



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 14, 2011 REPORT NO. HRB-11-001

ATTENTION: Historical Resources Board
Agenda of April 28, 2011

SUBJECT: **ITEM #5 – 2044 Third Avenue**

APPLICANT: Barry and Hilary Hager Revocable Trust represented by Legacy 106, Inc.

LOCATION: 2044 Third Avenue, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the property located at 2044 Third Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2044 Third Avenue under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The two-story triplex has one apartment on the lower level and two smaller units on the upper level with one entrance to the upper unit in the front and the other entrance in the rear of the building. The structure is located in the Banker's Hill Neighborhood, a mixed use area of the Uptown Community in San Diego.

This building was originally located at 1168 Union Street. The exact date of construction has not been determined due to lack of documentation. The 1887 and 1888 Sanborn Maps depict a very different structure at the original location. According to these early Sanborn maps, the first



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structure was a one-story, single-family residence. The 1906 Sanborn Map depicts primarily this same building footprint but it appears that there is a front porch enclosure and an addition to the rear portion of the one-story structure.

The 1921 Sanborn Map for 1168 Union Street depicts a building footprint with 2 “Flats” or apartment units within a two-story duplex structure consistent with the configuration of the subject property. The 1950 Sanborn Map shows the property at 1168 Union Street as a vacant lot and depicts the subject structure relocated to 2044 Third Avenue. Staff believes that the current structure at 2044 Third Avenue is not the original structure that was constructed around 1888 on the property at 1168 Union Street. It is believed that this previous one-story single-family residence was demolished c.1907 and a new, two-story duplex was constructed in its place which, as previously stated, was relocated to the subject property in 1946. A c.1907 date of construction is also consistent with the County Residential Building Record and the architectural style.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc, which concludes that the resource is significant under HRB Criteria A and C. Staff does not concur that the site is a significant historical resource under any HRB Criteria due to a lack of integrity. 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.

The applicant's report states that the house is significant under HRB Criterion A as a special element of World War II history in downtown San Diego, demonstrating how former single-family neighborhoods transformed into commercial zones on the outer edges of Horton's Addition. Many of these houses also changed from single-family to multiple-family or apartment uses, and then wartime housing during World War II. The report also states that the Hickey/Lucas/Weeber family story illustrates how the Downtown portion of San Diego evolved to adapt to increasingly prevalent auto-related support businesses, which took up many of downtown's former residential neighborhoods. Although staff concurs that the building does contribute to the understanding of San Diego's architectural and historical development downtown, the building does not appear to be special or individually unique to that particular development. Therefore staff cannot recommend designation under HRB Criterion A.

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 structure located at 2044 Third Avenue was constructed in the Queen Anne Free Classic style in c.1907. The 2,426 square foot structure is a two-story triplex, with a rectangular floor plan that had been modified since it was relocated from 1168 Union Street around 1946. The current structure exhibits a rolled composition shingle, pyramidal hipped roof, boxed eaves,

narrow clapboard siding, wood and vinyl 1-over-1, double-hung sash windows, and fixed windows with flat surrounds, and a Neoclassical front porch with a roof porch accessed by a single door with a large, glass center pane and flanked by two half sidelights. The porch structure is supported by three solid and two half iconic-capped columns set on a solid balustrade with inset panels. The porch roof exhibits a plain solid frieze topped by a boxed eave and a flat roof bounded by a spindle balustrade that surrounds the porch roof. The front door under the porch is a modern sound-attenuated door with 9-panes and is flanked by two half sidelights that match the upstairs porch roof access door. To the right and north is a bay window system that is repeated on both floors. To the left of the front door is a small, leaded glass window that illuminates the interior staircase leading to the upper unit on the second floor. The bay windows also exhibit leaded glass window panes along the top. The side windows of the bay window are wood, 1-over-1, double-hung sash. The concrete foundation beneath the bay windows exhibits a modern brick planter with landscape. A lawn forms the front yard and is bounded at the sidewalk near the house by a low, white picket fence.

The *Guidelines for the Application of Historical Resources Board Designation Criteria* for moved buildings was based on the National Register guidelines. The criteria guidelines require retention of original features, material, details and association as well as historically appropriate orientation, setting and general environment for moved buildings that are comparable to those of the historic location and that are compatible with the property's significance. For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance. The building's original location on Union Street was on a corner lot, with both the east and north facades highly visible. While the house was relocated to another north/south street with an eastward orientation, the mid-block location obscures the north elevation, which was originally a highly prominent elevation. The relocation has resulted in an adverse impact to the resource's historic integrity.

Over time several alterations have taken place including the conversion of the building from a duplex to a triplex and the replacement of the majority of the original wood windows with sound-attenuated vinyl windows, except along the front elevation as part of the San Diego Airport's "Quieter Homes Program" (QHP) in 2001. Although the addendum to the Historical Nomination (submitted April 8, 2011) concludes that window replacements were approved and implemented as part of the QHP and the work was performed in a manner so that the building was "treated as historic," these window modifications have negatively impacted the building's historic integrity due to a loss of original fabric.

The impact to the building's location coupled with the loss of most of the original windows results in a significant loss of integrity from the c.1907 date of construction. In conclusion, the integrity of this structure has been negatively impacted through changes to location, setting, materials, workmanship, and feeling of the original structure. Therefore, staff does not recommend designation of the property at 2044 Third Avenue under HRB Criterion C.

OTHER CONSIDERATIONS

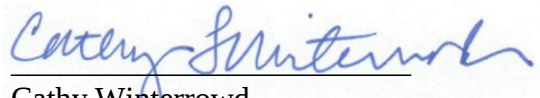
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 2044 Third Avenue not be designated under any HRB Criteria. Should the HRB approve designation of the property, 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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Principal Planner/HRB Liaison

JO/ks/cw

Attachment: Applicant's Historical Report and Addendum under separate cover