



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 12, 2007 REPORT NO. HRB-07-025

ATTENTION: Historical Resources Board
Agenda of April 26, 2007

SUBJECT: **ITEM 13 – JOSEPH IRELAND BUILDING, 1479 J STREET & JOSEPH IRELAND RENTAL PROPERTY (historic name to be confirmed), 360 15th STREET**

APPLICANT: Kathleen Crawford on behalf of Kenneth Cummings, owner, referred from the City Centre Development Corporation.

LOCATION: 1479 J Street & 360 15th Street, Centre City Community, Council District 2

DESCRIPTION: Designate under one or more established HRB Criteria or do not designate.

STAFF RECOMMENDATION

Designate the Joseph Ireland Building at 1479 J Street and the Joseph Ireland Rental Property (historic name to be confirmed pending complete title report), located at 360 13th Street and under HRB Criterion C as rare examples of Victorian commercial and residential vernacular in downtown San Diego.

BACKGROUND

This item is being referred to the Historical Resources Board by the City Centre Development Corporation in conjunction with the City Municipal Code that requires potential historical sites previously identified in a survey be reviewed by the City's Historical Resources Board (HRB) prior to development. Both 1479 J Street and 360 15th Street were included in surveys prepared for the Centre City Development Corporation in 1989 and 2001. They were most recently identified as sites #30 and #63 in the *East Village Combined Historical Surveys 2005*, where they were evaluated as eligible for local listing.



Planning Department

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Dating from the 1880s, these wood framed structures are located on the same parcel. Dating to 1884, 1479 J Street was originally built as a two-story, mixed use commercial/residential building. Located in the southwest quadrant of J and 15th Streets, it consists of a 4080 sq. ft. rectangular footprint with a chamfered bay canted to the intersection. The upper story sports a pair of one-over-one sash windows (now boarded), while a replacement entry door occupies the lower register. Four bays of sash windows (now boarded), capped with corbelled cornices in the upper register, light the J Street façade, while two bays of paired sash windows and one bay of a single sash window (also boarded) light the upper register on the 15th Street façade. The parapet roofline is accented by a decorative cornice with spindle work brackets. The building is sheathed in wide ship lap siding and trimmed with corner boards.

An historic photo (Attachment 1) indicates that the building was originally intended to accommodate commercial use on the ground floor, with five bays of multi-paned glazing along the 15th Street façade, adjacent to the corner entrance. This is confirmed by the 1888 Sanborn map that notes twin storefronts on the ground floor, with residential use on the upper story. Unfortunately, the building was unoccupied, most likely resulting from an economic “bust”, so it was slowly converted to more intense residential uses. Sanborn maps indicate the lower register assumed the configuration in the historic photo by 1906, with a dwelling noted at 368 15th Street and a store and second floor dwelling at 372 15th Street. By 1921, the 15th Street store fronts were boarded up and the entire building had been converted to lodgings, with the secondary entrances on J Street and 15th Street still extant today. By 1940, both buildings had been further subdivided to address Depression and war-related housing shortages. 1479 J Street accommodated 18 lodgers, while 360 15th Street housed 6 tenants.

Known as the Joseph Ireland rental property, 360 15th Street was always a modest, one-story, Victorian vernacular single family dwelling. Reportedly moved from its original (unknown) location, its move was most likely facilitated by its diminutive 664 sq. ft. size, enhanced with a 48 sq. ft. covered front porch, and at one time, a 50 sq. ft. rear utility porch, now removed. It currently sits on a concrete block basement, partially clad with narrow drop lap siding. Its hipped and front gabled roof is open to the sky, the result of an unexecuted rehabilitation project. Consequently, the property has experienced severe deterioration over the past five years. Nonetheless, with its one story asymmetrical massing and glazed tripartite frontal bay, it continues to convey the essential character defining features of a folk Victorian cottage. A raised porch, covered with a shed roof, shelters the front door that is located at the crux of the L-shaped footprint. The original door, entry stairs, scrolled eaves and turned porch posts are no longer extant. Eave details in the frontal bay include scrolled brackets, dentil molding, carved panels and turned colonettes, while a simply carved cornice and corner boards trim the currently unpainted horizontal shiplap wooden siding. Fenestration consists of tall one-over-one double hung windows surrounded with flat trim work. The windows are topped by flared stepped cornices and supported on bracketed sills. A damaged interior brick chimney now only extends to the roofline, while portions of the rear and side walls are missing.

The original owners of both buildings were Joseph and Elizabeth Ireland (1888-1907), followed by Vernon and Florence Rood (1907-1935). Between 1913-1925, R. H. Root operated a grocery store at 1479 J Street. He was followed in 1926 by R. G. Stewart, who operated a restaurant.

Although R. O. Douglas offered furnished rooms from 1926-1930, by 1935, Roods had conveyed the property to Louis Johnson and 1479 J Street was vacant. Subsequent historical owners, who used the property for rental purposes, included: Lois and George Corodemas (1936-1941), L. G. and Jesty Wesley, (1941; 1943-45); various members of the Mackenzie family (1941-1943) John Anderson (1945-1952); and Eva Taylor and various members of the Hooper family (1952-1977). The current owner, Ken Cummings, acquired the property in 1999. Between 1955-1980, the property was know as the J Street Hotel, managed successively by Carrie Bryant (1955-1960) and Eva Taylor (1960-1980).

ANALYSIS

A historical report was prepared by Kathleen Crawford. Staff concurs that the site is a significant historical resource under HRB CRITERION C (Architecture), 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 indigenous materials or craftsmanship.

The Joseph Ireland Building and the Joseph Ireland Rental Property are wood framed, Victorian-era buildings from the 1880s. They are good examples of an increasingly rare collection of early building stock in downtown San Diego representing the "Boom of the Eighties" that was spurred by intensely competitive railroad connections between Southern California and the East Coast of America. As such, they typify vernacular building traditions in San Diego conducted by both individuals and speculators, mostly combining pattern book designs with common building materials and easily understood construction techniques.

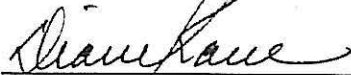
Both buildings use simple footprints that maximize square footage and minimize complicated carpentry. The fancy work, most likely standardized elements that were locally milled, is relegated to the street facades, where it is concentrated at the cornices and around window and door openings. Despite the modifications, such as the conversion of the first floor of 1479 J Street from commercial to residential purposes, and loss and/or deterioration of historic fabric, such as the chimney, roof, rear porch and front steps of 360 15th Street, both buildings continue to possess a majority of their character defining features. On 1479 J Street, these include: the rectangular, two story massing with chamfered corner entrance; the shiplap siding with corner boards; the bracketed parapet; the upper register tall rectangular sash windows with flat trim, bracketed cornices and protruding sills; the transomed paneled side door along J Street; and the belt course between the first and second floors. Although the first floor commercial facade has been slip covered, and the original entry doors are no longer extant, these represent a small portion of the exterior and can be reconstructed from photographic evidence. At 360 15th Street, character defining features include the one-story, asymmetrical footprint; the angled frontal bay with tall, rectangular tripled sash windows; the covered side entry porch; the hipped and gabled roofline; and the dentil, panel, colonette and bracket trim. Again, missing features can be accurately reconstructed from photographic evidence (Attachment 2).

As a comparative analysis, 360 15th Street is one of 23 pre-1900 Victorian residences included in the *East Village Combined Surveys 2005*, while 1479 J Street is one of five pre-1900 commercial

properties included in the survey. If 1479 J Street is considered a multi-family property (based upon its use) rather than a commercial property (based upon its original design) then it is one of eight pre-1920 multi-family buildings included in the *East Village Combined Surveys 2005*. Both buildings deserve the protection of historic designation to ensure their continued contribution to San Diego's history. Consequently, staff recommends that the Joseph Ireland Building, located at 1479 J Street, and the Joseph Ireland Rental Property, located at 360 13th Street, be designated under HRB Criterion C as rare examples of Victorian commercial and residential vernacular in downtown San Diego.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Joseph Ireland Building, located at 1479 J Street, and the Joseph Ireland Rental Property (historic name to be confirmed pending complete title report), located at 360 13th Street, be designated under HRB Criterion C as rare examples of Victorian commercial and residential vernacular in downtown San Diego. 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.



Diane Kane, Ph.D., AICP
Senior Planner

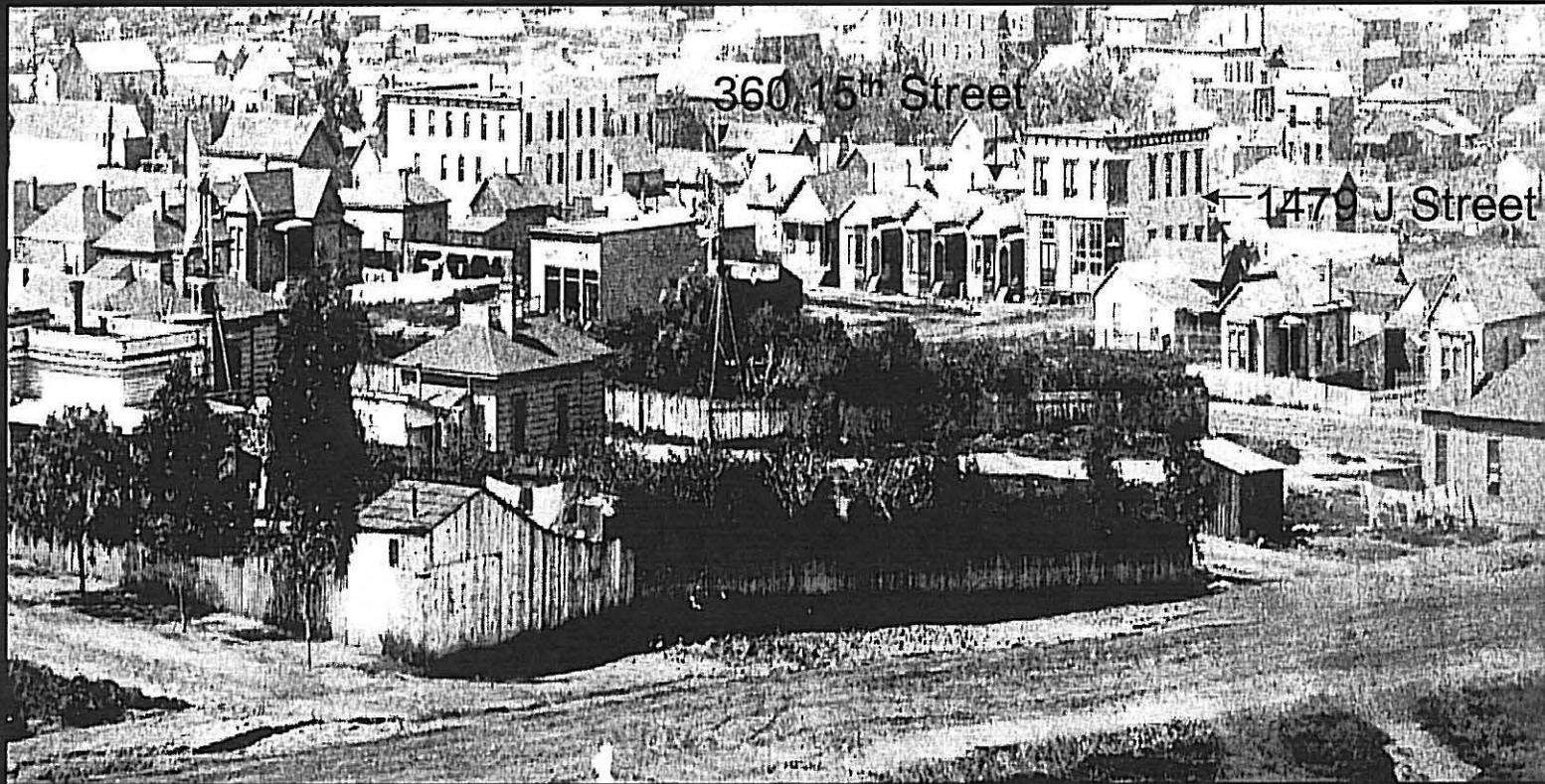


Cathy Winterrowd
Senior Planner/Program Coordinator

DK/cw

- Attachment(s):
1. Historic photo, c. 1890 (courtesy Bruce Coons)
 2. 360 15th Street DPR Form, 1989 Bayside Inventory
 3. Applicant's Historical Report (under separate cover)
 4. Chain of Title page missing from the applicant's Historical Report (under separate cover)

East Village Historic Photos



Attachment 2. 15th & J looking West 1890

IDENTIFICATION

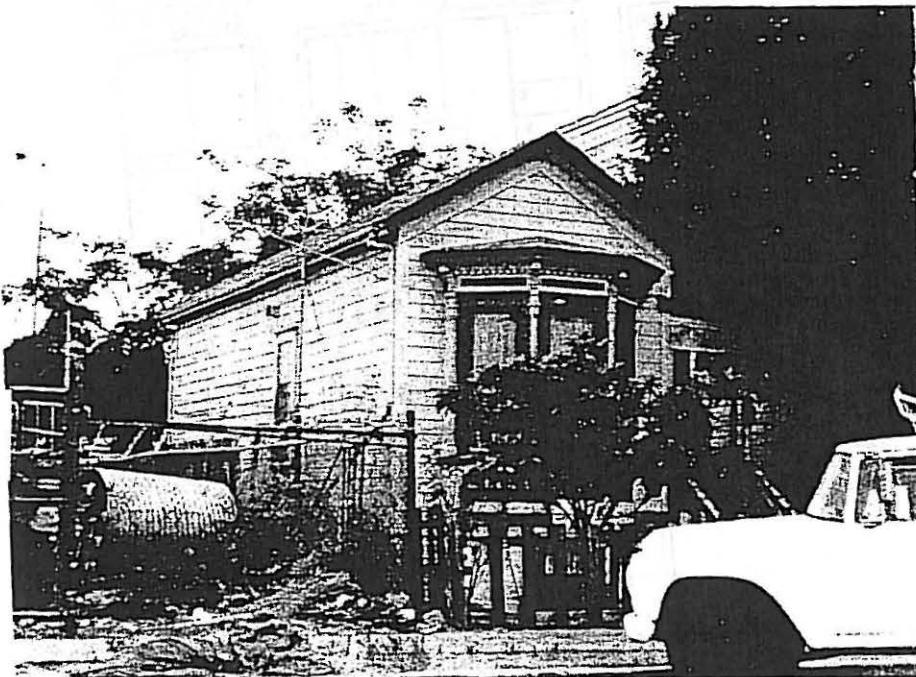
1. COMMON NAME: None
2. HISTORIC NAME: Rood Rental
3. ADDRESS: 360 15th Street CITY: San Diego, CA
ZIP: 92101
4. PARCEL #: 535-396-04
5. PRESENT OWNER: Lawrence Piraino
ADDRESS: 766 Rosecrans St. CITY: San Diego, CA
ZIP: 92106 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Vernacular Victorian
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Sherman Addition, Block 36, W 30' of N 65' Lot 3.

This is a rather simple one-story Victorian residence, which likely dates as early as the 1880's. The gabled roof of medium pitch has a simple frieze and overhang. The siding is shiplap, and the house has, on the exterior, been only slightly maintained. Only one double hung sash window appears on the south side of the house. Much of the north side of the house is hidden by trees and a two-story rooming house. The front entry is reached by a set of wooden stairs, but the primary feature is a well decorated bay window at the front of the house with a hipped roof. Interesting scroll and spindle work decorate the moldings between the double hung sash windows of this angled bay. The bay's roof is supported by brackets, which are separated by a row of dentils.



8. CONST. DATE: 1887
EST: X FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
30' x 65'
12. DATE OF PHOTO:
1988

TENTATIVE RANK: 3

SIGNIFICANCE: As one of the few single-family residences remaining in the area, this Victorian Vernacular style structure is considered significant because

of its architectural design.

13. CONDITION: Excell Good Fair X Deteriorated
No longer in existence
14. ALTERATIONS: None noted
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other
16. THREATS TO SITE: None known Pvt devel X Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? Moved? X Unknown?
Prior to 1921
18. RELATED FEATURES: None

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

This structure was moved to this location prior to 1921, probably by Vernon and Florence Rood, who bought the property in 1907 and owned it through the 1930's. The house has been used as a rental through the years until 1989. It is one of the few single family residences dating to the 1880's remaining in this area.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

Office San Diego County Recorder
San Diego City Directories

22. DATE FORM PREPARED: 5/1/89
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