CITY OF SAN DIEGO
M E M O R A N D U M

DATE: June 17, 2013

TO: Historical Resources Board and Interested Parties

FROM: Kelley Stanco, Senior Planner

SUBJECT: **ITEM 5 – 372 FOURTH AVENUE**

This item was previously heard by the Historical Resources Board at the February 28, 2013 Board meeting, at which time staff recommended that the property not be designated under any HRB Criteria due to a lack of integrity. The item was continued for 60 days at the request of the applicant, during which time they prepared and submitted a Second Addendum to the Historical Resource Research Report, dated April 2013. The information provided in the Second Addendum reinforced the prior conclusion of the applicant and staff that the building is not eligible for individual historic designation under any HRB Criteria, due to a lack of integrity. Therefore, the staff recommendation remained unchanged (Attachment 1).

Prior to the Board hearing on April 25, 2013, letters speaking to the construction typology and engineering of the building were submitted to the Board by Union Architecture (Attachment 2) and MJ Structural Engineers (Attachment 3). In response, the applicant requested a 60 day continuance to review the information provided in the letters.

The Union letter first states that the building should be designated under HRB Criterion B for its association with Spreckels, and states that the subject building "represents the last remaining building associated with the Spreckels Commercial Company." However, there is no information or documentation provided to support this assertion, and staff disagrees with the author's conclusion.

Second, the Union letter provides a brief overview of concrete and steel truss construction, noting that both of these elements were associated with the 1920s modern era. The letter concludes that the subject building should be designated under HRB Criterion C "as a good example of an early modern warehouse as exemplified in the use of concrete walls, long span lightweight steel trusses, simple abstract non-ornamental form and a column free plan." While the steel trusses and concrete walls remain, issues related to integrity addressed in the applicant's report and the staff report continue to adversely impact the building and its eligibility under HRB Criterion C. The Union letter, while focusing on the steel trusses and concrete walls, concludes that the building is eligible under Criterion C as an "early modern warehouse". However, as previously stated in the staff report, the extensive modifications have significantly impaired the integrity of the original warehouse design by eliminating key character defining warehouse features, such as the roll-up doors, and introducing non-historic commercial storefront and window systems not historically found on warehouse buildings. As a result, integrity of design,

materials and feeling have been directly compromised. In addition, integrity of setting has been adversely impacted by redevelopment of the surround block and adjacent intersection. Therefore, staff continues to recommend against designation under HRB Criterion C.

Additionally, on June 6th the applicant submitted a letter prepared by A.B. Court and Associates (Attachment 4) which provides a brief evaluation of the subject building from a structural perspective and provides some historical context for steel truss and board-form concrete construction. The letter notes that the construction typology was common for the period.

Lastly, the applicant's representative has requested that it be clarified that they are representing the current owner, Williams Family Trust /Elizabeth W. Awes Separate Property Trust, and not Bosa Development, who is no longer involved with the property.

KS

Attachments:

1. Staff Memo Dated April 11, 2013 (without Attachment 2)
2. Letter by Union Architecture, dated April 8, 2013 (Submitted by Union Architecture)
3. Letter by MJ Structural Engineers, dated April 23, 2013 (Submitted by MJ Structural Engineers)
4. Letter by A.B. Court & Associates, dated June 6, 2013 (Submitted by the Applicant)

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: April 11, 2013

TO: Historical Resources Board and Interested Parties

FROM: Kelley Stanco, Senior Planner

SUBJECT: **ITEM 5 – 372 Fourth Avenue**

This item was previously heard by the Historical Resources Board at the February 28, 2013 Board meeting, at which time staff recommended that the property not be designated under any HRB Criteria due to a lack of integrity (Attachment 1). The item was continued for 60 days at the request of the applicant. Since the February hearing, the applicant has prepared and submitted a Second Addendum to the Historical Resource Research Report, dated April 2013 (Attachment 2). The Second Addendum provides additional analysis and information regarding the building as a Warehouse building type; the impact of the modifications completed in 1985 as they relate to the U.S. Secretary of the Interior's Standards and integrity; the use of monitors in building construction; and the building's eligibility under HRB Criterion A. A copy of the Warehouse Thematic Historic District Survey Context has been included for reference as well. It should be noted that while the Survey Context provides a background for warehouse development in San Diego, the building would have to be found individually significant within that context under one or more designation criteria. There is no information available to support that conclusion.

The information provided in the Second Addendum reinforces the prior conclusion of the applicant and staff that the building is not eligible for individual historic designation under any HRB Criteria, due to a lack of integrity. Therefore, the staff recommendation remains unchanged.

Attachments: 1.) Staff Report 13-007, Dated February 14, 2013
2.) Applicant's Second Addendum (under separate cover)

THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 14, 2013 REPORT NO. HRB-13-007

ATTENTION: Historical Resources Board
Agenda of February 28, 2013

SUBJECT: **ITEM #5 – 372 Fourth Avenue**

APPLICANT: Bosa Development Company represented by Marie Burke Lia

OWNED BY: Williams Family Trust / Elizabeth W. Awes Separate Property Trust

LOCATION: 372 Fourth Avenue, Downtown Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 372 Fourth Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 372 Fourth Avenue under any adopted HRB Criteria, due to a lack of integrity.

BACKGROUND

This item is being brought before the Historical Resources Board by a potential buyer in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The commercial warehouse building was constructed in 1924 on the southwest corner of Fourth Avenue and J Street by the Spreckels Brothers Commercial Company. The property was identified in the 2005 Warehouse Thematic Historic District Survey as a contributing resource to the potential district. The Board adopted the Warehouse Thematic Historic Survey but did not designate a local district. Subsequently, Save Our Heritage Organization (SOHO), the proponent of the historic district, withdrew the application from the Historical Resources Board and submitted an application to the State Office of Historic Preservation (OHP) to consider State and/or Federal eligibility of the proposed historic district. In 2007, OHP determined there was not sufficient integrity to establish a district, as proposed. Therefore, this building is coming before the Board for designation consideration as an individual resource.

ANALYSIS

A historical resource research report was prepared by Kathleen Crawford of the office of Marie Burke Lia, which concludes that the building is not significant under any HRB Criteria, and staff concurs with that determination. 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.*

There is no information available to suggest that the subject building exemplifies or reflects a special element of the City's or the Marina District's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. It was constructed as a standard commercial warehouse, and does not embody and distinct or unique significance apart from other commercial warehouse buildings. 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.*

The subject property was owned by several entities and individuals, and has been occupied by a number of different tenants since its construction in 1924. The only entity or individual of note is the Spreckels Brothers Commercial Company, who owned and occupied the building from its construction in 1924 until 1932. Owned by John D. Spreckels and his brother Adolph, the Spreckels Brothers Commercial Company was one of many in the Spreckels empire, and appears to have focused on sale and distribution of a variety of goods, including coal, construction supplies and agricultural products. There is no indication that this Company was of particular historic significance. In addition, the property is associated with the Company and was used as a warehouse, and is not directly associated with John D. Spreckels either personally or professionally (i.e. home or office). Therefore, staff does not recommend 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 subject property located at 372 Fourth Avenue was constructed in 1924 as a commercial warehouse building type, displaying no particular stylistic influences. The building measures approximately 100 feet by 200 feet in size and is constructed of reinforced concrete. The medium-pitch front gable roof features a monitor (a raised structure running along the ridge of a double-pitched roof, with its own roof running parallel with the main roof) and is clad in red standing seam roofing. A pair of horizontal slatted vents is present in the gable ends. Historic photographs provided in the applicant's addendum and this staff report (Attachment 1), as well as evidence remaining in the building illustrate that the building originally featured only a few roll-up bay doors, as well as minor access doors and windows on the east façade.

In 1985, the building was substantially altered to accommodate a change to commercial use. Alterations included the following: elimination of the access doors and small windows on the east façade; elimination of the single roll-up door of the east façade; introduction of a large 3-part storefront system on the east façade; framing-in of the 4 roll-up doors on the south façade and introduction of windows within the reduced openings; elimination of the loading dock on the south façade; framing-in of 1 roll-up door of the west façade and introduction of a window within the reduced opening; framing-in of 3 roll-up doors on the north façade and introduction of windows within the reduced openings; framing-in of 1 roll-up door on the north façade and introduction of a window and access door within the reduced opening; and introduction of awnings on all 4 elevations. The modifications have significantly impacted and impaired the integrity of the original warehouse design by eliminating key character defining features, such as the roll-up doors, and introducing non-historic commercial storefront and window systems not historically found on warehouse buildings. As a result, integrity of design, materials and feeling have been directly compromised. In addition, integrity of setting has been adversely impacted by redevelopment of the surround block and adjacent intersection. 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 building was constructed by R.A. Jackson, according to the Notice of Completion filed in December 1924. City directory listings confirm that R.A. Jackson was a contractor; however, he has not been established by the Board as a Master Builder. In addition, there is no information available to indicate the involvement of an architect in the design of the building. 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 subject property located at 372 Fourth Avenue has not been listed on or determined eligible for listing on the National Register or the State Register of Historical Resources. 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 subject property located at 372 Fourth Avenue is not located within a locally 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 372 Fourth Avenue 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.

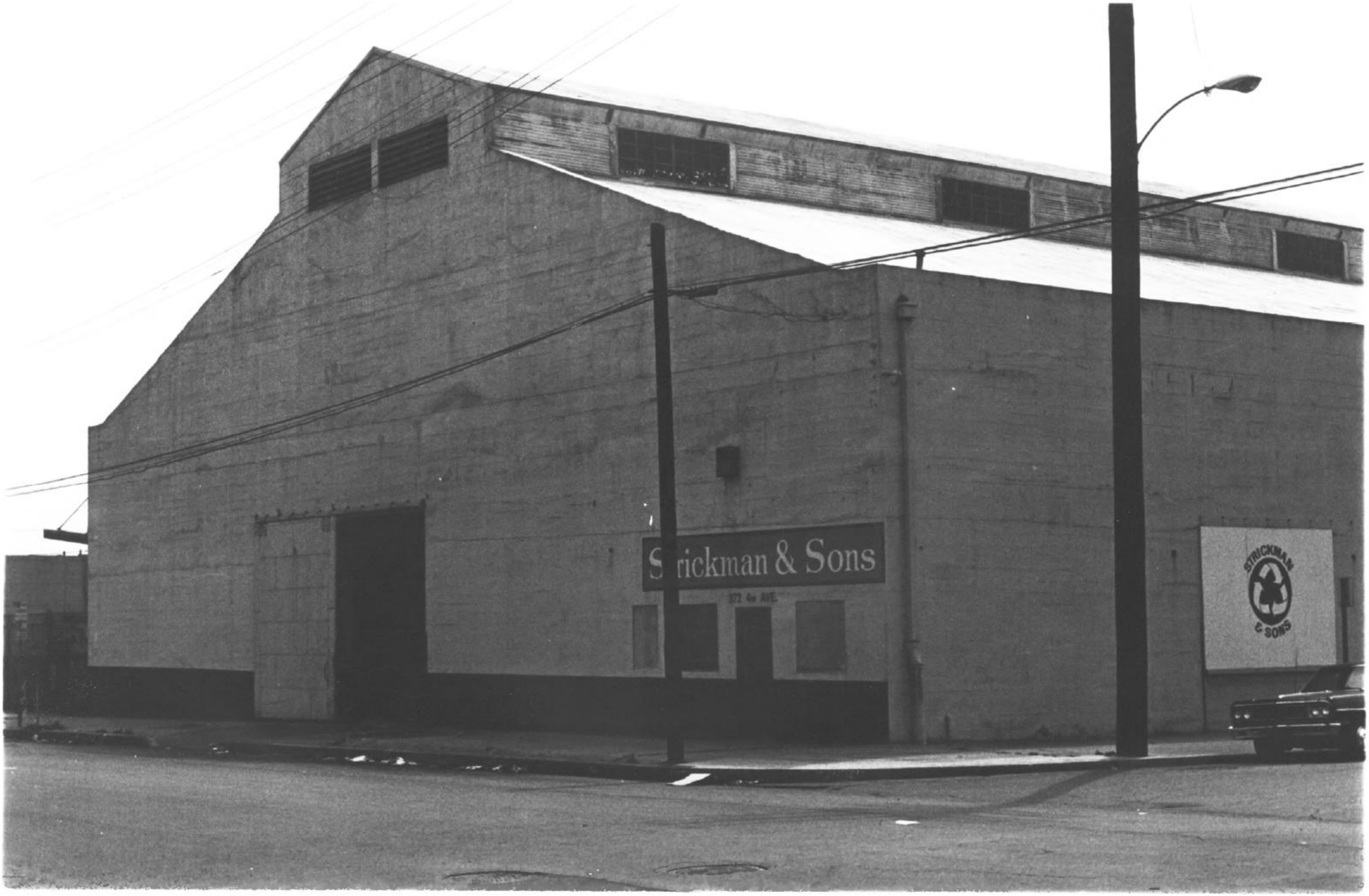
Kelley Stanco
Senior Planner

Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

KS/cw

Attachment:

1. Historic Photo dated November 1979, from Gaslamp Survey
2. Applicant's Historical Report and Addendum under separate cover


rickman & Sons
372 4th AVE.
STRICKMAN
& SONS

GASLAMP QUARTER DISTRICT

Building Address: 4TH AVE (WEST SIDE
San Diego, CA. 92109 BETWEEN ISLAND
Photographer: Steve Leinow AND J
Location of Negative:
City Administration Building
202 "C" street NOV 8 1979
San Diego, CA. 92109
View of Photograph: SW
Number of Photo: 140 of 163

UNION ARCHITECTURE INC.

April 8th, 2013

To: Kelley Stanco
Senior Planner
City of San Diego

and: John Lenno
Chair of Historic Resource Board

and: all HRB members.

John D. Spreckles 1924 Modern one story warehouse:
Discussion of :
1. John D. Spreckles relationship with construction industry in early 20th century San Diego.
2. Materials, Construction Methods and Design Form.

1. It would seem that as a result of Mr. Spreckles personal experience of the 1906 San Francisco Earthquake and subsequent fires, he consciously constructed buildings of concrete when possible. Concrete was an improvement over hollow clay tile or brick in seismic strength. It was also an improvement over wood in fire resistance. Concrete also had the advantage of being left "bare" as a finish material. Spreckles Theater, Spreckles Organ Pavilion, San Diego Hotel, and other structures mark the influence of Spreckles' direction to construct in concrete. The Spreckles Commercial Co. warehouse at 372 Fourth Ave. shows this preferred material now being used in the most simple building type. With the large holding of land and buildings, Mr. Spreckles had an influenced on the use of concrete and other building materials in San Diego. This building represents the last remaining building associated with the Spreckles Commercial Company. It is important to have a structure such as this, which relates to the ideals of turn of the century industrialist and civic boosters. These men actively engaged in planning and construction. They were not only investors, but participants in projects. The active working part of a developer as seen in the warehouse where materials, fuel, etc. supplied the high cultural buildings, railroads, roads, etc. by Spreckles and other companies. Therefore it should be designation under Criteria "B"

2. In the early 1900's concrete walls, above grade floors or roof construction of formed concrete was starting to be employed as a construction technique in San Diego. Concrete was used in flat work (sidewalks and streets), first floor and basement slabs and in foundation / footings usually in tandem with wood framing for walls, floors and roof. One story shed type warehouse construction tended to employ different materials but usually wood and hollow clay tile were mostly used. The most common structural system employed wood post- beam construction with heavy beams for floors and wood roof trusses .Heavy timber is fire resistant due to the thickness of wood member. The space between the columns (infill) may employed stacked hollow clay tile, brick or wood stud walls. Some warehouses may have had used concrete as columns, piers and partial height walls but usually not full height walls constructed of concrete.

Beginning in the 1920's, major construction of roadways was undertaken in every American city. Prior to WWI only 2% of the roads were paved and 1 out 13 families had a automobile. By 1930 2/3rds of roads were paved and 4 out of 5 families had an automobile*. Because of the activity in concrete road construction, many workers become accustom to working in the material. Also, engineering was improved in material composition, portland cement and re bar technology and calculated formula for spans / reinforcement behavior. These factors created a popular understanding of the techniques of concrete construction.

The 1920's are generally regarded as the first "Modern" decade and concrete was seen as a material of this era. The Spreckles Warehouse use of a (6") thick concrete wall at heights of 22' -0" ft. to 45' -0" is a very good representation of the use of concrete construction type in early 1920's . The walls were designed with openings at all four sides. These opening are are unaltered from a structural point of view. They can be in filled or cut out and still not effect the structure or form. Often industrial building of this type have areas called "KO" or knock out panels. Because an industrial buildings' function can change over time, these "KO" panels provide that flexibility option. Additional opening were cut into the concrete walls at East elevation. These are minor for they do not effect the overall form or feeling of the structure. Essentially the warehouse has been useful and adaptable over its almost 90 years. This is a testament to the selection of durable materials and good design and planning.

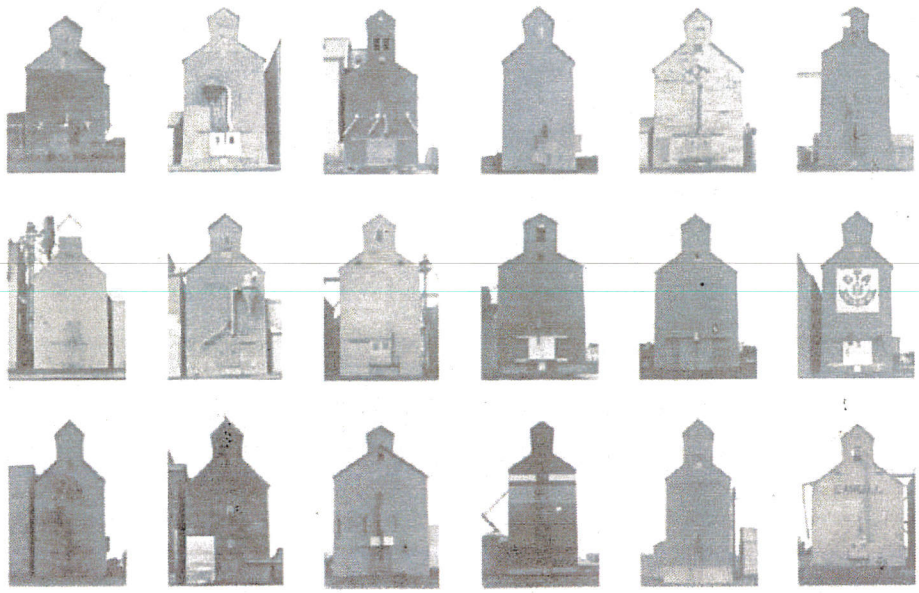
The other structural material of significance is the steel roof trusses. Spanning (100'-0") at 20'-0" on center, the lightness" of the steel indicates an improved technology. Light weight steel trusses are another material associated with the 1920's modern era. Truss manufacturing most likely saw a boom in the 1920's due to the availability of steel from the Navy's shipbuilding / maintenance activity. Metal workers and materials were available for erection. The truss were most likely shop erected in three sections, then shipped to site and the three sections connected on the floor and hoisted into place via a crane. The trusses were then crossed braced for lateral loads. The result of the technology was a column free interior space 100 x 200 feet. (20,000 sq. ft. total)

The structural system is simple and immediately recognizable. Modern architecture often revealed the structural and this warehouse exemplifies this concept. The concrete walls are left bare and the steel trusses are left exposed. No ornamentation is on the building. Compared to other Spreckles Commercial Company buildings to the South on Fourth Ave., this building truly represents the new modern aesthetic emerging in the 1920's. Modern architects statement s from Louis Sullivan "form follows function" and Mies van der Rohe "less is more" certainly apply to this warehouse. Its form is powerful and masculine. Abstraction is another hallmark of modernism. Distilled down to essential functioning elements, the warehouse is an excellent example of an abstraction from older 19th century wooden grainery warehouses. Minor cuts and bruises (aka alterations) do not affect the form which is is an archetype form. The ability to enclose space or volume is directly related to modernism. It is often described as "free plan." This building is a forerunner to even greater column free or "open plan" warehouse industrial building types. Although an exhaustive survey of San Diego on all warehouses from the 1920's is not available, the author believes that this building is rare, if not the only, remaining warehouse that has an enclosed volume this great.

Therefore it should be designation under Criteria "C" as a good example of a early modern warehouse as exemplified in the use of concrete walls, long span lightweight steel trusses, simple abstract non -ornamental form and column free plan.

Cordially yours,

John Eisenhart Architect #c25743
Union Architecture Inc.
1530 Brookes Ave.
San Diego, Ca. 92103
619-269-4941



Typological comparison of wooden elevators.
(Source: Mahar-Keplinger, 1996, 122-3)

Older wood elevator form, usually constructed in wood. The Spreckles Warehouse exhibits similar form but constructed in modern materials, concrete and steel.

Although beginning to be infilled in this1979 photo, the older port infrastructure is located very close to Spreckles Warehouse.

Looking North from "K" Street. Older warehouse buildings constructed in wood with "Mission Revival" Parapet at street elevation. The spreckles Warehouse exhibits strong building form without direct historical refrence. There is no "front" or "back", evoking one of the modernism tenants: form follows function.

Looking South from "J" Street. Site is occupied by older warehouse. Buildings from previous photo are in the distance. Note date of photograph, June 1924.

5-432 SENSOR SPRECKELS SAVAGE TIRE Co.

Savage Tire Co. on 26th Street. Brick and wood construction on exterior. Note monitor form on roof.

SPRECKELS SAVAGE TIRE CO.

Savage Tire Co. on 26th Street. Steel roof truss is similar to Spreckles Warehouse on 4th Avenue and J Street. Interior photograph from Historic American Engineering Record.

Interior photograph showing steel roof truss spanning one hundred feet at 20'-0" on center spacing. Note end wall at gable is constructed of poured concrete.


San Diego, Bay, Point Loma,
Slocum Photo
1534

Item 5

MJ structural engineers

7710 Balboa Ave.
Suite 206-C
San Diego, CA 92111
Ph: 858.442.7771
Fax: 619.996.2082

April 23, 2013

To: Ms. Kelley Stanco
Senior Planner
City of San Diego
and: Historic Resource Board members

Subject: **Spreckles Warehouse**
372 4th Avenue, San Diego, CA 92101

Ladies and Gentlemen:

On March 8, 2013, we performed a site visit to the subject building. The building is a concrete shear wall structure with a wood and steel framed roof and we understand that it was originally constructed around 1924. The building is rectangular shaped in plan and measures approximately 200 feet in length and 100 feet in width with its longitudinal axis roughly located in the east-west direction. The roof is constructed with large steel trusses that are spaced approximately 20 feet on-center and span the width of the building (approximately 100 feet). The trusses are supported by concrete pilasters along the side (north and south) walls. The concrete walls are located around the perimeter of the building. From the appearance of the concrete walls, it is clear that they were constructed using board forms.

We were impressed with the building's structural framing. In our opinion, the steel trusses are an efficient and economical structural engineering system and represent high quality engineering/construction of the era. In our opinion, the use of concrete shear walls indicates the desire to construct a durable structure. In addition, the use of the concrete shear walls instead of masonry walls likely shows that the designer was attempting to improve the structure's ability to resist seismic loads. Lastly, it is our opinion that the structural elements of the building are in good condition.

Sincerely,

James A. Miller
Principal

A. B. COURT & ASSOCIATES

STRUCTURAL & SEISMIC ENGINEERING

ANTHONY B. COURT, SE
PRINCIPAL - PRESIDENT

June 6, 2013

Elisabeth W. Awes, Property Owner Representative
2734 Via Dieguenos
Alpine, CA 91901

Attention: Ms.Elisabeth Awes

Subject: 372 Fourth Avenue – Limited Structural Review
San Diego, CA 92101

Dear Ms. Awes,

Per your request, we have undertaken a limited structural review of the subject property. The purpose of the review was to observe the general structural configuration, condition, and extent of modification to the existing building, particularly in relation to the City of San Diego Historic Review Board Designation Criterion A.

Our review consisted of a visual site investigation on May 29, 2013, review of various reports and documents received, and a general structural evaluation in relation to HRB Criterion A. We understand that the other potentially applicable HRB Criterion C is being evaluated by other members of your team.

Existing Structure:

The building was reportedly constructed in 1924 as a warehouse facility. It is rectangular in plan measuring approximately 100 feet by 200 feet, with a gable roof structure and a ridgeline roof monitor running the longitudinal east-west length of the building. The building was significantly modified in 1985 from a warehouse space to a retail space. It has continued to serve in that capacity since the remodel.

The original structure consisted of a board formed concrete walls with steel roof trusses at 20 feet on center, with 2x8 rafters between trusses, 1x board sheathing and corrugated metal roofing. The concrete walls are 6" thick and are stiffened with pilasters at each truss and a concrete bond beam continuous around the perimeter at the truss bearing height. The north and south walls are of uniform height, while the east and west walls extend up to the height of the gabled roof and roof monitor. The steel trusses are lightweight, long span trusses, formed with bolted steel angles, clear spanning 100 feet to create a column free interior.

The 1985 remodel involved several significant modifications including removal of the exterior loading dock, infill and raising of the entire interior floor by 2 feet in elevation, reconfiguration of the exterior wall openings, including introduction of 3 large store front openings on the east side, and replacement of most of the roll-up doors with infill concrete and windows. Large window and entry awnings were added around the perimeter. The corrugated metal roofing was removed and replaced with brightly colored standing seam metal roofing. The interior exposed timber roof construction was covered with foil and batt insulation. Large mechanical ducts and various electrical conduits and fixtures were added in the truss space.

4340 Hawk Street □ San Diego, CA 92103
(619) 546-7050 tel □ (619) 840-3900 alternate
Email: abcourt@abcourtse.com

The structure appears to be in generally good condition, however, it appears in our opinion to be deficient in seismic resistance. It was designed and constructed before the advent of modern seismic design practices or building codes. Its concrete walls likely provide substantial in-plane bracing capacity, but its roof structure and wall anchorage connections are lacking. The concrete walls add significant mass and seismic force to the building and roof. The roof diaphragm appears to consist of board sheathing and spans 200 feet from east to west. This diaphragm configuration is very weak in relation to the large seismic forces imparted by the mass of the concrete walls and could result in severe damage in significant earthquake. The roof structure includes a series of horizontal braces but they are not interconnected to form a horizontal truss or diaphragm. The heavy concrete walls are connected to the roof trusses which potentially provide reasonable out-of-plane anchorage, however, considering the vintage of the construction, it is unlikely that the connection details would meet any current standards. The high gable walls on the east and west ends of the building are not connected to the trusses and potentially present a relatively weak wall anchorage condition which can also result in significant earthquake damage.

Evaluation in Relation to Criterion A:

The HRB Criterion A stipulates that eligible structures exemplify or reflect special elements of various aspects of the City's development. In this instance, the applicable aspect would be engineering. Interpretation as to how that criterion applies to a structure is ultimately a judgment for the HRB. This structural evaluation and report is intended only to place the subject structure into context in structural engineering history in San Diego to assist the HRB in making their evaluation and judgment.

Two relevant features of the Fourth Avenue structure are the concrete walls and steel roof trusses. Concrete and steel began in first quarter of the 20th century to replace masonry and timber as more capable and higher quality materials for larger structures.

Concrete was a very common construction material in downtown San Diego in the first half of the 20th century and the 1920s in particular. It was used in combination with or in lieu of masonry and timber as a more capable and durable material. Some of the other prominent surviving concrete structures, or concrete and steel structures, from that time period include: Pioneer Warehouse on K Street, McClintock Warehouse on Kettner, Spreckels Building, Grant Hotel, Balboa Theatre, California Theatre, Museum of Art, Museum of Man, Ohr Shalom Synagogue on Laurel Street, and the San Diego County Administration Building, among many others.

Note that these buildings and nearly all concrete structures built in the first half of the 20th Century utilized board formed concrete. Board forming was the industry standard until plywood forming became readily available after World War II. While most buildings used a plaster or stucco finish to cover the board forming on exterior walls, most of these buildings still show board forming on many interior surfaces and on exterior back walls.

The second relevant feature of the Fourth Avenue building is the steel truss roof structure. Steel was also coming into common use in the 1920s as a more capable and durable alternative to timber. A very similar exposed steel roof structure is visible in the Museum

of Modern Art in the old Santa Fe Depot baggage warehouse on Kettner Boulevard. Similar steel trusses were also used but concealed in the Museum of Art in Balboa Park (c. 1925) and the Ohr Shalom Synagogue on Laurel Street (c. 1924). Long span curved roof trusses were used in the California Theatre (c. 1927) and the North Park Theatre (c. 1928), as well as in numerous slightly more modern industrial facilities along Pacific Highway (e.g., Solar Turbine facility and SpaWars facility).

In summary, it is our opinion, based on experience with many similar structures in San Diego, that the steel and concrete systems used in the 372 Fourth Avenue building represent structural materials that were good quality but were also very common throughout the City in the 1920s. They do not represent unusual or ground breaking developments in San Diego's structural engineering history. Whether they and the building exemplify "special elements" in the City's engineering development is a matter of judgment for the HRB.

If you have any questions regarding this assessment report or the project, please do not hesitate to call.

Sincerely,

Anthony B Court

Anthony B. Court, SE – Principal

Attachments: Photographs

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Photo 1: 372 Fourth Avenue with new storefront openings, roof and awnings.

Photo 2: 372 Fouth Avenue – board formed concrete, removed loading dock, modified openings and new awnings.

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Photo 3: 372 Fourth Avenue – roof trusses.

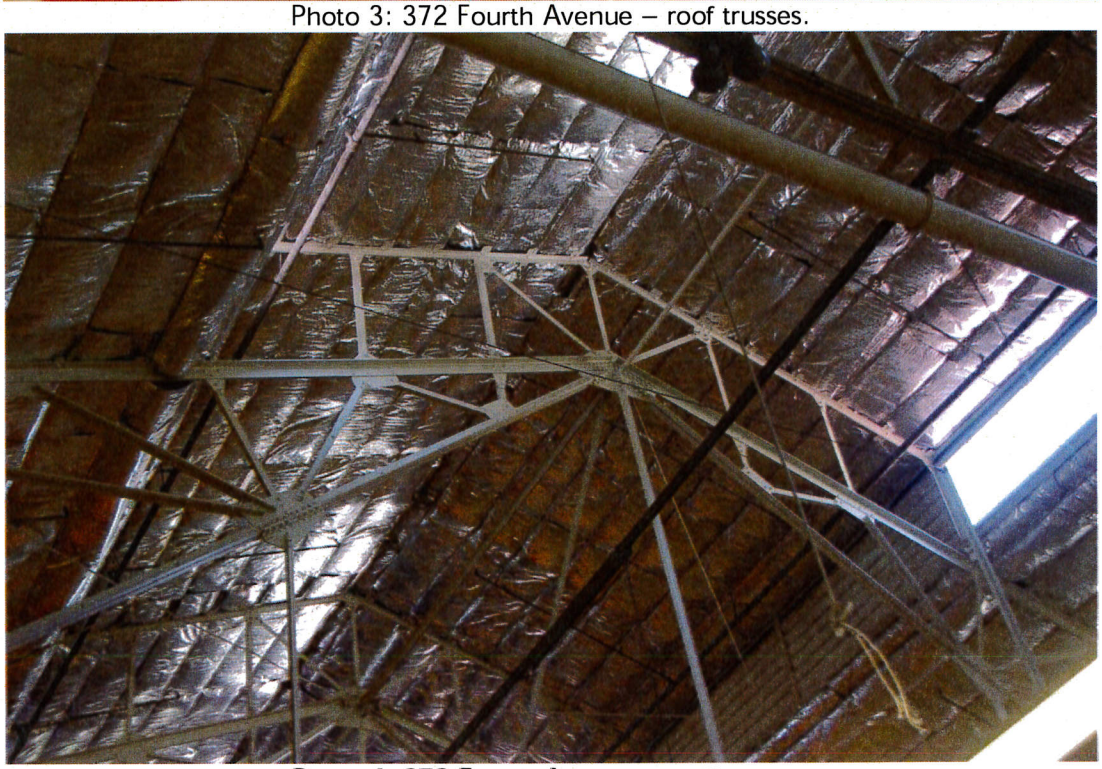

Photo 4: 372 Fourth Avenue – roof trusses.

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Photo 5: Museum of Modern Art (MoMA) at Santa Fe Depot Baggage Warehouse.

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Photo 6: MoMA Roof Trusses

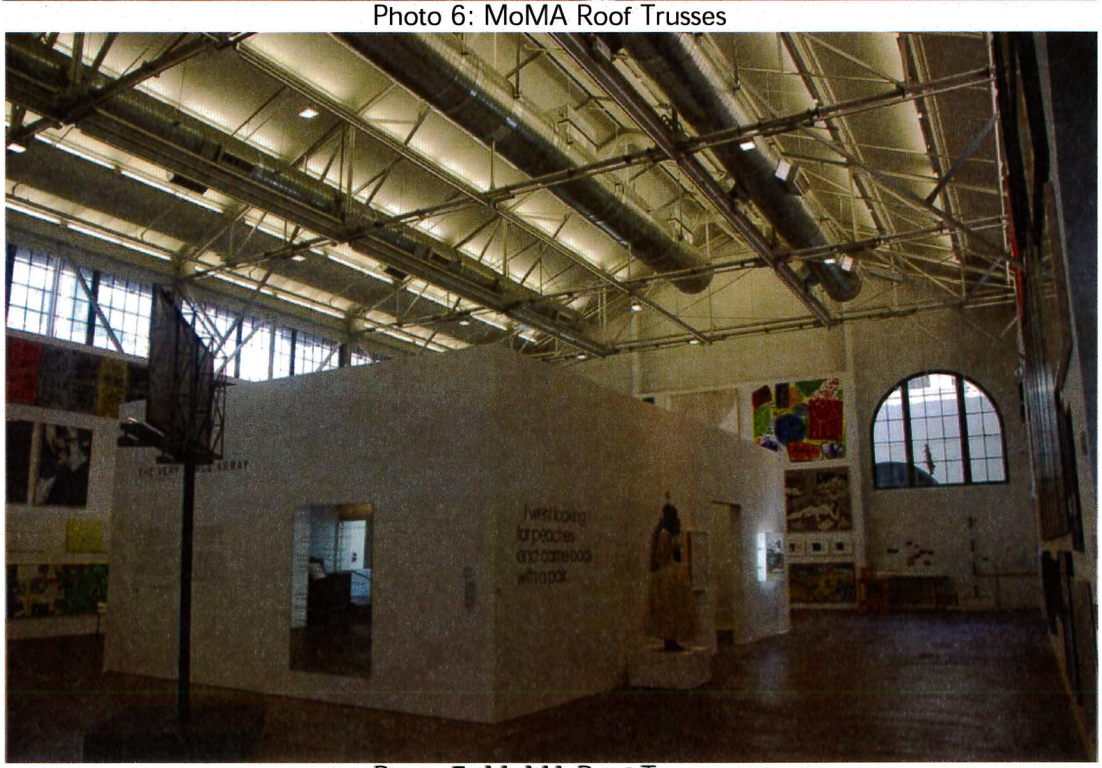

Photo 7: MoMA Roof Trusses

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Photo 8: Museum of Man – board formed concrete and steel bracing at Tower.

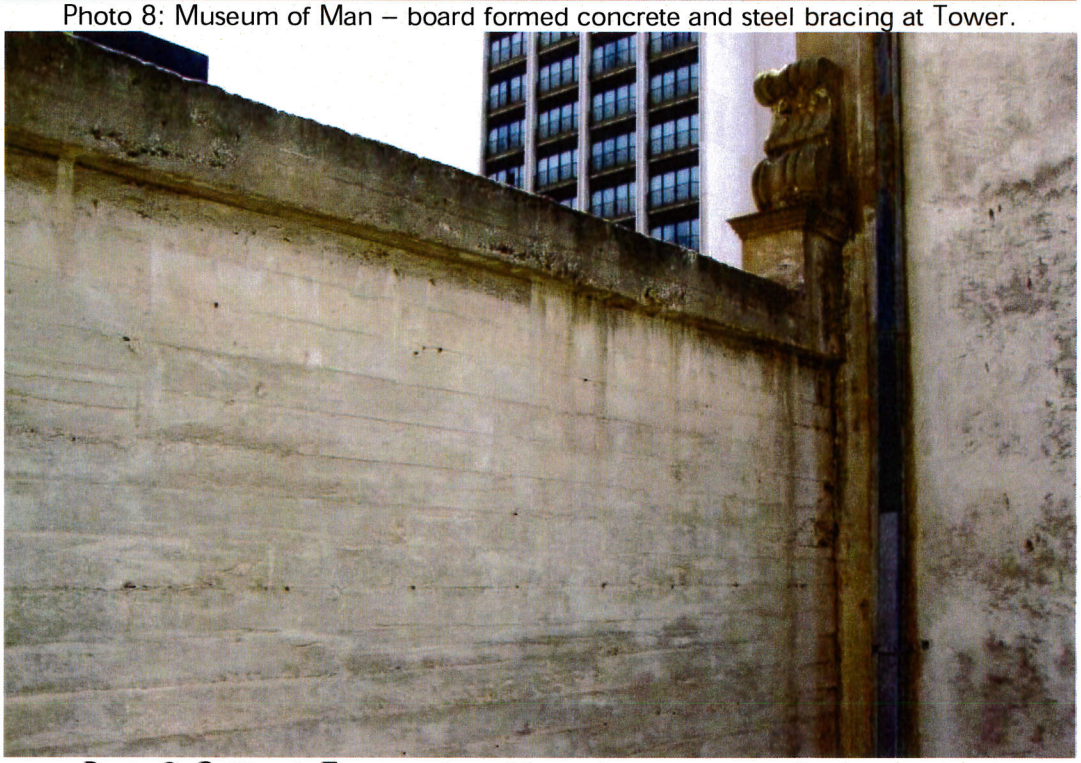

Photo 9: California Theatre – board formed concrete at auditorium parapet.

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