



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: November 6, 2009 REPORT NO. HRB-09-074

ATTENTION: Historical Resources Board  
Agenda of November 20, 2009

SUBJECT: **ITEM #9 – 1041-1047 University Avenue**

APPLICANT: Joshlin Group LLC represented by Scott Moomjian

LOCATION: 1041-1047 University Avenue, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the property located at 1041-1047 University Avenue as a historical resource.

## STAFF RECOMMENDATION

Do not designate the property located at 1041-1047 University Avenue 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 a proposed demolition or building modification, not consistent with the Secretary of the Interiors Standards, of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212.



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The subject property is located on the south side of University Avenue between 10<sup>th</sup> Avenue and Vermont Street in Hillcrest. The property consists of a Two-Part Commercial Block building with a parking lot fronting the alley behind.

A notice of completion for the property dates the building construction to December 24, 1910. The notice identifies Chas. Jurman as the owner of the building at this time, but does not list an architect or contractor associated with the construction. Because the recommendation is to not designate the property, a historic name has not been identified.

## ANALYSIS

A historical report was prepared by Scott Moomjian that concludes the building is not significant under any HRB Criteria. Staff concurs with this analysis 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.*

The property does not reflect special elements of San Diego's, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. In addition, the property is not associated with special elements in Hillcrest or the Uptown Community Planning Area. HRB staff does not recommend designation based on HRB Criterion A.

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

Historic research indicates the building was constructed by Charles (Chas.) Jurman, a cabinet maker, who owned, lived in, and operated his business out of the building until 1926. However, research has not indicated that Jurman was a person of significance in local, state, or national history. In addition, research did not suggest subsequent owners or residents were persons of significance. The property does not appear to be associated with significant historic events in local, state, or national history. HRB 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 indigenous materials or craftsmanship.*

The two-story building is rectangular in plan, with a flat roof, and is spatially divided with first floor commercial space and second floor residential flats. The building is clad with horizontal wood clapboard siding on all sides, and a decorative cornice is present at the top of the parapet on the front façade. A wood staircase accesses a second floor entry at the rear of the building. Windows on the side and rear elevations are generally a mix of vinyl or aluminum replacements in altered openings. On the front elevation, the second floor windows are vinyl replacements in what appear to be original openings, and the first floor features original transom windows

present above the storefront windows. The consultant report identifies the storefront windows as replacements.

The building is clearly representative of the early 20<sup>th</sup> century Two-Part Commercial Block style as defined by Richard Longstreth in *The Buildings of Main Street*, and as discussed in the consultant report. The symmetrically organized building façade delineates the first floor commercial use from the second floor residential space. This is done through the use of large glass storefront windows at the first floor commercial level with a horizontal band of transom windows above, providing a distinct visual separation between first and second floor, and double hung windows in sets of two and three at the second floor residential level. Additionally, the building features minimal references to the Victorian style, specifically in the parapet cornice, wood clapboard siding, and wood window surrounds, but lacks the overt ornamentation and detailing that is typically associated with the Victorian style. According to Longstreth, use of the classical sense of order with few, if any, references to past periods was common in many examples of Two-Part Commercial Block buildings.

An analysis of the extensive modifications to the building is provided in the consultant report. In summary, the cumulative modifications that staff considers to adversely impact the building as an individually significant historical resource include replacement of narrow wood clapboard siding with a wider wood siding at the first floor level; application of a texture coat on the original narrow wood clapboard siding at the second floor level; modification of the street level entries to the residential flats on either end of the front façade; replacement of historic wood double hung windows with vinyl windows on the front facade; and installation of non-historic paving material at the storefront entries.

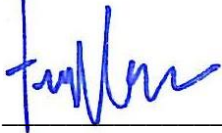
The consultant report states that the property retains integrity in terms of location, but it no longer retains integrity of design, setting, materials, workmanship, and feeling; and that integrity of association is not applicable. Staff concurs that the property retains the element of location; and that integrity of association is not applicable in this case. However, it is staff's position that the property does retain the elements of setting and feeling. The building was constructed on a commercial thoroughfare with traffic from pedestrians and autos, as well as transit, as it was located on the University Avenue trolley line. The current setting on University Avenue continues to be an area of commercial use, with high pedestrian, auto and transit traffic. Additionally, while some of the materials on the building have been adversely altered, the remaining materials, massing, and composition of the building continue to convey the aesthetic feeling of early 20<sup>th</sup> century Two-Part Commercial Block style construction. However, despite the retention of location, setting and feeling, staff concurs with the consultant that the cumulative modifications to the building have resulted in loss of integrity of design, materials and workmanship, such that HRB staff does not recommend designation under Criterion C.

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

Historic research did not reveal the architect or builder of the property. There is no evidence to indicate the property was constructed by a master craftsman. HRB staff does not recommend designation under HRB Criterion D.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1041-1047 University Avenue not be designated under any HRB Criteria due to a lack of integrity.



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Tricia Olsen  
Associate Planner



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Cathy Winterrowd  
Principal Planner/HRB Liaison

TO/cw

Attachment(s): Applicant's Historical Report under separate cover