



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: July 14, 2011 REPORT NO. HRB-11-047

ATTENTION: Historical Resources Board  
Agenda of July 28, 2011

SUBJECT: **ITEM #10 – Tillie Genter House**

APPLICANT: Drowns-Pennell 2006 Trust represented by Vonn Marie May

LOCATION: 7356 Eads Avenue, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Tillie Genter House located at 7356 Eads Avenue as a historical resource.

## STAFF RECOMMENDATION

Designate the Tillie Genter House located at 7356 Eads Avenue as a historical resource with a period of significance of 1927 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains its multi-gabled roof with composition shingles, wide eaves with exposed rafters and decorative support beams, wood lap siding, wood double hung windows, a partial porch supported by triple porch piers and brackets set on top of low wood lap walls, and a brick chimney.



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## 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 subject property is located at 7356 Eads Avenue in the La Jolla community. The property consists of a one-story Craftsman home and a detached double car garage.

The historic name of the resource, the Tillie Genter house, has been identified consistent with the Board's adopted naming policy and reflects the name of Tillie Genter, who constructed the house as the family's personal residence.

## ANALYSIS

A historical resource research was prepared by Vonn Marie May, which concludes that the resource is significant under HRB Criterion B & C. Staff concurs that the site is a significant historical resource under HRB Criterion C but not HRB Criterion B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

The report indicated that the house is significant for its association with the Genter family. Wendelin and Louise Genter moved to the La Jolla area originally owning and operating a five acre dairy where La Jolla Elementary School is now located. The Genter family went on to own an extensive amount of land in La Jolla and were known for buying houses throughout San Diego and moving them to their properties. Their daughter Tillie was a long time librarian for the San Diego Marine Biological Association which later became known as the Scripps Institute of Oceanography and their son Bernhard was involved in the La Jolla Historical Committee later known as the La Jolla Historical Society. However, while the Genter family shows a long history in the La Jolla community there does not seem to be sufficient information to assert that any members of the Genter family have made significantly demonstrable achievements and/or contributions to the history of San Diego. Therefore staff does not recommend designation under Criterion B.

*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 property was built in 1927 and embodies the distinctive characteristics of Craftsman style architecture. The house features a multi-gabled roof covered with composition shingles with open wide eaves and exposed rafters. Under the roof line are decorative beam supports. Fenestration consists primarily of wood multi-lite double-hung windows of varying sizes as well as several multi-paned fixed windows. The house is clad in a wood lap siding which is found on the entire perimeter of the house. A partial porch with a front gabled roof supported by triple porch piers and brackets set upon a low wood lap wall centered on the front of the home. A brick chimney is located just forward of the ridgeline and is original to the house.

Throughout the years there seems to have been two alterations to the home. Although it is unclear when these changes occurred, a sun porch was added to the back of the house which was later enclosed into a utility room and now showcases two large multi-paned windows. The second includes the alteration of the fenestration and door placement of the back porch sometime in the 1980's. These alterations are on the back of the home out of public view and do not significantly affect the integrity of the home.

The Tillie Genter House retains its integrity and embodies many distinctive characteristics of the Craftsman style architecture from its 1927 period of significance. Therefore, staff recommends designation under HRB Criterion C.

### 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 Tillie Genter house located at 7356 Eads Avenue be designated with a period of significance of 1927 under HRB Criterion C as an example of the Craftsman style architecture. 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.



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Jennifer Feeley  
Planning Intern



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Cathy Winterrowd  
Principal Planner/HRB Liaison

JF/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 7/28/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/28/2011, to consider the historical designation of the **Tillie Genter House** (owned by Drowns-Pennell 2006 Trust, 7356 Eads Avenue, San Diego, CA 92037) located at **7356 Eads Avenue, San Diego, CA 92037**, APN: **351-062-06-00**, further described as GENTER TCT (EXT W 20 FT) N 75 FT OF S 422 FT OF 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 Tillie Genter 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 Craftsman style architecture and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource retains its multi-gabled roof with composition shingles, wide eaves with exposed rafters and decorative support beams, wood lap siding, wood double hung windows, a partial porch supported by triple porch piers and brackets set on top of low wood lap walls, and a brick chimney. 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: N/A

BY: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

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

BY: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney