



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 9, 2022 REPORT NO. HRB 22-022

HEARING DATE: June 23, 2022

SUBJECT: **ITEM #04 – Walter and Margaret Trepte House**

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

APPLICANT: Zamonis Family Trust represented by Landmark Historic Preservation

LOCATION: 1160 Hunter Street, Uptown Community, Council District 3
APN 444-261-04-00

DESCRIPTION: Consider the designation of the Walter and Margaret Trepte House located at 1160 Hunter Street as a historical resource.

STAFF RECOMMENDATION

Designate the Walter and Margaret Trepte House located at 1160 Hunter Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the 2019 addition on the west elevation built outside 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 Spanish Colonial Revival style architecture with Monterey style influences and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource features a medium-pitch side gable roof of Mission clay tile; smooth stucco exterior; clay tile vents; stucco chimney; asymmetrical primary façade; front entry with a decorative surround and wood entry door; Monterey style cantilevered second floor balcony with wood railings covered by the principal roof, fenestration primarily of multi-lite and single-lite 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 subject resource is a two-story, single-family residence constructed in 1925 located on the northeast corner of Hunter and Jackdaw Streets in the Uptown Community.

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 through survey evaluation."

The historic name of the resource, the Walter and Margaret Trepte House, has been identified consistent with the Board's adopted naming policy and reflects the name of Walter and Margaret Trepte, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Landmark Historic Preservation 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 two-story single-family residence built in 1925 in the Spanish Colonial Revival style architecture with Monterey style influences. The building features a medium-pitch side gable roof of Mission clay tile with minimal eave overhang, clay tile vents and a smooth stucco exterior. Centered on the primary façade is the front entry with a raised decorative quoin surround and a wood plank entry door. The main entry and primary façade face south on Hunter Street and can be accessed by concrete pavers.

Fenestration consists primarily of multi-lite wood and single-lite wood windows; select windows on the primary elevation are elaborated with arches, wood lintels. Wood spindles and wrought iron detailing. Windows on the first and second floors feature a distinct clay tile sill plate. The Monterey influence is expressed primarily through the second story balcony located on the south elevation and is covered by an extension of the principal roof. The wooden balcony cantilevers over the front entry and is supported by decorative triangular braces. Substantial wood beams frame the carved wood balustrades with a simple scroll saw plank detailing. A stucco clad chimney is located at the west (side) elevation.

Modifications include the original garage infilled and converted into the basement; front entry/porch addition; shed addition on the east elevation, and rear porch addition; all at unknown dates. In 2019, the owners worked with staff to restore the house per historical photos. This work included restoration of the front porch entry and second floor balcony, several window and doors, and removal of the rear porch and east side addition. Other work as part of the permit included a small addition on the west elevation and new rear deck. All work was approved by staff as consistent with the Secretary of Interior Standards. These modifications do not significantly impair integrity of design, materials, workmanship or feeling and the building retains integrity as it relates to architectural significance.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance

precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade, wing walls, and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents, and balconies.

The Monterey style is one of California's few indigenous architectural styles and was popular during the first half of the twentieth century. The style blended old Spanish building characteristics with the architectural language of New England that was being brought to California at the time. Character defining features of this style include low-pitched gabled or hipped roofs, and cantilevered second floor balconies with wood railings covered by the principal roof. It is not uncommon to have wood railings replaced with decorative iron railings in the Creole French variant. Roofs are usually covered in wood shingle or tile, and walls are typically clad in stucco, brick or wood. Door and window surrounds sometimes mimic the Territorial examples of the Spanish Colonial prototypes; paired windows and false shutters are common.

Significance Statement: The resource continues to convey the historic significance of the Spanish Colonial Revival style architecture with Monterey style influences by embodying the historic characteristics associated with the style including a medium-pitch side gable roof of Mission clay tile; smooth stucco exterior; clay tile vents; stucco chimney; asymmetrical primary façade; front entry with a decorative surround and wood entry door; Monterey style cantilevered second floor balcony with wood railings covered by the principal roof, fenestration primarily of multi-lite and single-lite 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.

1160 Hunter Street was built by San Diego builder, Walter Trepte, in 1925. Walter Trepte has not been established by the Historical Resources Board as a Master Builder but is being proposed by the applicant. The Historical Resource Research Report provides a biography and a list of known properties erected by Walter Trepte, as well as properties erected by Trepte and Son when he worked with his father (also a well-known builder in San Diego), but it does not provide an evaluation or analysis of his work to identify building attributes that distinguishes or elevates his work as a Master Builder, and is thereby unable to evaluate 1160 Hunter Street within the context of his overall body of work. Staff recognizes Walter Treptes' contribution to San Diego's built environment, but is unable to support designation to establish him as a Master Builder, therefore, staff does not recommend 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 Walter and Margaret Trepte House located at 1160 Hunter Street be designated as a historical resource with a period of significance of 1925 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style architecture and retains integrity. The designation excludes the 2019 addition on the west elevation built outside the period of significance.


Shannon Anthony
Senior Planner


Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

SA/ss

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON JUNE 23, 2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on June 23, 2022, to consider the historical designation of the **Walter and Margaret Trepte House** (owned by Zamonis Family Trust 09-05-18, 1160 Hunter Street, San Diego, CA 92103) located at **1160 Hunter Street, San Diego, CA 92103**, APN: **444-261-04-00**, further described as BLK 4 LOTS 9 Thru 12 W 42 1/2 Ft 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.** , 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 Walter and Margaret Trepte 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 Spanish Colonial Revival style architecture with Monterey style influences and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource features a medium-pitch side gable roof of Mission clay tile; smooth stucco exterior; clay tile vents; stucco chimney; asymmetrical primary façade; front entry with a decorative surround and wood entry door; Monterey style cantilevered second floor balcony with wood railings covered by the principal roof, fenestration primarily of multi-lite and single-lite 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.** .

BE IT FURTHER RESOLVED, the designation shall exclude the 2019 addition on the west elevation built outside 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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney