



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 8, 2015 REPORT NO. HRB-15-006

ATTENTION: Historical Resources Board
Agenda of January 22, 2015

SUBJECT: **ITEM #10 – 3127 McKinley Street**

APPLICANT: Justin Clapper represented by Legacy 106, Inc.

LOCATION: 3127 McKinley Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 3127 McKinley Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 3127 McKinley Street under any adopted HRB Criteria.

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 building is a one story single family home located on APN 453-793-13-00 in the residential subdivision of Altadena. The property was identified in the 2004 Draft North Park Survey as a potential contributing resource to the potential Altadena Historic District. The property was not identified in the 2011 Draft North Park Survey.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criterion C. Staff disagrees, and finds that the house is not eligible for designation 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.

Research into the history of the property at 3127 McKinley Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or North Park's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. 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 property at 3127 McKinley 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 property located at 3127 McKinley Street is a one story single family home constructed in 1928 in the Spanish Eclectic style, and features a flat roof with parapet; decoratively troweled stucco over wood frame construction; and a concrete foundation. A small, front-gabled projecting bay sits to the north end of the front façade and features two 3-over-1 double hung wood frame and sash windows under a raised, pointed stucco detail. To the right, the entry is recessed under a shed roof supported on a simple stucco column. Both the front-gable and shed roofs are clad in mortar-packed single-barrel clay tile. To the right of the entry is a fixed focal window with four upper lights flanked by 3-over-1 double hung wood frame and sash windows, all under a raised, pointed stucco detail. A stucco-clad chimney sits on the south, side façade - also flanked by 3-over-1 windows. Remaining fenestration consists of 1-over-1 double hung wood frame and sash windows.

Modifications include the application of non-historic stucco over the original decorative hand-troweled stucco; construction of an 80-square foot wood floor, enclosed porch at the rear sometime in the 1930s or 1940s; replacement of the original wood and glass entry door with the present solid wood entry door at an unknown date; the addition of decorative tile at the entry porch; the removal of the original scored concrete walkway, which was replaced with stone pavers; and the addition of cobble at the side porch. The most singularly significant of these modifications is the application of non-historic stucco. As seen in the historic photographs included in the applicant's report, the house originally featured highly decorative and distinctive hand-troweled stucco walls. The application of non-historic stucco has greatly diminished the profile, appearance and impact of this character-defining feature.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style, which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled,

cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

As originally designed and constructed, the house embodied the distinctive characteristics of Spanish Eclectic architecture. However, the modifications, in particular the alteration to the stucco that resulted in the loss of the distinctive hand-troweled finish, have significantly impacted the design, materials, workmanship and feeling of the original Spanish Eclectic design. 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 subject property at 3127 McKinley Street was built by Marvin W. Hamlet. Hamlet has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend 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 3127 McKinley 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 3127 McKinley Street is not located within a designated historic district. Therefore, the property is 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 3127 McKinley Street 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/HRB Liaison

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Attachment:

1. Applicant's Historical Report under separate cover