



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: October 16, 2008 REPORT NO. HRB-08-067

ATTENTION: Historical Resources Board
Agenda of October 30, 2008

SUBJECT: **ITEM #9 – Adena Mead House**

APPLICANT: Marie Burke Lia on behalf of Jim Coffman/MDTC LLC, owner

LOCATION: 3528 and 3538 Indiana Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Adena Mead House located at 3538 Indiana Street as a historical resource.

STAFF RECOMMENDATION

Designate the Adena Mead House as a historical resource under HRB Criterion C. This recommendation is based on the following findings:

1. The resource embodies distinctive characteristics through retention of character defining features of the Craftsman architectural style and retains integrity from its period of significance, the construction date of 1922.



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BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212.

The subject property is located just north of Balboa Park, on the west side of Indiana Street, south of Cypress Avenue and North of Myrtle Avenue, one block east of Park Boulevard. Two residences currently exist on the parcel. 3528 Indiana Street is located at the rear of the lot, and 3538 Indiana is at the front of the lot, closest to Indiana Street. The residential building record for 3528 Indiana Street indicates that it was constructed in 1912. A notice of completion and water/sewer connection records support a construction date of 1922 for 3538 Indiana Street. The first occupant of 3528 Indiana Street is listed as Mae Marsh in 1922, ten years after construction, and the first occupant of 3538 Indiana is shown as Mary Marsh in 1924, two years after construction. Both Mae Marsh and Mary Marsh were renters; it is not known whether either of these addresses was owner occupied at the time of construction.

ANALYSIS

A historical resource research report was prepared by the Office of Marie Burke Lia, which concludes that neither 3528 or 3538 Indiana Street is significant under any HRB Criteria. Staff disagrees and finds that 3538 Indiana is a significant historical resource under HRB Criterion C, 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.

This rear house, 3528 Indiana Street, is rectangular in plan, with wood siding and a front gabled roof. The house was built in the Craftsman style; however it has undergone substantial alterations over time including additions, enclosure of the front porch, alteration of historic window openings, and replacement of historic windows. Because of these extensive alterations, staff concludes that the structure at 3528 Indiana is not historically significant under Criterion C due to a loss of integrity in terms of materials, design and feeling.

The front residence, 3538 Indiana Street, was constructed in 1922 by contractor H.B. Hamilton while the property was owned by Adena Mead. The Craftsman Bungalow style house is single story, rectangular in plan, and rests on a concrete foundation. The composition shingle roof is gabled at the front and rear, with small side gable on the north elevation. The attic space is vented with vertically oriented lath of alternating widths at the gable apices. The eaves are open, with projecting rafter tails and triangular knee braces. A partial width front porch is centered on the façade, and is accessed by concrete steps leading up from the south side. The porch is open on the sides with a scored and painted concrete floor. Low piers extend from the ground up at the porch corners with no break at the floor level. Each pier is topped with a decorative plaster pot; these are believed to be an original detail. A small porch overhang supported by brackets

provides cover. The porch overhang is front gabled, with details matching those of the main gable such as open eaves, projecting rafter tails and triangular knee braces, and a vertical vent.

As stated in the historical research report the windows are a distinctive feature of the home, and appear to be original wood frame and sash multi-over single light on all elevations, both casement and double hung in operation. Two pairs of nine-over-one light double-hung windows are symmetrically placed on the front façade, flanking a slightly off center wood entry door with a metal security screen. Windows on the north and south elevations consist of multi-over-single light windows of various sizes. At the rear, two wood entry doors with glass upper panels are present on either side of the elevation. Between these doors is a pair of four-over-one light casement windows, as well as a ribbon of three smaller four-over-one casement windows. A metal security screen covers one of the rear entry doors.

The house embodies the distinctive characteristics of the Craftsman Bungalow style through the retention of character defining features this style including: a front gabled roof with decorative vertical vents at the apices; exposed eaves and knee braces; a raised partial width front porch and gabled porch roof overhang with detailing matching the main gable; horizontal wood siding with an alternating pattern of wide and narrow lap; and distinctive multi over single light wood framed windows.

The submitted historical research report states that the house at 3538 Indiana Street retains integrity of location, design, materials, workmanship and feeling; but that the house has lost integrity of setting. Staff agrees that the house retains integrity of location, design, materials, workmanship and feeling, but disagrees that the house has lost integrity of setting. The consultant has included a land use study that provides insight into the history of the neighborhood setting through the use of Sanborn Maps and photographs. Staff used this land use study as well as visits to the site to conclude that the house has not lost its integrity of setting, as summarized below.

The 1921 Sanborn Map shows the subject block of Indiana Street, one block east of Park Boulevard between Cypress Avenue and Myrtle Avenue, as an 80'-0" right of way with multi and single family residential uses and vacant lots. Prior to a lot split sometime after 1956, the subject parcel included 3528 and 3538 Indiana Street as well as the duplex and detached garage located on the parcel directly to the south, with the current address of 3530 and 3532 Indiana Street.

The rear residence, 3528 Indiana Street, was constructed in 1912 according to the residential building record. The 1921 Sanborn map shows this house as the smaller of two dwelling units on the parcel, located to the northwest of the larger dwelling unit which has the address 3526 Indiana in 1921. It appears that at this time each dwelling unit had a detached garage. The notice of completion and water/sewer connection records support a construction date of 1922 for 3538 Indiana, the third dwelling unit constructed on the parcel, while the property was under the ownership of Adena Mead. The Sanborn map does not show a garage associated with this house.

Sometime between 1921 and 1940, the house at 3526 Indiana Street was split into a duplex, as evidenced by the 1940 Sanborn map. It was at this time that structure was given the addresses of

3530 and 3532 Indiana Street, bringing the total number of dwelling units on the single parcel to four. It is unknown when the lot split took place, only that it was sometime after 1956, as the 1956 Sanborn map still shows all four dwelling units on one parcel.

The 1940 Sanborn Map shows this block of Indiana Street still residential in use, with densities on many parcels increased and vacant lots on the east side of the street filled in with multiple dwelling units on each lot. Surrounding blocks by this time also show increase in density through the infill of vacant lots with multiple dwelling units and multi family housing, as well as with mixed uses on adjacent streets. The 1956 Sanborn Map also supports the trend of the neighborhood toward mixed densities and uses.

Many single and multi family structures of various architectural styles still exist in their original locations in the neighborhood. These include Craftsman and Spanish Bungalows, several apartment buildings of various densities, an apartment courtyard, and commercial and church buildings. Since the 1920's the neighborhood streets have retained their original widths and sidewalks and remain comfortable for autos and pedestrians. Additionally, a large vacant canyon lot across from 3538 Indiana Street has remained undeveloped, providing a sense of openness and contributing to the landscape and pleasant atmosphere of the street.

Examination of the materials submitted by the consultant as well as visits to the site lead staff to conclude that since the time of construction of 3538 Indiana in 1922, the setting at both the neighborhood and parcel level was growing and changing with a trend toward mixed densities, uses, and architectural styles. This is a trend that continued over time as evidenced by Sanborn Maps and continues today as evidenced by the mix of densities, uses and structures from various styles and eras currently present.

Staff concludes that 3538 Indiana Street retains integrity of location, design, materials, setting, workmanship and feeling, as well as embodies distinctive characteristics of the Craftsman Bungalow style. Staff recommends that the board designate the Adena Mead House under HRB Criterion C as an example of Craftsman Bungalow style architecture retaining a high level of integrity, and excluding 3528 Indiana Street from the designation due to a loss of integrity of materials, design and feeling.

OTHER CONSIDERATIONS


3538 Indiana Street retains its original configuration, materials and details at this time and no exclusions have been identified on this structure. However 3528 Indiana Street and any future modifications to the structure at 3538 Indiana Street will be excluded from a Mills Act contract. Additional 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 Adena Mead House be designated under HRB Criterion C as an example of Craftsman Bungalow style architecture retaining a high level of integrity, and excluding 3528 Indiana Street from the designation due to a loss of integrity of materials, design and feeling. 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.



Tricia Olsen
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Senior Planner/Program Coordinator

TO/cw

- Attachment(s):
1. Applicant's Historical Report under separate cover
 2. Applicant's Land Use Study under separate cover