



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 14, 2023 REPORT NO. HRB 23-032

HEARING DATE: September 28, 2023

SUBJECT: **ITEM #5 – 3675 8th Avenue**

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

APPLICANT: Brian Briones and Jeffrey Judd represented by Urbana Preservation & Planning, LLC.

LOCATION: 3675 8th Avenue, Uptown Community, Council District 3
APN 452-292-36-00

DESCRIPTION: Consider the designation of the property located at 3675 8th Avenue as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 3675 8th 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 the owner's desire to have the site designated as a historical resource. The building is a two-story single-family home located on APN 452-292-36-00 in the Hillcrest Neighborhood within the Uptown Community Planning Area. The property was evaluated as part of 2016 Uptown Community Plan Area Historic Resources Survey Report and was identified as a "Potential Individual Resource."

ANALYSIS

A Historical Resource Research Report was prepared by Urbana Preservation & Planning, LLC., which concludes that the resource is significant under HRB Criteria C and D. Staff disagrees, and finds that the building is not eligible 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 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 resource is a two-story single-family home constructed in 1908 in the Craftsman style and features a high-pitched gable roof with composition shingles, overhanging eaves, exposed rafter tails

and decorative knee braces. The building exhibits an asymmetrical primary façade with clapboard wood siding and a rectangular shaped floor plan set in an east-west orientation. The recessed main entry faces south and is accessed via a brick walkway and front porch that runs east-west. Features include shed roof dormers on the north and south elevations, a front bay window and two interior brick chimneys. Fenestration is primarily of single-lite wood double hung and fixed windows.

Modifications include the demolition of the original garage in c. 1930, substantial alteration and reconfiguration of the original porch on the South elevation at an unknown date; the addition of a new detached garage built c. 1956 per the Sanborn Maps and demolished in 1986, the addition with a second floor deck on the East elevation at an unknown date, and in 2015, new wood siding was added to the original concrete stem wall. In 2021, the porch was completely replaced with a new brick porch and wood trellis, the original concrete walkway and driveway were also replaced in 2021, and in 2022 solar panels were added to the Southeast elevation. When it was replaced, the porch was not only replaced with non-historic materials, but was also constructed to be much narrower than the original, as evidenced by the relationship between the trellis and the building eaves in the historic vs current photographs. There have also been several window modifications to the property that have occurred on the South, East and North elevations. The most significant window modification is the addition of the single-lite wood double hung window on the South elevation at an unknown date.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

The building did originally retain the significant features of Craftsman architecture and continues to exhibit many features. However, the cumulative effect of the overall modifications and the prominent nature of several of these modifications including the replacement of the original wood porch with the new brick porch, new walkway and driveway, new window added to south elevation and the extension of the wood siding to the concrete stem wall, have significantly impaired the building's integrity of design, materials, workmanship and feeling to the point that the building is no longer eligible under HRB Criterion C. Therefore, staff cannot recommend 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.

William Sterling Hebbard was born in Michigan in 1863 and relocated to California in 1888 after graduating from the Cornell School of Architecture and working for a year in Chicago with noted architects Burnham and Root. Hebbard relocated to San Diego from Los Angeles in 1890. He designed the Cable Railway Company's powerhouse and a number of residences. He formed a partnership with Irving Gill in 1896 that lasted until 1907, when he again practiced by himself.

Hebbard was a contributing author for the state architectural licensing law and was the only San Diego appointee to the first State Board of Architecture in 1901 and held offices with the Board in

1916 and 1918. Hebbard founded the San Diego Architectural Association in 1910, the predecessor of the American Institute of Architects. Hebbard died in Coronado in 1930.

More than 20 properties representing Hebbard's work have been designated by the HRB to date. Most of these are associated with Hebbard and Gill, with seven attributed solely to Hebbard, including HRB #556 on Akron Street constructed in the Modern style in 1913; a Prairie style, constructed in 1912 and located on Curlew Street (HRB #437); the Mission Revival railroad depot on 6th Avenue (HRB #700); and the Maryland Hotel (HRB #701) constructed in 1914 in the Neo-Classical style with Italian Renaissance features. Three of Hebbard's buildings are listed on the National Register, including the locally designated George Marston House and the Burnham-Marston House that were associated with the Hebbard and Gill partnership. The third National Register building is the Ramona Town Hall attributed solely to Hebbard.

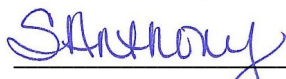
As detailed in the discussion of Criterion C above, the building has been significantly altered since its original design and construction in 1908. Specifically, the replacement of the original wood porch with the new brick porch in a much narrower configuration, new walkway and driveway, new window added to south elevation and the extension of the wood siding to the concrete stem wall, have significantly impaired the building's integrity of design, materials, workmanship and feeling. Therefore, the building no longer reflects the notable work of Master Architect William Sterling Hebbard, and staff does not recommend designation under HRB Criterion D.

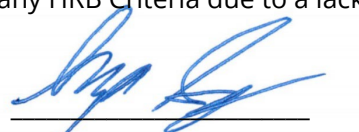
OTHER CONSIDERATIONS

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 property located at 3675 8th Avenue not be designated under any HRB Criteria due to a lack of integrity.


Shannon Anthony
Senior Planner


Suzanne Segur
Senior Planner/ HRB Liaison

SA/ss/ks

Attachments:

1. Applicant's Historical Report under separate cover