



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: June 12, 2014 REPORT NO. HRB-14-033

ATTENTION: Historical Resources Board
Agenda of June 26, 2014

SUBJECT: **ITEM #6 – Frank and Adelaide Krapp House**

APPLICANT: Betty A M Arenz Trust represented by Johnson & Johnson

LOCATION: 7025 Vista Del Mar Avenue, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Frank and Adelaide Krapp House located at 7025 Vista Del Mar Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Frank and Adelaide Krapp House located at 7025 Vista Del Mar Avenue as a historical resource with a period of significance of 1936 under HRB Criterion C. The designation excludes the addition to the master bedroom, north interior patio enclosure, and rear garage addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Minimal Traditional style with Colonial Revival influences and retains a good level of architectural integrity from its 1936 period of significance. Specifically, the resource retains its low pitched gabled roof form with both enclosed and exposed modest eave overhang; exterior of wood lap, brick, and vertical and shingle siding; accented 8 panel wood entry door with wood paneling surround and fluted pilasters; and fenestration consisting primarily of wood double hung windows of various light patterns.

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 is a one story single family residence built in 1936 in the Minimal Traditional style with Colonial Revival influences; located at the southeast corner of Vista Del Mar Avenue and Belvedere Street in the First Addition to South La Jolla Subdivision of the La Jolla Community.

The building is located on APN 351-223-01-00. The property was identified in the 2002 Draft La Jolla Survey and given a Status Code of 3S, “Appears eligible for NR as an individual property through survey evaluation.”

The historic name of the resource, the Frank and Adelaide Krapp House, has been identified consistent with the Board’s adopted naming policy and reflects the name of Frank and Adelaide Krapp, who constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Johnson & Johnson, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion D. 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 is a one story single family residence built in 1936 in the Minimal Traditional style with Colonial Revival style influences. The building is of standard wood frame construction on a concrete foundation, exhibiting a “U” shaped plan form surrounding a rear courtyard. The north and west lot lines are marked by stone site walls topped by wood slat fence. The structure’s primary roof form is low pitched and gabled, sheathed in concrete tile to simulate the original shingle roof it replaced. Eave overhang is modest – enclosed along the primary west elevation and exposed with rafters on the balance of the structure. Exterior cladding materials consist of wide board wood lap siding, painted brick, wood shingle for gable ends, and decorative grooved wide board vertical siding reserved for primary and secondary recessed entry porches.

Fenestration consists primarily of wood double hung windows in 6-over-6, 3-over-6, and 2-over-4 varieties, nearly all with decorative wood shutters. The north elevation along Belvedere Street boasts a single 20-light leaded glass feature window. The primary elevation to the west is marked by the main recessed porch entry with brick walkway and steps, and a front porch roof supported by square decorative wood columns. The entry surround is accented with Colonial Revival style wood paneling with fluted pilasters. A matching detached garage with front gable roof is located at the northeast corner of the property and fronts onto Belvedere Street.

Alterations of note occurred primarily in 1974: a master bedroom expansion on the south (side) elevation, near the front southwest corner of the house; the enclosure of the north interior patio; and a rear garage addition. Of these alterations, only the master bedroom expansion is visible from the public right of way and is marked by the gabled projection off the south side elevation. This gable end lacks the rectangular louvered attic vents seen on the rest of the house, thereby distinguishing it from the original. Although visible from the front of the house, the bedroom expansion does not overwhelm the primary façade – leaving the building’s integrity and

character defining features unaffected. Other modifications include roof replacement and garage door replacement.

The *San Diego Modernism Historic Context Statement* determines a period of ca. 1935-1955 during which Minimal Traditional was most popular as a design style. The Minimal Traditional style gained in popularity with the onset of the Great Depression and a greater need for relatively basic, economic housing while retaining American ideals and style through the use of simplified, traditional architectural elements on a scaled down home. Pre-War examples were normally single-lot developments in established subdivisions, and typically referenced older revival styles, just as the subject house strongly suggests the Colonial Revival style. Common features of the Minimal Traditional style that are seen in the subject home include the simple, single-story floor plan in a relatively compact size adapted for a corner lot; low pitched gabled roof with shallow overhangs; simplified details reflecting traditional themes; traditional building materials of wood, brick and stone; and a detached, set back garage.

The Colonial Revival style of architecture was popular from the late 19th century and into the first half of the 20th century as the style drew inspiration from American Architectural heritage and evoked patriotic nostalgia of America's past. Events such as the 1876 Centennial Exposition in Philadelphia and the 1893 World's Columbian Exposition in Chicago rekindled that interest in America's Colonial roots and spread this interest throughout the country. As the Victorian era waned, homebuilders traded in their irregular ground plans and elaborate detailing for the decorative vocabulary of 18th century classicism. The subject resource exhibits a number of Colonial Revival style influences including the accentuated entry surround with pilasters; double hung wood windows with multi-pane glazing in both sashes; enclosed eaves along the primary elevation; and the small dentil course in the brickwork of the chimney.

Significance Statement: The house continues to convey the historic significance of the Minimal Traditional style with Colonial Revival style influences by embodying the historic characteristics associated with the styles; including gabled roof form with both enclosed and exposed modest eave overhang; exterior materials of wood lap, brick, and vertical and shingle siding; accented 8 panel wood entry door with wood paneling surround and fluted pilasters; and fenestration consisting primarily of wood double hung windows of various light patterns. 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 research report for the subject property proposes the HRB grant Master Architect status to Harold Abrams and asserts that the resource is significant under HRB Criterion D as a notable work of Abrams. The applicant presents information on the life and times of Harold Abrams as well as a partial list of known works – however the report does not provide photographs or comparative analysis detailing Abrams' body of work and how the subject resource would qualify as a notable work among his others. The report briefly mentions associations and partnerships with other local architects, but does not adequately evaluate Abrams' works against those of his contemporaries or demonstrate how Abrams has achieved a recognized greatness in

his field. Therefore staff cannot recommend designation under HRB Criterion D, or that Harold Abrams be established as a Master Architect at this time.

OTHER CONSIDERATIONS

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 Frank and Adelaide Krapp House located at 7025 Vista Del Mar be designated with a period of significance of 1936 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Minimal Traditional style of architecture with Colonial Revival influences. The designation excludes the addition to the master bedroom, north interior patio enclosure, and rear garage addition. 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.



Camille Pekarek
Junior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

CP/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/26/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/26/2014, to consider the historical designation of the **Frank and Adelaide Krapp House** (owned by Betty A M Arenz Trust 07-07-94, 7025 Vista Del Mar, San Diego, CA 92037) located at **7025 Vista Del Mar, San Diego, CA 92037**, APN: **351-223-01-00**, further described as BLK 3 LOTS 3 & 1 N 1/2 LOTS & 1 & S 1/2 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 Frank and Adelaide Krapp 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 Pre-War Minimal Traditional style with Colonial Revival influences and retains a good level of architectural integrity from its 1936 period of significance. Specifically, the resource retains its low pitched gabled roof form with both enclosed and exposed modest eave overhang; exterior of wood lap, brick, and vertical and shingle siding; accented 8 panel wood entry door with wood paneling surround and fluted pilasters; and fenestration consisting primarily of wood double hung windows of various light patterns. 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 addition to the master bedroom, north interior patio enclosure, and rear garage addition.

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: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney