



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 2, 2016 REPORT NO. HRB-17-074

HEARING DATE: November 16, 2017

SUBJECT: **ITEM #12- The Juniper Apartments**

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

APPLICANT: Robert and Ivonne Webb Family Living Trust 08-21-92 represented by Johnson & Johnson Architecture

LOCATION: 210-220 Juniper Street and 2321 2nd Avenue, 92101, Uptown Community, Council District 3
APN 533-183-06-00

DESCRIPTION: Consider the designation of the property located at 210-220 Juniper Street and 2321 2nd Avenue as a historical resource.

STAFF RECOMMENDATION

Designate The Juniper Apartments located at 210-220 Juniper Street and 2321 2nd Avenue as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the two story building located at the rear northeast corner of the property. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character-defining features of the Prairie style and retains a good level of architectural integrity from the period of significance. Specifically, the resource displays a strong horizontal design emphasis articulated by its broad overhang with exposed rafters, stepped banded cornice, and fenestration.

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 Juniper Apartments, constructed in 1913 in the Prairie style, is a three story building with a small roof top penthouse. It was constructed over a partial basement and features sand textured stucco exterior finish. The property is identified in the 2016 Uptown Historical Resources Survey and assigned a Status Code of 5B—"locally significant both individually and as a contributor to the *Potential Horton's Addition Historic District*."

The historic name of the resource, The Juniper Apartments, has been identified consistent with the Board's adopted naming policy and reflects the name given by the original proprietors, William J. and Marion Doyle, in 1913.

ANALYSIS

A Historical Resource Research Report was prepared by Johnson & Johnson Architecture, which concludes that the resource is significant under HRB Criterion C as a good example of the Prairie style. Staff concurs that the building 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 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 Juniper Apartment building is located at the northeast corner of Juniper Street and 2nd Avenue in the Banker's Hills neighborhood of the Uptown community. It was constructed in 1913 in the Prairie style. The three story building over partial basement is configured in a rear facing U-plan. It has a flat parapet roof with a small roof top penthouse.

The primary roof overhang features exposed rafters and a stepped banded cornice that terminates at the east and west facades of the U-plan, and visually lowers the profile of the building to accentuate design horizontality. Furthering the horizontal emphasis is the primary fenestration comprised of a row of tripartite wood sash windows consisting of a central 4-over-1 fixed window flanked by double hung windows located on each floor of the primary facades facing Juniper Street and 2nd Avenue. The tripartite windows facing Juniper Street are offset by coupled stairwell double hung windows and first floor entrances. The entrances, protected by clay tiled stucco hoods, consist of original multi-light wood frame doors and sidelights. At the rear north and west facades of the U-plan is a three story outdoor stairwell and screened in porches. The porch exterior is finished in painted vertical wood siding with horizontal drip molding and rows of wood framed screened openings.

As part of recent building maintenance, exterior stucco repairs were completed in 1986, 2002, and 2017 using similar painted sand textured stucco. These repairs addressed stucco delamination and overall wear, and did not compromise the building's original fabric.

Excluded from designation is a two story stucco clad building located at the rear northeast corner of the property. The Sanborn Fire Insurance Map from 1921 depicts the existence of a one story auto garage in a similar location; however, the extant building was constructed in 1959 as a detached garage and storage building. This building was converted into an apartment c. 1969. Original fabric from the earliest structure identified on the 1921 Sanborn Fire Insurance Map is no longer present nor does the extant building retain integrity needed to rise to a level of historical significance and is thereby not proposed for designation.

The Prairie style originated in Chicago and migrated to other American suburbs during the early part of the 20th century. The indigenous American style developed out of the ideologies of a group of Chicago architects who shared the social reform and aesthetic ideals of the Arts and Crafts

movement. Chicago architects including Louis Sullivan, Frank Lloyd Wright, George Maher and others defined the quintessential features of the Prairie style. In San Diego, Irving Gill is credited for the first introduction of Prairie style architecture in 1905, although transitional vernacular examples existed locally as early as 1898.

Stylistic features attributed to Prairie style architecture include low-pitched hip and flat roofs, wide overhanging eaves, boxed and unboxed cornices, and façade detailing emphasizing horizontal lines. Popular magazines and pattern books spread vernacular examples throughout the Country but faded from fashion shortly after World War I.

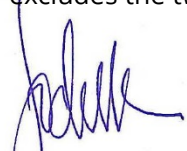
Significance Statement: The Juniper Apartments continue to convey the historic significance of the Prairie style by embodying the historic characteristics associated with the style; including stucco exterior and a strong horizontal design emphasis articulated through broad overhang eaves with exposed rafters, stepped banded cornice, and rows of tripartite wood sash windows.

OTHER CONSIDERATIONS

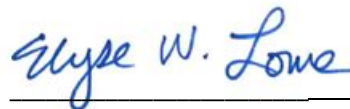
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Juniper Apartments located at 210-220 Juniper Street and 2321 2nd Avenue be designated with a period of significance of 1913 under HRB Criterion C as a good example of the Prairie style. The designation excludes the two story building located at the rear northeast corner of the property.



Jodie Brown
Senior Planner



Elyse W. Lowe
Deputy Director
Development Services Department

jb/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 11/16/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/16/2017, to consider the historical designation of **The Juniper Apartments** (owned by Robert and Ivonne Webb Family Living Trust 08-21-92, PO Box 180117, Coronado, CA 92178) located at **210-220 Juniper Street and 2321 2nd Avenue, San Diego, CA 92101**, APN: **533-183-06-00**, further described as BLK 264 LOT F/EXC N 16 FT/LOT E & ALL 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 Juniper Apartments 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 Prairie style and retains a good level of architectural integrity from its 1913 period of significance. Specifically, the resource displays a strong horizontal design emphasis articulated by its broad overhang, stepped banded cornice, and fenestration. 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 detached two story stucco clad building located at the rear northeast corner of the property.

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