



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 9, 2019 REPORT NO. HRB-19-019

HEARING DATE: May 23, 2019

SUBJECT: **ITEM #5** – Gottfried and Anna Anderson Rental Properties

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

APPLICANT: Trestle Development LLC; represented by Marie Burke Lia

OWNER: Franks Daughter LLC

LOCATION: 2027-2033 and 2043-2045 India Street, Downtown Community, Council District 3, APN 533-222-02-00

DESCRIPTION: Consider the designation of the Gottfried and Anna Anderson Rental Properties located at 2027-2033 and 2043-2045 India Street as historical resources.

STAFF RECOMMENDATION

Designate the Gottfried and Anna Anderson Rental Properties located at 2027-2033 and 2043-2045 India Street as historical resources with a period of significance of circa 1908 under HRB Criteria C. This recommendation is based on the following finding:

1. The resources embody the distinctive characteristics through the retention of character defining features of the Colonial Revival style with Craftsman influences and retain a good level of architectural integrity from their circa 1908 period of significance. Specifically, the resources feature wood siding and wood shingled exteriors, inset entry porches, centered second story balconies, large wood windows, and hipped roofs with a central box gable featuring extended boxed eaves.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the buildings are historically significant as part of a constraint's analysis for future development.

The properties were identified in the 1988 Historic Resources Inventory of Centre City prepared for the Centre City Development Corporation (CCDC) and each given a tentative rank of 3, determining them eligible for listing in the Local Historical Register.

The properties were originally constructed at the corner of State Street and West B Street circa 1908 and relocated in 1948 to their current location of 2027-2033 and 2043-2045 India Street. At their previous location the properties were oriented towards the south and located on a corner lot with the larger property located closest to the corner and the smaller one to its right. At their current location, the front façades are oriented towards the west, the smaller property is to the left of the larger property, and they are now located midblock.

The historic name of the resources, the Gottfried and Anna Anderson Rental Properties, has been identified consistent with the Board's adopted naming policy and reflects the name of Gottfried and Anna Anderson, who constructed the property at 338-348 West B Street from its circa 1908 date of construction.

ANALYSIS

A Historical Resource Technical Report was prepared by Marie Burke Lia, which concludes that the resources are not significant under any HRB Criteria. Staff does not support this finding and finds that the properties are significant historical resources under HRB Criterion C. 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 properties at 2027-2033 and 2043-2045 India Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Little Italy's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The properties did not contribute to the development of Little Italy or the Italian fishing community under HRB Criterion A as they were relocated to their current location after the Italian community of Little Italy had already been established. Additionally, although the properties were owned in their current location by an Italian family and rented to a few members of the Italian community, the properties do not reflect the social and cultural development of the Little Italy, or the Italian fishing community. 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 properties at 2027-2033 and 2043-2045 India 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 two subject resources are both two story, mixed use buildings which were moved in 1948 to their current location on India Street from the corner of State Street and West B Street. They are situated on a 10,000 square foot lot in the Little Italy neighborhood of Downtown San Diego.

The Historic Resources Technical Report asserts a 1921 period of construction, but staff disagrees and has given the property a construction date of circa 1908 based on a different interpretation of the materials provided. The provided Assessor's Building Record for both properties state the properties were constructed in 1908 and in the 1988 Historic Resources Inventory of Centre City prepared by Dr. Ray Brandes and the Office of Marie Burke Lia for the Centre City Development Corporation (CCDC) the properties were estimated to be constructed in 1912. Based on this reinterpretation of the information provided, staff has given the property a circa 1908 construction date.

2027-2033 India Street

2027-2033 India Street is the larger of the two resources and features a rectangular layout, a symmetrical primary façade with a recessed central porch on the first floor flanked by large fixed windows and a slightly extended central balcony flanked by tripartite wood windows on the second floor. The exterior is clad in wood siding along the first floor and wooden shingles on the second floor. The hipped roof features boxed eaves with decorative beams underneath and also contains a centralized box gable with three square windows. The sides of the property feature the same exterior cladding as the primary facade with either fixed or double hung wood windows. The rear of the property features the same cladding and windows present throughout the rest of the property but features two large staircases connected to a centralized addition that is present on the 1921 Sanborn Maps, but were likely rebuilt after the property was relocated in 1948 as its materials are not consistent with the rest of the property.

As noted earlier, this property was originally sited at 338-348 West B Street and relocated to its current site in 1948. When originally constructed the house was located on a corner lot and oriented with its front elevation facing towards the south. At its new location, the front façade is oriented towards the west and the property is now midblock.

Modifications to property are minimal and include the non-original foundation and supports from its relocation, new stairs and guardrails, changes to the balustrades on the porch and balcony, and modifications to the addition on the rear. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

2043-2045 India Street

2043-2045 India Street is the smaller of the two resources with all elevations clad in wood siding along the first floor and wooden shingles on the second floor. The primary façade features a recessed off-centered porch on the first floor flanked by a large fixed window on the left and a double hung window on the right. A wider centralized recessed balcony flanked by large double

hung wood windows is present on the second floor. The hipped roof features boxed eaves with decorative beams underneath and also contains a centralized box gable with a window. The windows around the property are either fixed or double hung and made of wood. The rear of the property features an addition and a single staircase which are present on the 1921 Sanborn Map but were likely rebuilt after the property was relocated in 1948 as its materials are not consistent with the rest of the property.

When originally constructed and located at State Street and West B Street, the house was located on a corner lot and was located to the right of 2027-2033 India Street. The property was oriented with its front elevation facing southward. At its new location, the front façade is oriented towards the west and the property is now midblock. Modifications to the property include non-original foundation and supports from its relocation, new stairs and guardrails, and modifications to the addition on the rear. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

Moved Buildings

The City of San Diego limits the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits.

A moved property significant under HRB Criterion C or D must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

The subject properties continue to retain a high level of integrity of design, materials and workmanship with limited modifications since their date of construction and relocation to India Street. Although the properties were moved, their original location is less than a mile from their current location. Therefore, staff supports that they also retain their feeling and association as they are still located in close proximity to their original location within downtown San Diego.

Following the Centennial Exposition of 1876 America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Adam styles. As with their prototypes, Colonial Revival structures generally have a symmetrical front façade with the principal areas of elaboration being entrances, windows and cornices. Roofs can be hipped, gable, or gambrel and some variations feature a center gable projecting slightly from the primary façade. Windows are typically double-hung sash with multi-pane glazing in one or both sashes and are commonly found in pairs, triples or bay windows. As noted by McAlester in "A Field Guide to American Houses," "the economic depression of the 1930's, World War II, and changing postwar fashions led to a simplification of the Colonial Revival style in the 1940s and 1950s. These later examples are more often of the side-gabled type, with stylized door surrounds or other details that suggest their colonial precedents rather than closely mirroring them."

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.

The subject resources possess many characteristics associated with the Colonial Revival style; however, the wood shingles, the recessed entry porches, and decorative beams under the eaves illustrates the properties' Craftsman influences.

Significance Statement: The properties continue to convey the historic significance of the Colonial Revival style with Craftsman influences by embodying the historic characteristics associated with the style; including wood siding and wood shingled exteriors, inset entry porches, centered second story balconies, large wood windows, and hipped roofs with a central box gable featuring extended boxed eaves with decorative beams underneath.

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 properties at 2027-2033 and 2043-2045 India 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 2027-2033 and 2043-2045 India Street have not been listed on or determined eligible for listing on the State or National Registers. Therefore, the properties are 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 properties at 2027-2033 and 2043-2045 India Street are not located within a designated historic district. Therefore, the properties are not eligible for designation under HRB Criterion F.

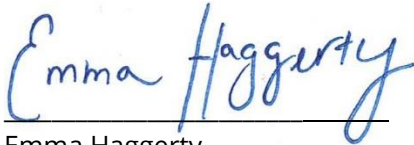
OTHER CONSIDERATIONS

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 Gottfried and Anna Anderson Rental Properties located at 2027-2033 and 2043-2045 India Street be designated with a period of significance of circa 1908 under HRB Criteria C for embodying the Colonial Revival style with Craftsman influences.



Emma Haggerty
Assistant Planner



Suzanne Segur
Senior Planner
Development Services Department

EH/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/23/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/23/2019, to consider the historical designation of the Gottfried and Anna Anderson Rental Properties (owned by Franks Daughter LLC, 5015 Chaparral Way, San Diego, CA 92115) located at **2027-2045 India Street, San Diego, CA 92101**, APN: **533-222-02-00**, further described as BLK 50 LOTS 3 & 4 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 Gottfried and Anna Anderson Rental Properties on the following findings:

(1) The properties are historically significant under CRITERION C for their distinctive characteristics through the retention of character defining features of the Colonial Revival style with Craftsman influences and retains a good level of architectural integrity from their circa 1908 period of significance. Specifically, the resources feature wood siding and wood shingled exteriors, inset entry porches, centered second story balconies, large wood windows, and hipped roofs with a central box gable featuring extended boxed eaves. 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 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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney