



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 14, 2017 REPORT NO. HRB-17-054

HEARING DATE: September 28, 2017

SUBJECT: **ITEM #8 – Gordon and Garnet Thompson/ Alexander Schreiber House**

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

APPLICANT: Raymond L. Heidemann Trust; represented by Legacy 106, Inc.

LOCATION: 2206 Juan Street, Uptown Community, Council District 3
APN 443-370-5700

DESCRIPTION: Consider the designation of the Gordon and Garnet Thompson/ Alexander Schreiber House located at 2206 Juan Street as a historical resource.

STAFF RECOMMENDATION

Designate the Gordon and Garnet Thompson/ Alexander Schreiber House located at 2206 Juan Street as a historical resource with a period of significance of 1930 under HRB Criterion D. The designation excludes the rear addition constructed outside of the period of significance. This recommendation is based on the following finding:

The resource is representative of a notable work of Master Builder Alexander Schreiber and retains integrity as it relates to the original design. Specifically, the resource is significant as Schreiber's only known work in the Tudor Revival style.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The resource is a one-story Tudor Revival style home constructed in 1930 and situated on a corner lot at the intersection of Juan and Witherby streets in Uptown.

The property was identified in the 2016 Uptown Community Plan Update and given a Status Code of 5D3, *"appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."*

The historic name of the resource, the Gordon and Garnet Thompson/ Alexander Schreiber House, has been identified consistent with the Board's adopted naming policy and reflects the names of Gordon and Garnet Thompson, who constructed the house as their personal residence and the name of Alexander Schreiber, a Master Builder.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy, 106, Inc., which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criterion D, but not HRB Criterion C. This determination is consistent with the [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#), as follows.

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 a one-story, single family residence constructed in 1930 in the Tudor Revival style. The stucco house with decorative half timbering features a steeply pitched jerkinhead roof and a prominent front facing gable section projecting from the center of the asymmetrical primary façade. This center section displays a large feature window shaped in a Tudor arch. To the right of the center section is the main entrance which is accessed from the street by a curvilinear brick walkway. Brick stairs lead to a rounded wood door beneath an arched eyebrow entry. A massive stucco chimney with brick detailing and dual chimney pots is situated adjacent to the entry. The street façades feature tall, narrow, diamond pane leaded glass wood casement windows. To the left of the center section on the main façade is a flagstone patio with stacked brick railing. The original garage, also in the Tudor Revival style with a matching jerkinhead roof, sits behind the main structure.

Several alterations have been made to the property since its construction in 1930. The front patio was expanded several feet towards the street. Evidence of the size of the original front porch, which appears to have had a concrete railing with brick trim, is visible. The new portion is differentiated by the brick railing. The Historic Resources Research Report estimates that this modification was made in the 1950's or 1960's but aerial photography from 1972 indicates that the porch extension was not present at this time. At an unknown date flagstone was added to the bottom of two walls on the front façade. In 2016 Historic Resources staff reviewed a project on the subject property which included modifications and an addition on the rear façade. Staff determined these alterations to be consistent with the Secretary of the Interior's Standards. Additionally, visual inspection indicates that the brick at the threshold of the front door was recently modified.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features of the style include decorative half-timbering; tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing; massive chimneys, sometimes with decorative chimney pots; entry porches with round or Tudor arches; and gable dormers. Relatively uncommon before World War I, widespread adoption of masonry veneering techniques in the 1920s accompanied a dramatic rise in the style's popularity as even the most modest examples began to closely mimic the brick and stone veneers of their English prototypes. Tudor Revival style houses usually include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype.

The house features many of the character defining features of the Tudor Revival style including a steeply pitched roof; tall, narrow, leaded glass windows; a massive chimney; rounded arch front door; decorative half-timbering; stucco cladding and a front facing gable. However, the integrity has been greatly impacted by the modifications to the home. The addition of the stone veneer on the front façade is historically inappropriate and in a highly visible location. The expansion of the front patio and addition of the brick railing is a major modification in a prominent location. These modifications to the structure significantly impair its integrity of design, materials and feeling to the extent that the building no longer retains integrity as a resource that embodies the distinctive characteristics of its original Tudor Revival design, and therefore staff does not recommend designation under Criterion C.

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

The subject property is a known work of Master Builder Alexander Schreiber. Schreiber was born in Kansas in 1887 and moved to San Diego in 1912, at age 25. Little is known of his early career in San Diego; however, in 1912 he was listed as a carpenter in the City Directory. He progressed to the building contractor profession by 1916 and in the mid-1920s he operated a real estate office in the then burgeoning district of Hillcrest. While his dealing in real estate has yet to be fully researched, his primary occupation was as a building contractor until his retirement in the 1940s.

During his career, Schreiber was a prolific builder, designing and building houses and commercial buildings throughout the City in neighborhoods including North and South Park, University Heights, Loma Portal, Encanto and Mission Hills. Most of his house designs were in the Craftsman and Spanish Eclectic vernacular, popular in the 1920s and 30s, although he is also attributed with work in the Prairie and Italian Renaissance styles. In addition to being a skilled builder, he was an early experimenter in the use of electricity in houses, his obituary crediting him with building the first home in San Diego completely wired for electrical appliances.

Alexander Schreiber is a Master Builder recognized by the City of San Diego's Historical Resources Board. There are presently twelve properties individually listed on the local register that are attributed to Schreiber

- The Claude & Edna Bradley Woolman/Alexander Schreiber House built in 1930 at 2420 Presidio Drive (HRB Site #522)
- The Alexander Schreiber Spec House #1 built in 1921 at 4205 Arden Way (HRB Site #618, 821-62)
- The Alexander Schreiber Spec House #2 built in 1921 at 1866 Fort Stockton Drive (HRB Site #730, 821-18)
- The Alexander Schreiber Spec House #3 built in 1920 at 4191 Stephens Street (HRB Site #762)
- The Alexander Schreiber Spec House #4 built in 1920 at 4151 Stephens Street (HRB Site #772)
- The Ralph Hulburt/Alexander Schreiber Spec House #1 built in 1920 at 3917 Hawk Street (HRB Site #929)
- The M.B. and Ida Irvin/Alexander Schreiber Spec House #1 built in 1920 at 4195 Stephens Street (HRB Site #942)
- The Ralph Hulburt/Alexander Schreiber Spec House #2 built in 1920 at 3907 Hawk Street (HRB Site #948)

- The Alexander Schreiber Spec House #5 built in 1924 at 2310 Presidio Drive (HRB Site #979)
- The Alexander Schreiber Speculation House #5 built in 1918 at 4167 Palmetto Way (HRB Site #1034)
- The M.B. and Ida Irvin/Alexander Schreiber Spec House #2 built in 1920 at 4181 Stephens Street (HRB Site #1038)
- The Alexander Schreiber Spec House #7 built in 1916 at 1429 Dale Street (HRB Site #1201)

The Gordons hired Schreiber to construct the subject resource in 1930. The house displays an eyebrow arch entry which is a common feature found in Schreiber’s work. Currently, the property is the only Tudor Revival style property that can be definitively contributed to Schreiber. The subject resource is significant as a rare example of Schreiber’s work outside of the Craftsman, Prairie and Spanish Eclectic styles.

Significance Statement: The subject resource retains excellent integrity and continues to reflect Schreiber’s original design, intent and aesthetic. The house is significant as Schreiber’s only known work in the Tudor Revival style. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Builder Alexander Schreiber.

OTHER CONSIDERATIONS

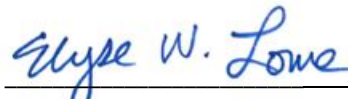
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior’s Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Gordon and Garnet Thompson/ Alexander Schreiber House located at 2206 Juan Street be designated with a period of significance of 1930 under HRB Criterion D as a resource that is representative of a notable work of Master Architect Alexander Schreiber. The designation excludes the rear addition constructed outside of the period of significance.



Suzanne Segur
Associate 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 9/28/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/28/2017, to consider the historical designation of the **Gordon and Garnet Thompson/ Alexander Schreiber House** (owned by Raymond L Heidemann Trust 07-28-00, 2206 Juan Street, San Diego, CA 92103) located at **2206 Juan Street, San Diego, CA 92103**, APN: **443-370-57-00**, further described as LOT 29 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 Gordon and Garnet Thompson/ Alexander Schreiber House on the following findings:

(1) The property is historically significant under CRITERION D as a notable work of Master Builder Alexander Schreiber and retains integrity as it relates to the original design. Specifically, the resource is significant as Schreiber's only known work in the Tudor Revival style. 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 addition constructed outside of the 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