



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 2, 2017 REPORT NO. HRB-17-069

HEARING DATE: November 16, 2017

SUBJECT: **ITEM #6 – 4025 Eagle Street**

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

APPLICANT: Leslie Sheppard Revocable Living Trust; represented by Scott A. Moomjian

LOCATION: 4025 Eagle Street, Uptown Community, Council District 3
APN 444-453-13-00

DESCRIPTION: Consider the designation of the property located at 4025 Eagle Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 4025 Eagle Street under any adopted HRB Criteria.

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. The resource is a one-story Craftsman style, single-family bungalow residence that was built between 1912-1914 on the east side of Eagle Street, mid-block between West Washington Street and Fort Stockton Drive, as part of the Arnold & Choate's Addition Subdivision, in the Mission Hills neighborhood in the community of Uptown.

The property was previously identified as an "unaltered Craftsman Bungalow" in the Uptown Community Plan Area 2016 Historic Resources Survey Report, dated November 2016, 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 Scott A. Moomjian in May 2017, and revised September 2017 to address Staff's requests for clarification of "any known details" regarding several noted recent modifications. The report concludes that the property is not significant under any HRB Criteria. Due to substantial loss of integrity, Staff concurs that the property is not a significant

historical resource under any HRB Criteria. 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.

The land that comprises the Subject Property was acquired by the Central Mortgage & Investment Company from an individual named "Roberts" in 1912, and included the south 15 feet of Lot 5, all of Lot 6, and the north 5 feet of Lot 7 at Block 52 of Arnold & Choate's Addition, a subdivision in the Mission Hills neighborhood, in Uptown. According to the San Diego County Assessor Lot Block Book Page, the first assessed improvements are recorded in 1912 in the amount of \$80. Subsequently the amount increased to \$400 in 1913. The San Diego County Assessor's Residential Building Record lists the date of construction as 1914.

Research into the history of the property at 4025 Eagle Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or the Community of 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 4025 Eagle 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 at 4025 Eagle Street was originally built 1912-1914 as a one-story single family residence in the Craftsman style. It is of standard 2'x4" wood frame construction with wood floor joists on a concrete foundation. The building is cross-gabled and symmetrical in layout, with a front-gabled partial-span porch centered at the primary west-facing elevation. The roof is sheathed in non-original composition shingles (date unknown). A brick chimney emerges from the right side of the roof. The property is primarily clad in wood clapboard siding, except for wood shingle siding at the upper portion of the walls just below the gabled rooflines. The pediments of the north and south gable ends feature wood lattice attic vents. The roof has deep-set eaves supported below by wood brackets at corners of the building. The porch features low walls clad in clapboard siding with a central opening for access and egress. Above, the porch pediment includes an altered window flanked by square roof vents. The wood entry door is located at the right side of the porch.

The subject property building has undergone numerous alterations. At the primary elevation, two existing wood columns (believed to be original) located at the outer corners of the porch were removed and replaced with two 4" x 4" pressure-treated wood columns sometime between March-April 2017. Additionally, around the same time, two circular metal pole columns were added as central porch supports, flanking the entry porch steps – in locations where columns had not previously existed. The described porch column modifications were undertaken to stabilize porch subsidence (sinking), caused by the failure of the supporting concrete stem wall foundation, and as such are exempt from City of San Diego building permit requirements pursuant to SDMC [§129.0203\(a\)\(18\)](#).

All of the windows at the subject property have been altered with new unoriginal materials. Window replacements on detached one and two-family dwellings within the existing window openings are exempt from City of San Diego building permit requirements pursuant to SDMC [§129.0203\(a\)\(22\)](#). The original fenestration at the primary façade consisted of a combination of three divided-lite fixed wood windows, and two double-hung wood windows with divided-lite upper sashes, and one 9-lite fixed window at the porch pediment. At the south [side] elevation, original fenestration consisted of five double-hung wood windows with divided-lite upper sashes. All of these described original wood windows at the primary and south elevations were extant until they were replaced with vinyl double hung, and vinyl sliding windows in March – April 2017.

Fenestration at the north elevation consists of seven double hung vinyl windows, presumed to have been installed at the same time as the window replacement of the south and primary west elevations in March – April 2017. Original windows would have been either double hung or fixed wood windows. The previously existing window materials at the north elevation prior to the March-April 2017 replacements are unknown.

Fenestration at the rear east elevation consists of one unoriginal wood window, one aluminum sliding window, and two double hung vinyl windows, dates unknown.

Also at the rear elevation, original wood entry doors were removed and replaced with new wood doors with fixed upper windows in March – April 2017.

A number of character-defining decorative wood features were also altered between March-April 2017 by being boarded up in place, and encased by wood coverings. Among these character-defining features includes the fascia boards of the front porch that are decoratively perforated with rectangular cutouts, and wood dentils located at the upper portion of the walls just below the north and south gabled ends, and west-facing front porch. These dentils line the horizontal separation between the clapboard siding at the lower portion of the exterior walls and the wood shingle siding at the upper portion of the walls. These character-defining decorative wood features are still extant, however they are no longer expressed nor visible due to the wood coverings. The wood coverings were reportedly installed as a temporary solution to cover up dry wood termite damage until a permanent solution could be undertaken at a future date.

With origins in the British Arts and Crafts movement, which was 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. 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 frame and sash windows in fixed, double hung and casement varieties.

Due to the numerous described alterations, the subject property building in its current condition no longer retains requisite integrity of materials, workmanship, or design to be considered eligible as an historic resource under HRB Criterion C as a good example of a 1912-1914-built Craftsman style single family residence. Therefore, staff is not recommending 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 4025 Eagle 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 4025 Eagle 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 4025 Eagle Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

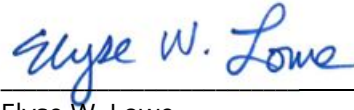
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 4025 Eagle Street not be designated under any adopted HRB Criteria.

 for

Sonnier Francisco
Senior Planner



Elyse W. Lowe
Deputy Director
Development Services Department

sf/el

Attachment(s):

1. Applicant's Historical Report under separate cover