



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: March 7, 2025 REPORT NO. HRB-25-009

HEARING DATE: March 27, 2025

SUBJECT: **ITEM 3 – 1430 Fort Stockton Drive**

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

APPLICANT: Amber and Benjamin Aragon; represented by IS Architecture

LOCATION: 1430 Fort Stockton Drive, 92103, Uptown Community, Council District 3  
APN 443-681-0800

DESCRIPTION: Consider the designation of the property located at 1430 Fort Stockton Drive as a historical resource.

### STAFF RECOMMENDATION

Do not designate the property located at 1430 Fort Stockton Drive under any 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 property was identified in the 2016 Uptown Community Plan Area 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."

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize the location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

## ANALYSIS

The property at 1430 Fort Stockton Drive is a one-story, Craftsman-style single-family residential building constructed in 1913 in the Uptown Community Planning Area. The property is located on a flat lot at the northeast corner of Fort Stockton Drive and Randolph Street. The property is in its original location.

Since its construction in 1913, the property has been modified as follows: prior to 1926 a rear garage was demolished and prior to 1955 a rear window on the east side was infilled with siding and glass block. Between 2007 and 2022 windows on the north, east, and west elevations have been replaced with vinyl windows in their existing openings. At unknown dates between 2011-2014 a vinyl fence was added around the property, and the driveway was changed from poured concrete to pavers. In 2023, two windows on the west elevation were restored back to wood double-hung windows, and the glass block window on the east elevation was replaced with a sliding fiberglass window.

A Historical Resource Research Report (HRRR) was prepared by IS Architecture, which concludes that the resource is significant under HRB Criterion C. Staff disagrees and finds that the building is not eligible under any HRB Criteria. 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 one-story, single-family residence constructed in 1913 in the Craftsman style. The house features a low-pitched, gabled roof with overhanging eaves and horizontal wood siding. The resource sits on a flat lot with a concrete path leading to the centered partial-width front porch and entry door at the primary façade. The front porch features a front gabled roof with exposed truss and beam construction supported by two slim square columns on brick piers and a partial porch wall to the west. Fenestration consists of wood casement windows with a decorative multi-lite transom; wood fixed and double-hung windows, and vinyl/fiberglass windows within new and original openings.

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.

According to the *Guidelines for the Application of Historical Resources Board Designation Criteria*, under Criterion C “age of the resource alone is not sufficient to meet the criterion for designation. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.” While the subject resource exhibits some of the character-defining features of the Craftsman style; such as a gabled roof, decorative beams and braces, a partial-width porch, wood siding, and grouped casement windows; the resource as a whole only expresses the style in a limited way and staff finds that the property does not rise to the level of significance to be eligible for individual historic designation. The modifications done between 2007 and 2022, which replaced the wood windows with vinyl and modifications done between 2011-2014, which added a vinyl fence and changed the driveway materials, resulted in changes to character-defining features that have impaired the building’s integrity of design, materials, and feeling through the removal of original features and the alteration of historical materials. The building, as originally designed, represented a minimal expression of the Craftsman style, and the modifications to the few Craftsman style character-defining features have degraded the building’s limited representation of the style.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property’s ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Craftsman style. Although staff’s position is that the building was never a resource that embodied the distinctive characteristics of the Craftsman style as required under Criterion C, the modifications, as detailed in the beginning of the analysis section of this report, degraded the building’s limited expression of the style and result in a loss of integrity of materials, design, workmanship, and feeling. The replacement of the resource’s original wood windows, one of the few features associated with the Craftsman style, with vinyl replacement windows resulted in a substantial loss of historic material and design. Also, the addition of a historically inappropriate vinyl fence and the replacement of the driveway with modern concrete pavers resulted in a loss of integrity of feeling, setting and association. The property does not embody the distinctive characteristics of the Craftsman style and does not retain critical aspects of integrity, and therefore staff does not recommend designation under HRB Criterion C.

#### 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.

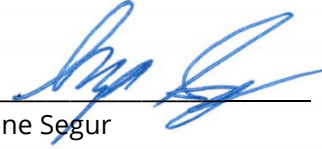
#### CONCLUSION

Based on the information submitted and the staff's field check, it is recommended that the property located at 1430 Fort Stockton Drive not be designated under any HRB Criteria



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Megan Walker  
Associate Planner



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Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

MW/SS

Attachment(s):

1. Applicant's Historical Report under separate cover