



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 10, 2018 REPORT NO. HRB-18-026

HEARING DATE: May 24, 2018

SUBJECT: **ITEM #8 – George and Alice Copeland House**

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

APPLICANT: Driscoll Salustro Family Trust represented by Legacy 106, Inc.

LOCATION: 1930 30th Street, 92102, Golden Hill Community, Council District 3
APN 539-222-10-00

DESCRIPTION: Consider the designation of the George and Alice Copeland House located at 1930 30th Street as a historical resource.

STAFF RECOMMENDATION

Designate the George and Alice Copeland House located at 1930 30th Street as a historical resource with a period of significance of 1887 under HRB Criterion C. The designation excludes the rear yard garage, and the upper and lower additions at the rear of the property. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Second Empire style and retains a good level of architectural integrity from its 1887 period of significance. Specifically, the resource retains its mansard roof with fishscale shingles, gable roof dormers, molded cornice and decorative bracketed eave, horizontal wood siding and a protruding wing flanked by raised wooden porches.

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 property is located in the Golden Hill Community Planning area in a mixed-use neighborhood. The house is located on the west side of 30th Street mid-block between Fir and Grape Streets.

The property was identified in the 2015 Golden Hill Historical Resources Reconnaissance Survey and noted as a potentially significant individual resource. It was also noted that the property was potentially eligible for the National Register.

The property was originally constructed at 1546 A Street in 1887 and relocated in 1911 to its current location of 1930 30th Street. At its previous location the house was oriented towards the south and located on a corner lot. At its new location, the front façade is oriented towards the east and the house is now mid-block.

The historic name of the resource, the George and Alice Copeland House, has been identified consistent with the Board's adopted naming policy and reflects the name of the Copelands who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc. which concludes that the resource is significant under HRB Criteria A, B, and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criteria A and B. 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 applicant's report notes that the property is significant under HRB Criterion A for a home that reflects and exemplifies San Diego's aesthetic and architectural development of grand residences. When the house was originally constructed, it was built at 1546 A Street in the downtown core. In 1911, the house was relocated to 1930 30th Street within Golden Hill. With the relocation of the house, it has lost its association, setting, feeling and location of its original placement. While staff concurs that the house is a good example of Second Empire style architecture, due to its relocation, it no longer reflects a special element of the city's aesthetic or architectural development. To evaluate the property for its aesthetic and architectural development it is important that it is in its original location. 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.

The applicant's report notes that that the property is significant for its association with George Copeland. George was born in Waddington, New York in 1833. He attended high school in Indiana and law school at the State and National Law School in Poughkeepsie, New York in 1854. By 1871 George, his second wife, Alice, and their son Clement traveled to California. After a brief time in Sacramento, the family relocated to San Diego in 1875. In 1881, George was appointed the city's postmaster. He held this position for four years. In 1886, he organized the San Diego Flume Company and was appointed president, a position he held for two years.

In the 1880s, San Diegans acquired water fresh water via wells or from collecting water from the San Diego River. San Diego's first water company was organized in 1872 and called the San Diego Water Company (SDWC). The company had great success with a well established in Pound Canyon. This well was able to hold 54,000 gallons per hour. In an effort maintain a steady supply of water for the expanding city, SDWC looked to establish other wells. In the early 1880's, Theodore Van Dyke and W.E. Robinson sought to bring water to San Diego on a large scale. They sought investors for the idea and one of the people enlisted to help was George Copeland. George was named President of the San Diego Flume Company and held this position for two years. By July 1888, George retired as president to attend to his private affairs. Upon completion of the flume in 1889, Bryant Howard was named president. Festivities to celebrate the completion of the flume ensued. By 1910, Ed Fletcher and James Murray purchased the flume and renamed it the Cuyamaca Water Company (CWC). By 1926, the CWC was sold to the La Mesa, Lemon Grove and Spring Valley Irrigation District.

At around the same time that George was involved with the San Diego Flume Company, he founded the Electric Rapid Transit Street Car Company (ERTSCC). From the 1880s to approximately 1890, San Diego experienced a land boom. In response to the expanding population, new public transit franchises were popping up all over the city. The ERTSCC began operations in November 1887. The railcars were powered by a steam plant. Ultimately, the first route failed due to concerns about the framework for the rail line. Two additional routes were added, but were also plagued with issues and lawsuits. After the land boom, the population decreased by half, and many of the transit companies shuttered along with ERTSCC.

In 1888, George sought to use the energy from the steam plant built to power the ERTSCC street cars for street lights. By 1886, San Diego had several arc lights in various neighborhoods. George looked to use incandescent light rather than arc lighting. He formed the San Diego Electric Light Company. With approval from the City Council, the incandescent lights were installed on several streets around the city, including service to Point Loma and Roseville.

In 1897 George ran unsuccessfully for Mayor and by 1900, George and Alice Copeland had relocated to Los Angeles. George passed away in 1917 in Oakland.

The Copelands lived in this house from 1887 until 1897 when it was located at 1546 A Street. In *The Guidelines for the Application of Historical Resources Board Designation Criteria* under Considerations: Moved Buildings state that "A moved property significant under HRB Criterion B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase 'most importantly associated' means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant."

While this may be the best property associated with George Copeland, since the property has been relocated to 1930 30th Street, it has lost its integrity as it relates to association, setting, location and feeling from when he lived at the property. Therefore, staff does not recommend 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.*

Constructed in 1887 at 1546 A Street, the house was designed in the Second Empire style. The subject property is two stories and is sheathed with wood siding. It features a mansard roof sheathed with fishscale shingles around the entire roof. Gable-roofed dormers are present on each elevation. The mansard roofing and the lower portion of the house are separated by a molded cornice and decorative bracketed eave. Three-sided bay windows on the east and northern facades utilize paired windows topped by matching mansard style hipped roof. At the front, the main protruding wing is flanked by one story raised wooden porches with matching repeating bracketed cornices on each side. At the southwestern corner of the lot is a rear attached garage.

As noted early, the house was originally sited at 1546 A Street and relocated to its current site in 1911. When originally constructed the house was located on a corner lot and oriented toward the south. At its new location, the front façade is oriented towards the east and the house is now mid-block. Other alterations include additions at the upper and the lower level, and removal of the original cresting seen in the historic photos. Other changes to the property were restored based on historic photos which included the front bay windows and removal of a one story side addition.

The Second Empire was a dominant style for American houses constructed between 1860 and 1880, although the first examples were built in the 1850s and late examples were not uncommon in the 1880s. During the decade of the 1870s it was perhaps the most fashionable and widely built house style. The style is characterized principally by its distinctive roof. Decorative patterns formed by different color or shapes of roofing material are common, as is iron cresting above the upper cornice. Dormers and dormer windows appear in a great variety of styles. Beneath the distinctive roof line, Second Empire houses commonly have details that are similar to those of the closely related Italianate style. Many show Italianate brackets at the cornice line; note, however, that Second Empire houses normally have less eave overhang than Italianate examples. Window, door and porch details are similar to those used in the Italianate style, as are the varied porch locations.

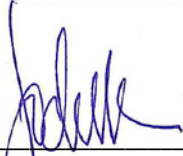
Significance Statement: The house continues to convey the historic significance of the Second Empire style by embodying the historic characteristics associated with the style; including mansard roof with fishscale shingles, gable roof dormers, molded cornice and decorative bracketed eave, horizontal wood siding and a protruding wing flanked by raised wooden porches. Therefore staff recommends designation under HRB Criterion C.

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 George and Alice Copeland House located at 1930 30th Street be designated with a period of significance of 1887 under HRB Criterion C. The designation excludes the rear yard garage, and the upper and lower additions at the rear of the property.



Jodie Brown, AICP
Senior Planner



Sonnier Francisco
Senior Planner/ HRB Liaison

JB/sf

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/24/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/24/2018, to consider the historical designation of the **George and Alice Copeland House** (owned by Driscoll Salustro Family Trust 08-15-17, 1930 30th Street, San Diego, CA 92102) located at **1930 30th Street, San Diego, CA 92102**, APN: **539-222-10-00**, further described as BLK 50 LOTS 19 & 20 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 George and Alice Copeland 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 Second Empire style and retains a good level of architectural integrity from its 1887 period of significance. Specifically, the resource retains its mansard roof with fishscale shingles, gable roof dormers, molded cornice and decorative bracketed eave, horizontal wood siding and a protruding wing flanked by raised wooden porches. 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 yard garage, and the upper and lower additions at the rear 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

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
JEREMY JUNG,
Deputy City Attorney