



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: February 12, 2015 REPORT NO. HRB-15-009 (REVISED)
ATTENTION: Historical Resources Board
Agenda of February 26, 2015
SUBJECT: **ITEM #7 – 4079 1st Avenue**
APPLICANT: Urban Edge, LLC represented by Scott Moomjian
OWNER: Lou Jack Johnson
LOCATION: 4079 1st Avenue, 92103, Uptown Community, Council District 3
DESCRIPTION: Consider the designation of the property located at 4079 1st Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 4079 1st Avenue under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board 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 property is located in a neighborhood of single and multi family homes within the Hillcrest community.

The building is located on APN 444-521-04-00. The property was identified in the 2007 Draft Uptown Survey and given a Status Code of 5S3, “Appears to be individually eligible for local listing or designation through survey evaluation.”

ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian, which concludes that the resource is not significant under any HRB Criteria and Staff concurs. 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.

Research into the history of the property at 4079 1st Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Hillcrest's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. 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.

Research into the owners and tenants of the property at 4079 1st Avenue did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for 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.

Constructed in 1910 in the Craftsman style, the house is one story sheathed with horizontal wood lap siding on the body of the house and wood shingles in the gable ends. The subject property features a medium pitched, cross gable roof sheathed in asphalt shingles with a moderate overhang and exposed rafter ends. A chimney protrudes from the south side of the house. The partial width front porch is located at the northwest corner of the house and features triangular knee braces. The gable end features a rectangular vent between triangular knee braces. The porch is supported by two tapered, wood columns that transition into tapered columns sheathed with wood lap siding. The porch has a low wood balustrade and off center entry steps. Under the porch roof there is a recessed, off center entrance and one window.

The south side of the house features a bay window and several single hung windows. The gable end of the south side also features what appears to be a non historic window opening. The north side elevation features a squared bay window, several single hung windows on the first floor and a non historic window in the gable end. The rear yard features a detached garage and an attached shed structure.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled or hipped roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

There have been a number of modifications to the property. At the rear of the house, on the southeast corner, a one story addition was recently reconstructed consistent with the Secretary of the Interior's Standards. The majority of the original divided light, double hung windows were replaced in their original openings with 1/1 vinyl, single hung windows. Based on the Sanborn map, which indicates that the house is one story, the windows in the gable end also appear to have been added. The Residential Building Record also appears to denote a protruding chimney (separate from the visible on the roof) on the south side of the house which is no longer evident on the house. Also, as noted in the report, the front door has also been replaced.

While the house features a number of character-defining features associated with the Craftsman style, there have been a number of alterations to the property. These cumulative changes to the house have resulted in a loss of integrity. 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.

Research into the construction of the property at 4079 1st Avenue failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for 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 property at 4079 1st Avenue has not been listed on or determined eligible for listing on the State or National Registers. 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.

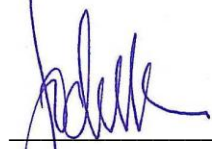
The property at 4079 1st Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 not recommended that the property located at 4709 1st Avenue be designated under 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.



Jodie Brown, AICP
Senior Planner



Kelley Stanco
Senior Planner/HRB Liaison

JB/ks

Attachment:

1. Applicant's Historical Report under separate cover