



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 15, 2013 REPORT NO. HRB-13-013

ATTENTION: Historical Resources Board
Agenda of March 28, 2013

SUBJECT: **ITEM #7 – 4507 New Hampshire Street**

APPLICANT: Carol Neidenberg Trust; represented by Legacy 106, Inc.

LOCATION: 4507 New Hampshire Street, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 4507 New Hampshire Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 4507 New Hampshire 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 property is located south of Madison Avenue within the University Heights neighborhood of the Uptown Community.

ANALYSIS

A historical resources research report was prepared by Legacy 106, Inc, which concludes that the resource is significant under HRB Criterion C and D. Staff does not concur that the site is a significant historical resource under any adopted 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 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 structure at 4507 New Hampshire Street is a one-story Craftsman style residence with a compound floor plan and features a low-pitched cross-gabled roof with wide open eaves,

exposed rafter tails, square shingle siding in the gable ends, and wood clapboard siding on the main elevations. Two brick chimneys protrude out of the asphalt shingle roof. The partial width front porch projects forward of the main house and is covered by a front gable containing a centered rectangular horizontal window with ten divided-lites. The enclosed porch features the original supports with a beige wooden door in the center flanked by five-lite sidelights. Single pane windows are on each side of the front door. Fenestration consists of multi-light wood casement and double hung wood sash windows. The detached garage is original with a front gable and similar wood shingle and horizontal clapboard siding as the house. It should be noted that the owner has included elements of the interior in the nomination which include the fireplace in the living room with bookshelves on each side; a built-in china cabinet with two wooden bench seats on each side in the dining room; the built-in wooden desk with a writing table that folds out in the den; and the paneled wainscoting on the walls, built-in pocket doors, and decorative boxed roof beams in the dining room and living room. Staff is not supporting designation of any aspect of the property, due to a lack of integrity.

The most substantial modification to the structure is the complete enclosure of the original partial width front porch. The report provides a copy of the 1921 Sanborn Map which indicates that the porch was originally open. The 1956 Sanborn Map indicates that the front porch had been enclosed at some point between 1921 and 1956. The original partial width open porch was a primary character-defining feature of the Craftsman style and it was intended by Edward F. Bryans to be constructed as an open porch, not fully enclosed. Other modifications include a non-historic deck with a modern sliding glass door on the rear elevation of the structure as well as another non-historic deck with a modern sliding glass door on the south side elevation. The report indicates that the owner is in the process of replacing the sliding glass door in-kind with a set of wood French doors. The complete enclosure of the front porch has impacted the overall architecture integrity of the structure and the loss of a primary character-defining feature of the Craftsman style has precluded designation of the property at 4507 New Hampshire Street. Therefore, staff does not recommend designation of the property located at 4507 New Hampshire under HRB Criterion C due to lack of integrity.

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

Edward F. Bryans was born in Minnesota on April 16, 1881 of Irish parents. He was first listed in the City of San Diego Directory in 1913. His residence was at 3544 Oregon, and his occupation was "bldg contr." He was listed at this address with his wife Myrtle C. from 1913 to 1916. Bryans and his wife were listed at 3022 Upas from 1917 to 1926, and his occupation remained the same. On April 29, 1926, Bryans obtained a building permit for 3401 Granada, and this was his listed residence in the City Directory from 1927 until 1961. Bryans built in the tracts of Horton's Addition, Park Villas, University Heights, Blairs Highlands, West End, Pauly's Addition, Mission Beach, and the neighborhood along Pershing Avenue which is now the North Park Dryden Historic District (HRB# 1008) which established Bryans as a Master Builder. His occupation was variously listed as "carp," "contr," and "bldg contr," until 1942, after which he had no occupation. Bryans died August 12, 1973 at the age of 92.

The report gives a lot of detailed information regarding Bryans' many accomplishments as a builder and provides discussion of Bryans construction of residences in the neighborhood now designated as the North Park Dryden Historic District. However, staff does not concur that the subject property located at 4507 New Hampshire Street is a notable work of Bryans due to a lack of integrity. The complete enclosure of the original partial-width front porch is a substantial modification and has impacted the original appearance of the house which Bryans designed. The complete enclosure of the front porch has taken away a primary character-defining feature of the Craftsman style. Therefore, staff does not recommend designation of the property located at 4507 New Hampshire under HRB Criterion D due to lack of integrity as it relates to what Bryans originally designed and built.

OTHER CONSIDERATIONS

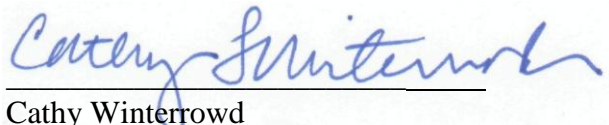
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 4507 New Hampshire 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