



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 10, 2011 REPORT NO. HRB-11-007

ATTENTION: Historical Resources Board
Agenda of February 24, 2011

SUBJECT: **ITEM #5 – Alexander Schreiber Spec House #5**

APPLICANT: Phillips-Moriarty Family Trust represented by Scott Moomjian

LOCATION: 2310 Presidio Drive, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Alexander Schreiber Spec House #5 located at 2310 Presidio as a historical resource.

STAFF RECOMMENDATION

Designate the Alexander Schreiber Spec House #5 located at 2310 Presidio Drive as a historical resource with a period of significance of 1924 under HRB Criteria C and D. The designation excludes the second story addition that was constructed in post 1963 and the detached garage that was reconstructed in 2005. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the resource retains its character-defining gabled clay-tile roof, gable-end vents, wood divided light casement and double-hung windows, decorative stucco surround and front entry tile.



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2. The resource is representative of a notable work of Master Builder Alexander Schreiber and retains integrity as it relates to the original design. Specifically, the resource appears to be one of the earliest known Spanish Eclectic style homes constructed by Schreiber.

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 home is a two-story residence constructed in 1924 by Alexander Schreiber located in a single-family residential neighborhood in the Presidio Hills area of Mission Hills.

The historic name of the resource, the Alexander Schreiber Spec House #5 has been identified consistent with the Board's adopted naming policy and reflects the name of Alexander Schreiber, who constructed the house as a speculation house.

ANALYSIS

A historical resource research was prepared by Scott Moomjian which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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.

Constructed in 1924, the house provides 2,175 sq. ft. of livable space, with a detached two car garage. The exterior is sheathed with a sand finish stucco over 2"x4" wood frame construction. The roof is a medium pitched intersecting gable roof sheathed with clay tile. The rear portion of the roof features a flat roof with a parapet. There is little to no overhang on the roof. Each elevation features squared and recessed clay tile vents with the exception of the front elevation which has a rounded and recessed vent.

The centrally located front entrance is slightly recessed with an eight-paneled door surrounded by decorative tile. The entrance is also located on an uncovered porch area. The door is flanked by a large tripartite to the right and a smaller tripartite window to the left. The window located to the right is surrounded by an arched stucco surround. Each corner of the front façade also features a smaller flared wing wall. The front porch is surrounded by a low stuccoed wall capped with tile and accessed by six tiled steps.

The north elevation features four 1/1 double hung windows spaced evenly on the wall plane. The south features two single light windows flanking a tapered and stuccoed chimney. Slightly behind the chimney is a recessed porch with a low stucco wall capped with tile. The porch area appears to have a small roof structure that is covered with vine-type of plant. The rear elevation also features several 1/1 double hung windows spaced evenly on the plane.

The rear yard features a detached two-car garage that was replaced in the same location as the original in 2005. The garage is accessed via a non-historic patterned driveway. Overall the integrity of the house is good and the house has been maintained. Staff believes that there have been some changes to the exterior of the home, but the alterations do not detract from the historic character of the house. The front porch, steps, and low stucco walls have had Saltillo and decorative tile installed, a small second story addition was added in the 1960s, the driveway was replaced with an inappropriate pattern, and the garage was replaced at the rear of the house. Regardless of the modifications, staff recommends that the house is designated under Criterion C as a good example embodying distinctive characteristics of Spanish Eclectic style architecture.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Alexander Schreiber was born in Kansas in 1887 and moved to San Diego in 1912, at age 25. Little is known of his early career in San Diego, however, in 1912 he was listed as a carpenter in the City Directory. He progressed to the building contractor profession by 1916 and in the mid 1920s he operated a real estate office in the then burgeoning district of Hillcrest. His primary occupation was as a building contractor until his retirement in the 1940's.

During his career, Schreiber was a prolific builder, designing and building houses and commercial buildings throughout the City in neighborhoods including North and South Park, University Heights, Loma Portal, Encanto and Mission Hills. Most of his house designs were in the Craftsman and Spanish Eclectic vernacular so popular in the 1920s and 30s, though he did design at least two houses in Mission Hills in the Prairie style. In addition to being a skilled builder, he was an early experimenter in the use of electricity in houses, his obituary crediting him with building the first home in San Diego completely wired for electrical appliances.

Alexander Schreiber and his wife Hannah purchased the subject property in May 1923. Schreiber applied for sewer service in June 1925 and the property was deeded to the Union National Bank in July 1925.

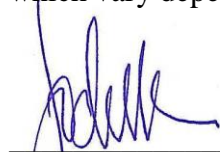
Currently, five Schreiber-designed buildings are designated historical resources: HRB #522, Claude & Edna Bradley Woolman/ Alexander Schreiber House, 2420 Presidio Drive, HRB #618, Alexander Schreiber Spec House #1, 4205 Arden Way, and HRB #730, Alexander Schreiber Spec House #2, 1866 Fort Stockton Drive, HRB # 762, Alexander Schreiber Spec House #3, 4191 Stephens Street, and HRB #772, Alexander Schreiber Spec House #4, 4151 Stephens Street. These properties were designated based on association with Schreiber as a master builder as well as their architecture. The subject property represents a late Craftsman style of architecture with distinctive wood trellis features and is a fine illustration demonstrating Schreiber's breadth as a builder.

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 Alexander Schreiber Spec House #5 located at 2310 Presidio Drive be designated with a period of significance of 1924 under HRB Criterion C as a good example of Spanish Eclectic style and Criterion D as a notable piece of work of by Master Builder Alexander Schreiber. The designation excludes the second story addition constructed in the 1960s and the detached garage constructed in 2005. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

jb/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 2/24/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/24/2011, to consider the historical designation of the **Alexander Schreiber Spec House #5** (owned by Phillips-Moriarty Family Trust, 2310 Presidio Drive, San Diego, CA 92103) located at **2310 Presidio Drive, San Diego, CA 92103**, APN: **443-210-15-00**, further described as LOT 3 BLK 523 NWLY 40 FT LOT 2 & SELY 15 FT 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 Alexander Schreiber Spec House #5 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 the Spanish Eclectic style and retains a good level of architectural integrity from its 1924 period of significance. Specifically, the resource exhibits a gable-tile roof, gable-end vents, wood divided light casement and double hung windows, decorative stucco surround at the main focal window, and front entry tile. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a resource that is representative of a notable work of Master Builder Alexander Schreiber and retains integrity as it relates to the original design. Specifically, the resource is an intact and well executed example of Schreiber's work in the Spanish Eclectic style and reflects a high level of design and construction. 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 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: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney