



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 14, 2021 REPORT NO. HRB-21-054

HEARING DATE: October 28, 2021

SUBJECT: **ITEM #01 – Alexander and Hannah Schreiber House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Jonathan Finch and Jacqueline Finch; represented by Legacy 106, Inc.

LOCATION: 4375 Ampudia Street, Uptown Community, Council District 3
APN 443-061-44-00

DESCRIPTION: Consider the designation of the Alexander and Hannah Schreiber House located at 4375 Ampudia Street as a historical resource.

STAFF RECOMMENDATION

Designate the Alexander and Hannah Schreiber House located at 4375 Ampudia Street as a historical resource with a period of significance of 1928 under HRB Criterion C and D. The designation excludes the modified garage and includes the interior art tile fireplace. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features an asymmetrical primary façade covered in hand troweled stucco; hipped roof forms clad in red clay tiles; exposed rafter ends; arched entry door; fenestration primarily consisting of large focal windows and single-lite double hung wood windows and the interior art tile fireplace.
2. The resource is representative of a notable work of Master Builder Alexander Schreiber and retains integrity as it relates to the original design. Specifically, the resource is a notable example of his work in the Spanish Eclectic style featuring hand troweled stucco and varied shape and sized wooden windows that demonstrate his high caliber of work.

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 subject property is a two-story single-family residence with a detached garage in the Mission Hills neighborhood of the Uptown community.

The property was identified in the [2016 Uptown Community Plan Historic Resources Survey](#) and given a Status Code of 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Alexander and Hannah Schreiber House, has been identified consistent with the Board's adopted naming policy and reflects the name of Alexander and Hannah Schreiber who constructed the house as their personal residence and is the name of Alexander Schreiber, a Master Builder.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria B, C, and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D, but not HRB Criterion B. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

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

The subject property located at 4375 Ampudia Street was originally owned and occupied by Master Builder, Alexander Schreiber, and his wife Hannah from 1928 until 1931. While Alexander Schreiber was a notable builder in San Diego gaining Master designation status by the Historical Resources Board in 2002, residential resources associated with him would not be eligible for designation under HRB Criterion B unless the resource included his personal office. Since the subject property did not include his personal office, staff agrees with the consultant report's conclusion that the property is not eligible for designation under HRB Criterion B for its association with Alexander Schreiber.

The consultant's report has identified that Dr. Elizabeth Brown, owner and tenant the subject property from 1937-1979, as a historically significant individual for her association with San Diego State College as a language professor and later chairman of the languages department. The consultant's report has identified that her period of significance in the subject property began in 1948 with her being awarded the rank of Officer d'Academie by the French consul general up until her retirement in 1959. While Dr. Elizabeth Brown was a well-known professor who lectured throughout San Diego, per the Criteria Guidelines, an individual cannot simply be historically significant for his or her profession. Additional analysis is needed to determine her role within San Diego and her significance on the local level as a professor and chair of the languages department. Research into the other owners and tenants of the property 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, staff finds that 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.

The subject property was constructed in 1928 in the Spanish Eclectic style and features a one- and two-story massing supporting hipped roof forms clad in half barrel clay tiles with exposed rafter ends

underneath, an asymmetrical front façade covered in hand troweled stucco with large arched wooden windows.

The primary elevation features five oversized arched windows, an inset, arched front door under a covered patio that supports the second story massing. The southwest (side) elevation features a continuation of the stucco cladding, half barrel clay tiles with exposed rafter ends underneath, and four double hung wooden windows. A large tripartite window featuring a centralized fixed window flanked by double hung windows sits centrally located on the first floor. The southeast (rear) elevation features limited original details and includes a modern door, modern arched bay window and five original double hung wooden windows. The northeast (side) elevation features wooden double hung windows on the first and second story as well as an oversized stucco chimney. The interior fireplace located in the living room is included in the designation and features hand sculpted faux stone blocks and Batchelder tiles with a Mayan theme.

Modifications to the property are minimal and include a laundry room and kitchen remodel in 2003 that resulted in the addition of two new doors and a bay window, which are located on the southeast (rear) elevation of the property, as well as changes to the exterior cladding of the detached garage and repaving of the driveway to include brick pavers both completed at unknown dates. Restoration efforts to the property include the removal of the brick and concrete landing pad and walkway which were restored back to scored concrete as well as the removal of non-original paint over the tiled fireplace, faux stone surrounds, and wooden mantel. Overall, these modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style, which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled, and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The property continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including an asymmetrical primary façade covered in hand troweled stucco; hipped roof forms clad in red clay tiles; exposed rafter ends; arched entry door; fenestration primarily consisting of large arched focal windows and single-lite double hung wood windows and the interior art tile fireplace. Therefore, staff recommends 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.

The subject property is a known work of Master Builder, Alexander Schreiber as indicated on the property's Notice of Completion. Schreiber was born in Kansas in 1887 and moved to San Diego in 1912, at age 25. Little is known of his early career in San Diego; however, in 1912 he was listed as a carpenter in the City Directory. He progressed to the building contractor profession by 1916 and in

the mid-1920s he operated a real estate office in the then burgeoning district of Hillcrest. While his dealing in real estate has yet to be fully researched, his primary occupation was as a building contractor until his retirement in the 1940s. During his career, Schreiber was a prolific builder, designing and building houses and commercial buildings throughout the City in neighborhoods including North and South Park, University Heights, Loma Portal, Encanto and Mission Hills. Most of his house designs were in the Craftsman and Spanish Eclectic vernacular, popular in the 1920s and 30s, although he is also attributed with work in the Prairie and Italian Renaissance styles. In addition to being a skilled builder, he was an early experimenter in the use of electricity in houses, with his obituary crediting him with building the first home in San Diego completely wired for electrical appliances.

Additional designated properties associated with Alexander Schreiber include:

- Claude & Edna Bradley Woolman/Alexander Schreiber House located at 2420 Presidio Drive (HRB Site #522)
- Alexander Schreiber Spec House #1 located at 4205 Arden Way (HRB #821-62)
- Alexander Schreiber Spec House #2 located at 1866 Fort Stockton Drive (HRB #821-18)
- Alexander Schreiber Spec House #3 located at 4191 Stephens Street (HRB #762)
- Alexander Schreiber Spec House #4 located at 4151 Stephens Street (HRB #772)
- Ralph Hulburt/Alexander Schreiber Spec House #1 located at 3917 Hawk Street (HRB #929)
- M.B. and Ida Irvin/Alexander Schreiber Spec House #1 located at 4195 Stephens Street (HRB #942)
- Ralph Hulburt/Alexander Schreiber Spec House #2 located at 3907 Hawk Street (HRB #948)
- Alexander Schreiber Spec House #5 located at 2310 Presidio Drive (HRB #979)
- Alexander Schreiber Speculation House #5 located at 4167 Palmetto Way (HRB Site #1034)
- M.B. and Ida Irvin/Alexander Schreiber Spec House #2 located at 4181 Stephens Street (HRB Site #1038)
- Alexander Schreiber Spec House #7 located at 1429 Dale Street (HRB Site #1201)
- Gordon and Garnet Thompson/ Alexander Schreiber House located at 2206 Juan Street (HRB #1268)

The subject property is a notable example of Schreiber's work due to its high level of craftsmanship and design in the Spanish Eclectic style.

Significance Statement: The subject property continues to convey the historic significance for its association with Master Builder Alexander Schreiber and reflects his original design, intent, and aesthetic. Specifically, the resource is a notable example of his work in the Spanish Eclectic style featuring hand troweled stucco and varied shape and sized wooden windows that demonstrate his high caliber of work. Therefore, staff recommends designation under HRB Criterion D.

OTHER CONSIDERATIONS

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. 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 Alexander and Hannah Schreiber House located at 4375 Ampudia Street be designated with a period of significance of 1928 under HRB Criteria C, as a notable example of the Spanish Eclectic style and Criteria D, for its association with Master Builder, Alexander Schreiber. The designation excludes the modified garage and includes the interior art tile fireplace.


Emma Haggerty
Senior Planner


Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

eh/SS

Attachment(s):

1. Draft Resolution
2. Interior fireplace proposed for designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/28/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/28/2021, to consider the historical designation of the **Alexander and Hannah Schreiber House** (owned by Finch Jonathan T & Jacqueline S, 6524 Muirlands Drive, San Diego, CA 92037) located at **4375 Ampudia Street, San Diego, CA 92103**, APN: **443-061-44-00**, further described as LOT 10 BLK 524 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Alexander and Hannah Schreiber House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features an asymmetrical primary façade covered in hand troweled stucco; hipped roof forms clad in red clay tiles; exposed rafter ends; arched entry door; fenestration primarily consisting of large focal windows and single-lite double hung wood windows and the interior art tile fireplace. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Builder Alexander Schreiber and retains integrity as it relates to the original design. Specifically, the resource is a notable example of his work in the Spanish Eclectic style featuring hand troweled stucco and varied shape and sized wooden windows that demonstrate his high caliber of work. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall include the interior art tile fireplace

BE IT FURTHER RESOLVED, the designation shall exclude the modified garage.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

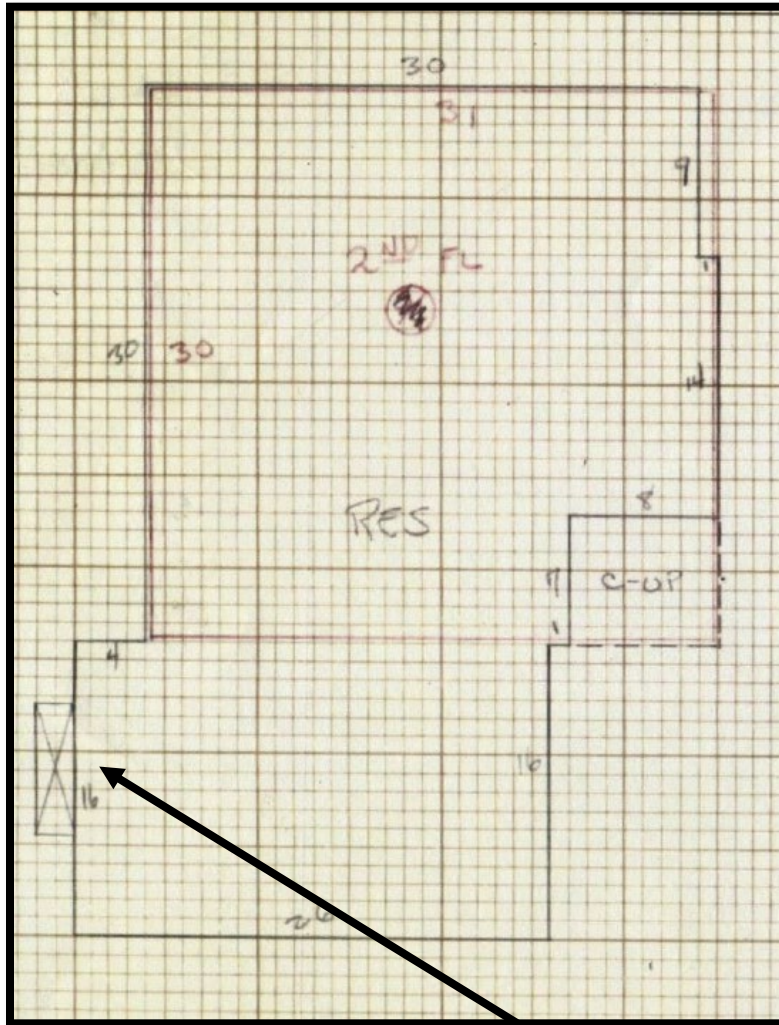
4375 Ampudia Street, San Diego, CA 92103

ASSESSOR PARCEL NUMBER **443-061-44-00**

HISTORICAL RESOURCES BOARD NUMBER **0**

Site Plan with Footprint

Fireplace included in proposed designation



Location of fireplace included
in designation