



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 11, 2012 REPORT NO. HRB-12-068

ATTENTION: Historical Resources Board
Agenda of September 25, 2012

SUBJECT: **Item #16 – 3794 Louisiana Street**

APPLICANT: Paul Spears Revocable Trust represented by Paul & Sarai Johnson

LOCATION: 3794 Louisiana Street, Greater North Park Community,
Council District 3

DESCRIPTION: Consider the designation of the property located at 3794 Louisiana Street
as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 3794 Louisiana Street under any adopted HRB Criteria, due to a lack of integrity.

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 subject building is a one-story home with a detached garage. The house is located in the Pauly's Addition subdivision within the Greater North Park Community.

ANALYSIS

A historical resource research report was prepared by Paul & Sarai Johnson, which concludes that the resource is significant under HRB Criteria A and C. Staff finds that the site is not a significant historical resource under any HRB Criteria, due to a lack of integrity. 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 Historical Report provides information regarding early suburban development resulting from the increase of the middle class in San Diego, the development of worker housing, employment practices, and city planning which brought about improved city parks and transportation such as the streetcar lines. The report discusses the streetcar lines constructed between 1910 and 1912 at the intersection of 30th Street and University Avenue which allowed for suburban development in North Park and nearby communities. This, along with the 1915 Panama-California Exposition provided a boost in the City's growth and development.

Although the report indicates how this era in San Diego's development history is reflected in the construction of the structure located at 3794 Louisiana Street, there is no evidence provided in the report which would suggest that this particular property is a special element to early planned residential, streetcar communities for the emerging middle working class. The subject property did not stimulate the development of the early planned residential, streetcar communities in San Diego nor was it considered one of the first homes constructed in this neighborhood. The subject structure was constructed in 1920 which is far past the early years when this neighborhood began to develop. Therefore, staff does not recommend designation under 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 subject house is a one-story, Craftsman style home constructed in 1920 with a modified detached garage and features a low-pitched cross-gabled asphalt shingle roof with exposed rafter tails. The exterior façade of the house features horizontal beveled wood siding with alternating wide and narrow boards. The partial width front porch features a shed roof which extends from the cross-gable roof. The shed roof is supported by two large porch columns which are wood on the upper half and brick on the lower half of each column. The front door is a large wood door with a fixed window in the center of it. The brick chimney is located on the northern elevation of the structure. Fenestration generally consists of fixed and double hung wood windows with some of the fixed windows featuring multi-divided lites across the top.

Modifications to the house are significant and include the original porch columns being removed and replaced initially with full brick columns to support the shed roof. There is no evidence in the report as to when the original columns were removed. In 2009, the current property owner removed the brick porch columns and constructed "Craftsman style" wood columns with partial brick bases. The owner indicated to staff that he surveyed the Craftsman style homes in the surrounding neighborhood and constructed the new porch columns based on the predominant theme he witnessed in the neighborhood. Although it is possible that the porch columns were originally constructed similarly to their current appearance, there is no evidence such as historic photos that clearly show that the columns looked like. Per the Secretary of the Interior's Standards, restoration must be based on historic documentation of a prior condition. Other modifications to the house include the replacement of the original porch floor and entry steps to

the porch with brick material, which is not historically appropriate for this style of architecture and period of significance; and the expansion and relocation of the garage to the northern end of the property sometime after 1956. The modifications to the structure are substantial and have greatly impacted the architectural integrity of this Craftsman style home. These modifications have compromised the original design, materials and workmanship of this structure. Due to this substantial loss of integrity of the original 1920 Craftsman style design and construction, staff is unable to recommend designation under HRB Criterion C.

OTHER CONSIDERATIONS

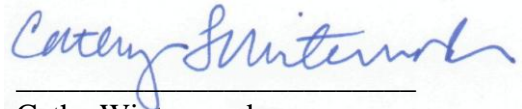
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 3794 Louisiana Street not be designated under any HRB Criteria due to a lack of integrity. 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.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Assistant Deputy Director/
HRB Liaison

JO/ks/cw

Attachment:

1. Applicant's Historical Report under separate cover