



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 9, 2023 REPORT NO. HRB-23-008

HEARING DATE: February 23, 2023

SUBJECT: **ITEM #2 – HARRISON AND SALVADORA KELLENBERGER HOUSE**

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

APPLICANT: Peter Wlodkowski represented by IS Architecture

LOCATION: 3461 Olive Street, North Park Community, Council District 3
APN 453-834-08-00

DESCRIPTION: Consider the designation of the Harrison and Salvadora Kellenberger House located at 3461 Olive Street as a historical resource.

STAFF RECOMMENDATION

Designate the Harrison and Salvadora Kellenberger House located at 3461 Olive Street as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the two rear additions constructed outside of the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Tudor Revival style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource exhibits an asymmetrical façade, front facing gable with flared roof line, a cross gabled roof, arched windows, painted redwood siding, and multi-light double hung wood windows.

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 resource consists of a one-story, single-family residence and garage located in a residential neighborhood of 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 Harrison and Salvadora Kellenberger House, has been identified consistent with the Board's adopted naming policy and reflects the name of Harrison and Salvadora Kellenberger, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criterion C 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 located at 3461 Olive Street was constructed in 1928 in the Tudor Revival style. The single-story, single-family dwelling features a steeply pitched cross gabled roof and an asymmetrical façade with an inset front entry porch. The roof flares slightly upward above the front porch. The primary elevation features a dominant front facing gable with an arched tripartite focal window on the first floor and an arched attic vent that mimics the design of the window in the gable end. The exterior features original redwood clapboard siding, a large brick chimney and multi-lite wood windows. The rear of the resource features two additions, the most recent of which is clad in wood shingles. A Hollywood style concrete driveway runs just east of the residence. The garage is original to the property although the door has been replaced with a compatible design.

Modifications to the property are few and include a 2005 wood siding clad rear extension which demolished an earlier addition. The header height of a window opening on the west façade was also modified at this time in conjunction with a kitchen renovation. In 2020 a small addition and changes to the rear deck were reviewed by Historical Resources Staff and approved as consistent with the Secretary of the Interior's Standards. The project also included the reconstruction of an original window on the west façade. At an unknown date the chimney was reconstructed in the same location and the clinker bricks were removed. Overall, these modifications do not significantly impair integrity of design, materials, workmanship, or feeling as it relates to HRB Criterion C.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include decorative half-timbering; tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing; massive chimneys, sometimes with decorative chimney pots; entry porches with round or Tudor arches; and gable dormers. Relatively uncommon before World War I, widespread adoption of masonry veneering techniques in the 1920s accompanied a dramatic rise in the style's popularity as even the most modest examples began to closely mimic the brick and stone veneers of their English prototypes. Tudor Revival style houses usually include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype.

Significance Statement: The house continues to convey the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style; including an asymmetrical façade, front facing gable with flared roof line, a cross gabled roof, arched windows, painted redwood siding, and multi-light double hung wood windows. 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 applicant's request for designation for the property located at 3461 Olive Street did not include information to support a determination under HRB Criterion D for an association with the Klicka Brothers Company; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be reevaluated at a future date pending submittal of additional information and analysis.

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 Harrison and Salvadora Kellenberger House located at 3461 Olive Street be designated with a period of significance of 1928 under HRB Criterion C as a good example of the Tudor Revival style. The designation excludes the two rear additions constructed outside of the period of significance.



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

AW/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 2/23/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/23/2023, to consider the historical designation of the Harrison and Salvadora Kellenberger House (owned by Peter J Wlodkowski, 3461 Olive Street, San Diego, CA 92104) located at **3461 Olive Street, San Diego, CA 92104**, APN: **453-834-08-00**, further described as BLK E LOT 4 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 Harrison and Salvadora Kellenberger 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 Tudor Revival style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource exhibits an asymmetrical façade, front facing gable with flared roof line, a cross gabled roof, arched windows, painted redwood siding, and multi-light double hung wood windows. 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 exclude the two rear additions constructed outside of the period of significance.

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

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

3461 Olive Street, San Diego, CA 92104

ASSESSOR PARCEL NUMBER **453-834-08-00**

HISTORICAL RESOURCES BOARD NUMBER **0**