



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: May 17, 2013 REPORT NO. HRB-13-025

ATTENTION: Historical Resources Board
Agenda of May 23, 2013

SUBJECT: **ITEM #7 – 1410-1412 Lincoln Avenue**

APPLICANT: Aghassi Family Trust 07-17-01 represented by Urbana Preservation & Planning

LOCATION: 1410-1412 Lincoln Avenue, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 1410-1412 Lincoln Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1410-1412 Lincoln Avenue under any HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property at 1410-1412 Lincoln Avenue is located on the north side of Lincoln Avenue, just east of Maryland Street in the subdivision of University Heights, and was constructed in 1899. The building was identified in the 2007 Draft Uptown Survey as a heavily altered Vernacular style building, and was assigned a status code of 6Z. The surrounding neighborhood of West University Heights was identified as a potential historic district; however, the subject building was identified as a non-contributing element of that potential district. The adjacent building to the west, addressed at 4111 Maryland Street was constructed in 1953 and was determined by staff not to meet designation criteria.

ANALYSIS

A Historical Resource Technical Report (HRTR) was prepared by Wendy Tinsley-Becker of Urbana Preservation & Planning, which concludes that the resource is not significant under any HRB Criteria. Staff concurs that the site 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 applicant's HRTR provides a discussion of the early development of University Heights, which was first subdivided in 1888. However, development within University Heights did not begin in earnest until the development of the State Normal School in 1897. Research into the development of the subject property reveals that it was constructed in 1899 for Deputy Sheriff Fred M. Jennings, and was not associated with the establishment of the State Normal School or the original speculators at the College Hill Land Association. The HRTR also states that the subject building is not associated with other significant themes in the development of University Heights, such as the streetcar line or the establishment of Mission Cliffs Gardens. The HRTR concludes, "Due to the lack of information or evidence on the original architectural appearance (elevations) of the Lincoln Avenue property, its farther distance from streetcar lines installed in the neighborhood, and its greater distance from the Mission Cliff Gardens site, the dwelling does not appear to exemplify or reflect the early development history of University Heights, or any other historical events or elements reflecting the historical, archaeological, cultural, social, economic, aesthetic, engineering, landscaping or architectural development of University Heights." Staff concurs with this analysis and conclusion, and does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Chain of Title and City Directory research revealed past owners and tenants of the subject building, none of which appear to be historically significant individuals. 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.

The subject property located at 1410-1412 Lincoln Avenue was constructed as a single family home in 1899, likely in a vernacular Victorian or Colonial Revival style; however, later modifications have removed and diminished character defining stylistic features. The building is two stories in height and features a hipped roof with asphalt shingles; a modest eave overhang with wood soffit; narrow horizontal wood siding over wood frame construction; and a concrete foundation. Fenestration consists primarily of 1-over-1 wood frame and sash double hung windows, with a single wood frame picture window with a divided lite upper on the front façade.

Modifications include conversion of the residence to a duplex, which resulted in modification of the building footprint. Originally generally square in plan with a one story element and porch at the back, these rear elements were removed, and the house and roof were extended back to create a two-story rectilinear plan. A visible, vertical seam is present in the siding noting the original

footprint of the house and the later addition. The applicant's report states that this modification may have occurred in the 1940s as part of the remodeling efforts identified in the Notice of Completion. However, the 1921 Sanborn Map shows the modified footprint and the presence of "2 Flats" indicating that the conversion to a duplex occurred sometime prior to 1921.

Modifications noted in building records include unspecified improvements in 1940 documented in the Notice of Completion; removal of the original projecting front porch circa 1946 (per the Residential Building Record) and construction of a small, projecting boxed cornice element over the entry door, which was later covered with a scalloped aluminum awning; and unspecified remodeling in 1947. Apparent scarring on the front façade on either side of the existing porch may indicate the size and location of the original entry porch (Attachment 1). The historic report notes that all existing windows on the house appear to date to the 1940s remodeling efforts, as they are wider than what would typically be built at a circa 1890s building. Small one story storage and laundry room additions have also been added toward the rear.

The HRTR notes that while the house may have originally been constructed in a Colonial Revival or Victorian era style (based upon the date of construction, remaining architectural features, and Sanborn Map documentation) the building no longer conveys a distinct style or period of construction due to the aforementioned alterations completed primarily in the 1940s. The removal of the projecting entry porch is of particular significance, and resulted in the removal of a key character defining feature reflecting both the style and period. The extension of the second floor and resulting modification of the footprint from square to rectangular further degrades integrity. Lastly, the windows, if modified as believed by the applicant's consultant would be yet another significant impact to the building's integrity. However, this last possible modification aside, the loss of the original entry porch and alteration of the building plan has adversely impacted the building's integrity of design, materials and feeling, which are all critical aspects of integrity related to Criterion C, per the Criteria Guidelines. Additionally, there is no information to indicate that the building reflects a significant type or method of construction, and is not a valuable example of the use of natural/indigenous materials. Therefore, staff does not recommend 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.

The builder and architect, if one was retained, of the original 1899 structure could not be identified. Plumbing, roofing and flooring contractors involved in the 1940 remodel were identified in the Notice of Completion. The building is not associated with the work of a Master Builder, Architect, or other Master, and is therefore 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 has not been listed on or determined eligible for listing on the State or National Registers, and is therefore 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 is not located within a designated historic district, and is therefore not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS


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 1410-1412 Lincoln Avenue not be designated under any HRB Criteria. 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

KS/cw

Attachments:

1. Photos Illustrating Scarring at Porch
2. Applicant's Historical Report under separate cover

1410-1412 LINCOLN AVENUE: Scarring at Porch

