



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 13, 2020 REPORT NO. HRB-20-036

HEARING DATE: August 27, 2020

SUBJECT: **ITEM #8 – 230 Ivy Street**

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

APPLICANT: Neil Dutta and Larry Geraci; represented by Scott Moomjian

LOCATION: 230 Ivy Street, Uptown Community, Council District 3
APN 533-184-07-00

DESCRIPTION: Consider the designation of the property located at 230 Ivy Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 230 Ivy Street under any adopted HRB Criteria.

BACKGROUND

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 as part of a constraints analysis for future development. The property is in the middle of a block in the Horton's Addition subdivision of the Uptown Community. The primary façade faces south, towards the street. Its first floor is elevated approximately ten feet above street level.

The property was identified in the 2016 Uptown Community Plan Area Historic Resources Survey Report and given a Status Code of 5B, "locally significant both individually (listed, eligible or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation."

ANALYSIS

A Historical Resource Research Report was prepared by Scott A. Moomjian, which concludes that the resource is not significant under any HRB Criteria, and staff concurs. 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.

Because of its construction date, the property reflects "The Railroad Boom and Early Residential Development: 1885-1909" period discussed in the "Uptown Community Plan Area Historic Resources Survey Report." The Railroad Boom was a population and real estate boom that occurred in San Diego between 1885 and 1887 as a result of the completion of the California Southern Railroad. The buildings built in Uptown to accommodate this population boom were almost exclusively Victorian-style single-family houses. Like all single-family houses built in the area during this period, the subject property reflects this period because it was originally built as a single-family house. However, research into the history of this property did not reveal any information to indicate that the property or its construction date exemplifies or reflects special elements of this development period, compared to other single-family houses from the period.

The conversion of the building into a multi-family apartment building c. 1927 reflects "The Panama-California Exposition and Streetcar Suburbs: 1909-1929" period discussed in "Uptown Community Plan Area Historic Resources Survey Report." During this period, the population of San Diego continued to grow and the density of development in Uptown increased. Like all multi-family buildings in Uptown that were either newly constructed or resulted from a single-family house conversion during this period, the subject resource reflects the period. However, research into the history of the property did not reveal any information to indicate that this property exemplifies or reflects special elements of this development period, compared to other multi-family buildings from the period.

The elements of integrity that are most relevant to Criterion A for the development periods discussed above are location, setting, feeling and association. This property retains its integrity of location. It largely retains its integrity of setting to 1921 or earlier, as the Sanborn map for that year shows many of the parcels in the adjacent block already developed. Its porch modifications, replacement windows, and its conversion to a multi-family apartment building result in a loss of integrity of feeling. Research did not reveal any associations to historic events, activities, or persons. Therefore, the property does not have an association element for integrity purposes. Due to the loss of integrity of feeling and the reasons discussed above, staff is not recommending designation under HRB Criterion A at this time.

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 230 Ivy 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 resource was originally constructed c. 1888 in the Queen Anne style as a single-family residence. It was converted to apartments c. 1927. It is two-and-a-half stories tall and has a wood porch that wraps around from the south (front) elevation to the east (side) elevation. The porch is topped by a balcony. Square wood posts extend from the porch wall to the bottom of the balcony. The building's half story comprises a hipped roof with a large gable dormer on each roof slope. The cornice features decorative

wood corbels. Most of the building is clad in horizontal wood siding, while the gables are faced with wood shingles. Aside from the wraparound porch, the façade is symmetrical, with a center entrance door flanked by two windows with multi-lite transoms. Windows at the first and second story are wood, while three out of four of the dormer windows are vinyl sliders.

The property has undergone numerous alterations since its c. 1888 date of construction. The 1909 Sanborn Map reveals that, in that year, the house had a one-story front porch and a separate one-story side porch on the east elevation, rather than a wraparound porch. Both porches are shown to have shingle roofs. The 1921 and subsequent Sanborn Maps show a one-story wraparound porch on the south and east elevations and a one-story porch on the west elevation. Both porches are shown to have shingle roofs. The balcony that is currently present on top of the porch was added after 1956, as the Sanborn map for that year still shows the one-story porch with shingle roof. Because the Sanborn maps indicate that a balcony did not originally exist at the second level, it is likely that the door providing access to the balcony is also not original. Additionally, the dormer windows have been replaced. These modifications significantly impair integrity of design, materials and feeling as it relates to Criterion C.

The Queen Anne style is a Victorian style that was popular from the 1880s to c. 1910. According to *A Field Guide to American Houses*, it was the predominant style used for domestic buildings built between c. 1880 and 1900 in the US. Queen Anne buildings typically have an irregular form and an asymmetrical façade. A variety of projecting elements and decorative features—such as towers, bay windows, shingle siding and Eastlake detailing—are used to limit the amount of smooth walls. In most examples, the roof is a steeply pitched hipped roof with one or more cross gables, but front-gable and cross-gable roofs are also used. Front porches are a common feature and may extend around one or both sides as a wraparound porch. In contrast to the decorative features on walls, door and window surrounds tend to be simple. In *A Field Guide to American Houses*, McAlester outlines four principle subtypes in terms of decorative details: spindlework, free classic, half-timbered and patterned masonry. When the style first spread from England to the US in the 1870s, the half-timbered subtype was used, but the spindlework subtype became the most popular beginning in the 1880s.

The subject resource exhibits some of the character-defining features of the Queen Anne style such a front porch, a hipped roof with large dormers that look like cross gables, shingles in the dormer gables, and corbels. However, it does not have an irregular form and its façade is nearly symmetrical except for the side portion of the wraparound porch, which is not original. Additionally, design features used to break up flat wall surfaces are limited to the shingles in the dormer gables and the corbels. The house also does not fit into any of the four principal subtypes discussed by McAlester in *A Field Guide to American Houses*.

The modifications discussed above reduce the building's integrity of design, materials, workmanship and feeling. The porch modifications are particularly significant because porches are an important feature of the Queen Anne style. Due to these modifications and the building's limited Queen Anne features, it does not sufficiently embody the distinctive characteristics of the Queen Anne style. 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.

Research into the construction of the property at 230 Ivy 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 230 Ivy 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 230 Ivy 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 230 Ivy Street not be designated under any HRB criteria.



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Development Services Department

GT/ss

Attachment(s):

1. Applicant's Historical Report under separate cover