



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: May 8, 2014 REPORT NO. HRB-14-038

ATTENTION: Historical Resources Board
Agenda of May 22, 2014

SUBJECT: **ITEM #9 – 2961 E Street**

APPLICANT: Eric Sepin represented by Marie Lia

LOCATION: 2961 E Street, Greater Golden Hill Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 2961 E Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2961 E Street under any adopted 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 building is a one story Craftsman style single family residence built in 1929 on the south side of E Street in the E.W. Morse's Subdivision in the Greater Golden Hill Community.

The building is located on APN 539-592-07-00. The property was located within the boundary of the 2011 Draft Golden Hill Reconnaissance Survey, but was not identified in the survey because the property was not found to be potentially individually eligible for designation.

ANALYSIS

A historical resource research report was prepared by Marie Lia, 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.

There is no information provided to illustrate that the subject property exemplifies or reflects special elements of the historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development of the City or Golden Hill. 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.

Chain of Title and City Directory research revealed past owners and occupants of the subject building, none of whom 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 consists of a one story Craftsman style single family residence with partial basement built in 1929 of standard wood frame construction on a concrete foundation. The building's plan form is rectangular with a partial width central front porch. The moderate pitch roof is of composition shingle and primarily hipped with gabled forms over the front porch, two dormers and a portion of the rear of the structure. Roof eave overhang is moderate and includes exposed rafters. The building is clad primarily in wood lap siding with the portions of the exposed basement level clad in stucco. Decorative features are very limited – rafter tails, fascia boards, window trim and attic vents are all modestly executed while a portion of the front porch exhibits a simple dentil molding. Fenestration consists primarily of 1 over 1 wood double hung windows appearing singly or in pairs, and secondarily of focal windows with multi-light uppers. To the south, at the rear of the property, is a detached garage with a flat roof and attached carport.

With origins in the British Arts and Crafts movement, which 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 frames and sash windows in fixed, double hung and casement varieties.

The property has undergone relatively few alterations over the years and retains a good level of integrity in terms of its design, materials, workmanship and feeling. At an unknown date, the front door was replaced with a non-historic wood door. At the south (rear) elevation there is a non-historic jalousie window. Finally, the dentil molding on the east side of the front porch has been removed.

While there remains a good level of integrity, the property generally fails to present an adequate level of significance to warrant historic designation. First, the information provided in the research report is not sufficient to demonstrate any clear architectural significance. Stylistically the building is very reserved – without much of the architectural detailing that would make it highly representative or a valuable example of the Craftsman style, such as decorative window trim, false beams, knee braces, decorative rafter ends and fascia, elaborate attic vents, or a distinct and meaningful front porch. The subject house lacks all of these elements, and what small amount of embellishment seen in the dentil molding was added only to the porch and does not repeat anywhere else on the structure – leaving the porch somewhat disengaged from the rest of the house. The building is not a valuable example of the use of indigenous materials nor does it exemplify high craftsmanship and design. The property does not embody the distinctive characteristics of a rare or unique building type or method of construction. Finally, the building's age and physical features do not exemplify or reflect the era when its style, type or method of construction became popular. 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 property is not associated with a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman. Therefore, staff does not recommend designation under 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 not recommended that the property located at 2961 E Street 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.



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Senior Planner



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Deputy Director/HRB Liaison

KS/CP/cw

Attachment:

1. Applicant's Historical Report under separate cover