



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 7, 2023 REPORT NO. HRB-23-018

HEARING DATE: June 22, 2023

SUBJECT: **ITEM #5 –Vida Rhodes/Alexander Schreiber House**

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

APPLICANT: Teresa Vessels Trust 08-05-13

LOCATION: 3022 30th Street, North Park Community, Council District 3
APN 453-592-22-00

DESCRIPTION: Consider the designation of the Vida Rhodes/Alexander Schreiber House located at 3022 30th Street as a historical resource.

STAFF RECOMMENDATION

Designate the Vida Rhodes/Alexander Schreiber House located at 3022 30th Street as a historical resource with a period of significance of 1920 under HRB Criteria C and D. The designation excludes the detached garage previously approved for demolition, detached 2007 shed, detached 2014 shed, and the 2019 rear addition, all constructed outside the period of significance. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style with Colonial Revival influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource features low-pitched cross-gabled jerkinhead roof form (clipped gables), rolled eaves resembling a thatched roof, horizontal wood siding, prominent fixed nine-divided-lite windows, and wooden divided-lite double-hung and tripartite windows. Colonial Revival character-defining features include the paneled front entry door with sidelights, symmetrically balanced primary façade, and classical porch columns supporting their entablatures.
2. The resource is representative of a notable work of Master Builder Alexander Schreiber and reflects his original design, intent, and aesthetic. Specifically, the resource is a notable example of his work in the Craftsman style featuring custom details such as large, fixed divided-lite front windows and operable sidelights. Furthermore, it is the only known example of Schreiber's work that originally utilized a wood shake roof with rolled eaves resembling a thatched roof.

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. Constructed above street grade upon a raised landscape, the subject property faces 30th Street, a former streetcar line in the North Park community.

The property was located within the boundary of the [2016 North Park Community Plan Area Historic Resources Survey](#), but was not identified in the survey because it was not evaluated.

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

ANALYSIS

A Historical Resource Research Report was prepared by Teresa Vessels, which concludes that the resource is significant under HRB Criteria C and D, and staff concurs. 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 subject resource was constructed in 1920 in the Craftsman style with Colonial Revival influences. The residence has a generally regular floor plan with a small rear addition and a low-pitched, cross-gabled roof form featuring a jerkinhead design (also known as clipped gables). The roof is covered in dimensional composition shingle, enveloping wood shakes below. The rolled eaves evoke the thatched roof design seen in Tudor Revival homes and English cottages. The building is clad in uniform horizontal wood siding, except for portions of cladding near the ground that were replaced with wider siding when the foundation was repaired. Two sheds and a garage are located in the rear of the parcel.

The east, primary elevation is symmetrical and includes a projecting jerkinhead porch cover. Two classical columns support two entablatures that hold up the barrel ceiling of the covered porch. The front porch is raised, as is the original paneled front door. Operable sidelights with nine-lite design flank the front door. Large, fixed nine-lite windows matching the door header height flank the sidelights. Overall, the front door and windows form a continuous, even fenestration design. The south elevation features original tripartite windows and a pair of newer French doors towards the rear. The north elevation contains a brick chimney, fixed and double-hung windows, and an exterior mosaic wall. The west, rear elevation includes a projecting one-story volume with a small 2 x 10' addition. Other features on this elevation include a single-lite casement window, double-hung windows, sliding wood windows, and French doors.

The existing detached garage was likely built sometime after the original 1920 construction of the residence because the garage is not shown on the 1921 Sanborn Map.

Modifications to this property include a 2004 repair that included the foundation and front porch, a 2005 in-kind fireplace rebuild, a 2007 addition of a detached shed, a 2014 addition of a detached shed, and a 2017 addition of new wood window screens. In 2019, Historical Resources staff reviewed a permit that included a 2 x 10' rear addition, rear window and door replacements, south elevation window to French door conversion, and new north elevation exterior mosaics. The 2019 addition was determined to be consistent with the Secretary of the Interior's Standards. In 2023 staff approved the demolition of the existing garage and construction of a new ADU which will be constructed consistent with the Standards. The 2023 project has not started construction; however, the garage is being excluded from the designation because its demolition has already been approved by staff. Overall, these modifications do not significantly impair the integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

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.

Following the Centennial Exposition of 1876 America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Federal styles. As with their prototypes, Colonial Revival structures generally have a symmetrical front façade with the principal areas of elaboration being entrances, windows and cornices. Roofs can be hipped, gable or gambrel and some variations feature a center gable projecting slightly from the primary façade. One-story side wings with flat roofs are common. Windows are typically double-hung sash with multi-pane glazing in one or both sashes and are commonly found in pairs, triples, or bay windows. Front-facing gambrel roofs were most common in earlier revival houses while side gambrels became popular in the 1920s and '30s.

Significance Statement: The house continues to convey the historic significance of the Craftsman style with Colonial Revival influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource features low-pitched cross-gabled jerkinhead roof form (clipped gables), rolled eaves resembling a thatched roof, horizontal wood siding, prominent fixed nine-divided-lite windows, and wooden divided-lite double-hung and tripartite windows. Colonial Revival character-defining features include the paneled front entry door with sidelights, symmetrically balanced primary façade, and classical porch columns supporting their entablatures. 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 in the Southwest Builder and Contractor publication and water/sewer permits. 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.

Alexander Schreiber is a Master Builder recognized by the City of San Diego's Historical Resources Board. There are presently 14 properties individually listed on the local register that are attributed to Schreiber:

- 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 Hurlburt/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 Hurlburt/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)
- Ralph and Nettie Hurlburt/Alexander Schreiber House located at 3226 Brant Street (HRB #1422)

The subject property features custom details like operable sidelights and large, fixed, divided-lite windows. The subject property is a notable example of Schreiber's work as it is the only known example that originally featured a wood shake roof with rolled eaves resembling a thatched roof; the wood shake roof is now overlaid with composition shingles, but the rolled eave design is intact.

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 Craftsman style featuring custom details such as large, fixed divided-lite front windows and operable sidelights. Furthermore, it is the only known example of Schreiber's work that originally utilizes a wood shake roof with rolled eaves resembling a thatched roof. 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 Vida Rhodes/Alexander Schreiber House located at 3022 30th Street be designated with a period of significance of 1920 under HRB Criteria C and D. The designation excludes the detached garage previously approved for demolition, detached 2007 shed, detached 2014 shed, and the 2019 rear addition, all constructed outside the period of significance.



Alvin Lin
Assistant Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

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Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 6/22/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/22/2023, to consider the historical designation of the **Vida Rhodes/Alexander Schreiber House** (owned by Teresa Vessels Trust 08-05-13, 3022 30th Street, San Diego, CA 92104) located at **3022 30th Street, San Diego, CA 92104**, APN: **453-592-22-00**, further described as BLK 1 LOTS 41 & 42 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 **Vida Rhodes/Alexander Schreiber House** on the following findings:

(1) The property is historically significant under CRITERION C through the retention of character-defining features of the Craftsman style with Colonial Revival influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource features low-pitched cross-gabled jerkinhead roof form (clipped gables), rolled eaves resembling a thatched roof, horizontal wood siding, prominent fixed nine-divided-lite windows, and wooden divided-lite double-hung and tripartite windows. Colonial Revival character-defining features include the paneled front entry door with sidelights, symmetrically balanced primary façade, and classical porch columns supporting their entablatures. 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 reflects his original design, intent, and aesthetic. Specifically, the resource is a notable example of his work in the Craftsman style featuring custom details such as large, fixed divided-lite front windows and operable sidelights. Furthermore, it is the only known example of Schreiber's work that originally utilized a wood shake roof with rolled eaves resembling a thatched roof. 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 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: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

DRAFT

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

3022 30th Street, San Diego, CA 92104

ASSESSOR PARCEL NUMBER **453-592-22-00**

HISTORICAL RESOURCES BOARD NUMBER **0**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)