



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 13, 2009 REPORT NO. HRB-09-019

ATTENTION: Historical Resources Board
Agenda of March 26, 2009

SUBJECT: **ITEM #9 – 2670 2nd Avenue**

APPLICANT: Edgar and Ann Degiovanni, owner

LOCATION: 2670 2nd Avenue, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of 2ND Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate the house at 2670 2nd Avenue as a historical resource under any HRB Criterion.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the house and site designated as a historical resource. The building at 2670 2nd Avenue was built in 1909 by Dyar O. and Grace M. Hazelrigg.



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ANALYSIS

A historical resource research report was prepared by Heritage Architecture, which concludes that 2670 2nd Avenue is significant under HRB Criteria B and C. Staff does not agree that 2670 2nd Avenue is significant under either Criterion B or C as follows:

CRITERION B - Is identified with persons or events significant in local, state or national history.

Hiram Newton Savage lived at 2670 2nd Avenue for a short period from 1929 to 1931. During this time, Savage oversaw the design and construction of the La Jolla Children's Pool. Though the design and construction of the La Jolla Children's Pool is significant for La Jolla and San Diego, there is no evidence to suggest that Savage's place of residence contributed to or was associated with his involvement with the La Jolla Children's Pool. Savage was the Chief Engineer for the Municipal Bureau of Water Development, Operation, and Maintenance for the City of San Diego from 1928 – 1934. Therefore, though hired by Ellen Browning Scripps to work on the La Jolla Children's Pool, Savage was not performing any unusual duties and no documentation substantiates his residence had a connection to his professional work. Therefore, 2670 2nd Avenue is not eligible under Criterion B.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is

The building at 2670 2nd Ave was built in 1909 in the Craftsman style as a single family residence. The two story building features a hipped and gabled roof with dormers on the north and east sides. The original roofing (wood shingle) material appears to have been replaced with asphalt shingles. Exposed wood rafters are visible just below the overhanging eave. The front (east) facing façade features a wide porch. A second floor balcony covers the main entry area of the porch and is supported by two wood columns that flank the front steps. The main entry is intact and consists of a large wood door flanked by two leaded glass sidelights.

The building appears to have been originally clad with brick along the first story and stucco at the second story. The stucco has been modified and appears to have been covered with a material similar to shotcrete or gunite. Fenestration consists of large wood windows; a fixed central pane, flanked by two casement windows. Two windows at the second story of the east façade and one window in the south façade have been replaced with aluminum sliders. A variety of windows can be found throughout the building including double hung wood, leaded glass, and casement.

Since its construction in 1909 the building has undergone several modifications. The most significant alteration may be the application of the shotcrete/gunite. In addition, the front porch was not as wide as its current configuration. Sanborn Maps from 1921 and 1946 (see attached) indicate the front porch was smaller and limited to the area directly in front of the main entrance. Other alterations include the addition of a metal fire escape along the south façade and the protrusion of a large metal pipe that extends through the brick at the first story and up through the roof along the south facade. Alterations along the west faced include the removal of windows to accommodate ventilation and the addition/enclosure of the balcony at the southwest

corner of the building. Sanborn Maps also indicate the northwest corner of the west façade was not enclosed as it currently appears. In addition, the exterior wood stairway adjacent to the west façade is likely not original. Due to all of these modifications, the building has lost integrity and staff does not recommend designation under HRB Criterion C.

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, staff does not recommend the designation of 2670 2nd Avenue.

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.



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JH/cw

Attachments:

1. Applicant's Historical Report under separate cover
2. 1921 and 1946 Sanborn Maps

