



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 10, 2020 REPORT NO. HRB-20-046

HEARING DATE: September 24, 2020

SUBJECT: **ITEM #11 – Cherokee Apartments**

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

APPLICANT: Thomas Utech and Kyle West represented by Urbana Preservation & Planning, LLC

LOCATION: 3629 Front Street, Uptown Community, Council District 3
APN 452-254-58-00

DESCRIPTION: Consider the designation of the Cherokee Apartments located at 3629 Front Street as a historical resource.

STAFF RECOMMENDATION

Designate the Cherokee Apartments located at 3629 Front Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the detached four-car garage, which was built outside of the period of significance. This recommendation is based on the following finding:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style with Mission Revival influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource features decoratively carved eave brackets, exposed rafter tails, multi-lite wood windows, slatted wood gable vents, stucco cladding, and an entryway portico composed fronted by shed roof clad in red clay Mission tiles supported by two massive stucco piers.

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 on the east side of the end of a dead-end street. The front façade of the building faces south, towards the side of the parcel.

The property was identified in the 2016 "Uptown Community Plan Area Historic Resources Survey Report" and given a Status Code of 5D3, "appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation"

The historic name of the resource, the Cherokee Apartments, has been identified consistent with the Board's adopted naming policy and reflects the historical name of the property as it may have been established by the original owner, subsequent owners, or community.

ANALYSIS

A Historical Resource Research Report was prepared by Urbana Preservation & Planning, LLC, which concludes that the resource is significant under HRB Criteria A and C, 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.

The subject resource reflects "The Panama-California Exposition and Streetcar Suburbs: 1909-1929" period discussed in the "Uptown Community Plan Area Historic Resources Survey Report" due to its date of construction, location and property type (apartment building). However, it was not found to reflect any special elements of this period.

The subject resource was constructed in 1913, during a residential building boom that occurred in anticipation of the 1915 Panama-California Exposition. This building boom included other apartment buildings, which were largely clustered in the Park Boulevard and Park West areas, with some in Hillcrest. The building was built by F. William Vogt, who was a vice-president of an insurance company that partially funded the Exposition. It was also built close to a streetcar line, a pattern of development followed by much of the construction occurring during this period in Uptown. However, research into the history of this property did not reveal any information to indicate that the property exemplifies or reflects special elements of this development period, compared to other apartment 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. Although the property retains these aspects of integrity, it nonetheless does not represent a special element of Uptown's or the City's development. It was not found to surpass other buildings of its kind in terms of its significance. Therefore, staff does not recommend designation under HRB Criterion A.

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 property contains a two-story apartment building with a basement level and a detached four-car garage, both clad in stucco. A driveway leads from the street along the south side of the property to the garages, which are located at the bottom of a slope, towards the east end of the parcel. The apartment building faces south and is two-stories at its façade and west side elevations. The rear

and east elevations reveal a daylight basement level. The building features a side gable roof clad in composition shingle, with decoratively carved brackets at the gables and exposed rafter tails. The windows are wood, multi-lite and either fixed, double-hung or casements. The front door is wood and multi-lite with multi-lite side lites. The facade is symmetrical, with a central entryway flanked by bay window elements that extend from the ground up to the roof eave. The entryway features a portico fronted by two massive, square stucco piers that support a balcony above. A front-facing shed roof sits between the two piers. The shed roof is clad in red clay Mission tiles. The entryway portico provides a Mission Revival influence to the Craftsman building.

The house has undergone few alterations since its 1913 period of significance. Modifications include the restuccoing of the exterior with a heavy catface stucco finish at an unknown date, and the construction of three retaining walls on the property between 2008 and 2017. Additionally, a detached four-car garage was built in the southeast corner of the parcel between 1921 and 1950. These modifications do not impair integrity of design, materials workmanship or feeling as it relates to Criterion C.

With origins in the British Arts and Crafts movement, 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 a 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.

Significance Statement: The subject resource continues to convey the historic significance of the Craftsman style with Mission Revival influences by embodying the historic characteristics associated with the style; including decoratively carved eave brackets, exposed rafter tails, multi-lite wood windows, slatted wood gable vents, stucco cladding, and an entryway portico composed fronted by shed roof clad in red clay Mission tiles supported by two massive stucco piers. Therefore, staff recommends designation under Criterion C.

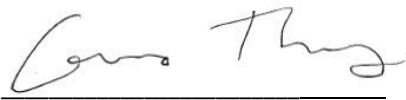
OTHER CONSIDERATIONS

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 Cherokee Apartments located at 3629 Front Street be designated with a period of significance of 1913 under

HRB Criterion C. The designation excludes the detached four-car garage, which was built outside of the period of significance.



Gemma Tierney
Associate Planner

GT/ss



Suzanne Segur
Senior Planner
Development Services Department

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/24/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/24/2020, to consider the historical designation of the Cherokee Apartments (owned by Thomas W Utech Trust 12-23-05, Kyle E West Trust 12-23-05, 4301 Hilldale Road, San Diego, CA 92116) located at **3629 Front Street, San Diego, CA 92103**, APN: **452-254-58-00**, further described as BLK 12 LOTS 7 THRU 9 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 Cherokee 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 Craftsman style with Mission Revival influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource features decoratively carved eave brackets, exposed rafter tails, multi-lite wood windows, slatted wood gable vents, stucco cladding, and an entryway portico composed fronted by shed roof clad in red clay Mission tiles supported by two massive stucco piers. 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 four-car garage, which was built outside of the period of significance.

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: _____
LINDSEY SEBASTIAN,
Deputy City Attorney