secondary elevations.

While the building does retain some of its basic Craftsman elements, the effect of the alterations to the property has negatively impacted the building's bay projections and fenestration overall, which are critical character defining features. In addition, a property as modest and lacking in detail as the subject property is more greatly affected by this level of loss in integrity. In part because of this notable loss of integrity, the property does not embody the distinctive characteristics of the Craftsman style sufficient to appropriately convey the historic significance of that style. The building is not a valuable example of the use of indigenous materials nor does it exemplify high craftsmanship and design. The property does not embody the distinctive characteristics of a rare or unique building type or method of construction. Finally, the building's age and physical features do not exemplify or reflect the era when its style, type or method of construction became popular. 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 4021-4021½ Idaho 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 4021-4021½ Idaho 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 4021-4021½ Idaho Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

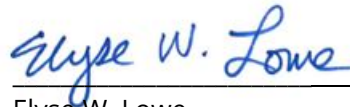
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 property located at 4021-4021½ Idaho Street not be designated under any HRB Criteria.



Camille Pekarek
Associate Planner



Elyse W. Lowe
Deputy Director
Development Services Department

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Attachments:

1. Applicant's Historical Report under separate cover