



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: January 11, 2018 REPORT NO. HRB-18-003

HEARING DATE: January 25, 2018

SUBJECT: **ITEM #8 – Edwin K. Hurlbert/Gustav Hanssen House**

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

APPLICANT: Yuseff Cherney represented by Urbana Preservation & Planning, LLC

LOCATION: 2930 Chatsworth Boulevard, 92106, Peninsula Community, Council District 2  
APN 450-151-12-00

DESCRIPTION: Consider the designation of the Edwin K. Hurlbert/Gustav Hanssen House located at 2930 Chatsworth Boulevard as a historical resource.

### STAFF RECOMMENDATION

Designate the Edwin K. Hurlbert/Gustav Hanssen House located at 2930 Chatsworth Boulevard as a historical resource with a period of significance of 1912-1913 under HRB Criterion D. The designation excludes a rear second floor porch enclosure and 5' x 10' and 7.5' x 8' ground floor additions at the rear elevation. This recommendation is based on the following findings:

The resource is representative of a notable work of proposed Master Architect Gustav Hanssen and retains sufficient integrity as it relates to the original design. Specifically, the resource represents Arts & Crafts ideology as envisioned by the architect, who was well-versed in the early modern/organic movement through his education at the University of Illinois and previous professional work in Iowa and the greater Midwest region.

### 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 three-story single-family residence that was built 1912-1913 in the Arts & Crafts/Prairie Style with Craftsman features by proposed Master Architect Gustav Hanssen. It is located on Villa Lot 68 of the Chatsworth Terrace subdivision, on the northwest side of Chatsworth Boulevard, intersecting at Kingsley Street, in the community of Peninsula.

The property was identified in the San Diego County Regional Airport Authority Quieter Home Program Survey, recorded on September 30, 2003, and assigned a Status Code of 4R (May become a contributor to a listed/eligible/appears eligible district).

The historic name of the resource, the Edwin K. Hurlbert/Gustav Hanssen House, has been identified consistent with the Board's adopted naming policy, reflecting the name of Edwin K. Hurlbert, who was the first owner of the house and commissioned it as his residence, and Gustav Hanssen, a proposed Master Architect who designed the house.

### ANALYSIS

A Historical Resource Research Report was prepared by Urbana Preservation & Planning, LLC 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 D, but not HRB Criterion C. 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 applicant's report suggests that the property is significant under Criterion C as an excellent example of the Arts & Crafts aesthetic and Prairie style with Craftsman features. Original character-defining features of the subject property include a wraparound porch with a solid balustrade and thick coping, recessed entry with leaded glass side lite windows surrounding the front door, a central portico with segmented arch flanked by pergolas atop unfluted columns, geometrically articulated caps at portico corners, wood French doors at the ground floor and second level patio featuring geometric sash patterns, two sets of tripartite bay windows at the second level porch above the portico, wood casement windows with geometric sash pattern, a gable roof at the third floor with Japanese, deeply-extended eaves, and triangular knee braces with geometric caps at the front gable roof.

Modifications to the house include replacement of original wood shake roofing with composition shingles (1968 and 2014), the enclosure of a rear-facing second floor porch at the west elevation (1969), 5' x 10' and 7.5' x 8' ground floor additions at the rear elevation (1969), and replacement of original stucco cladding with modern stucco (dates unknown) of a texture and finish (floated lace) that is not period-appropriate or compatible with the original 1912-1913 construction. Because the stucco is the predominant cladding material, the modern texture and finish detract from the building's ability to convey the original Arts and Crafts/Prairie Style with Craftsman features. Therefore staff does not recommend 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 is proposing Gustav Hanssen as a Master Architect. He was born on November 12, 1869, in Davenport, Iowa to Louis and Maria Sophie Hanssen, both immigrants from Holstein,

Germany. Hanssen obtained a degree in Architecture from the University of Illinois, College of Engineering in 1890.

After graduation, Gustav returned to Davenport and advertised his services as an architect. Hanssen married Lillie May Stibolt in 1894. Starting circa 1903, Hanssen teamed with Architect Dietrick J. Harfst under the partnership "G Adolph Hanssen and Deat J. Harfst" until 1910 when Hanssen relocated to San Diego with his wife and two children. Hanssen also had a brief architectural partnership with his wife's brother, Arthur Stibolt, 1910-1912. Stibolt was an architectural designer with a background in glass art design and landscape design.

To establish himself in San Diego, Hanssen first opened an office in the Lawyers Building at 1919 4<sup>th</sup> Avenue in Downtown, where he remained until 1911. In 1912 he relocated his office to the Timken Building at 861 6<sup>th</sup> Avenue, and later, in the 1920s-1930s, he worked from a space on the fourth floor of the Spreckels Theater Building at 121 Broadway. Throughout his career, Hanssen took on positions with outside organizations, including work as a draftsman for the Pacific Marine & Construction Company in 1919, and service as Assistant Naval Architect at Naval Air Station North Island. In addition to Dietrick J. Harfst and Arthur Stibolt, Hanssen partnered with architects Eugene M. Hoffmann in 1924-1925, Ralph Swearingen in 1925-1927, and Robert Halley from 1932-1935.

Hanssen remained active in the architectural professional community. He was a founding member of the San Diego Architectural Association (SDAA), which was established in 1911 as the predecessor organization to the American Institute of Architects – San Diego Chapter. Hanssen worked to promote "good fellowship, and artistic, scientific and practical efficiency of the [architectural] profession and kindred arts." In 1913 he served as Treasurer of the SDAA while his contemporary, Irving Gill, served as Secretary. In 1914 he served as the founding Secretary of the Silvergate League, a political advocacy organization with membership comprised of professionals in architecture and construction.

Throughout the course of his career, Hanssen designed notable residential and commercial buildings in a variety of popular styles including late-Victorian (Queen Anne and Italianate), Gothic Revival, Georgian Revival, Mission Revival, Moorish/Spanish Revival, Renaissance Revival, Arts & Crafts, Art Deco, and Moderne. His early career in San Diego focused on residential projects in suburban communities. As he gained recognition, later work included industrial and commercial buildings. Hanssen continued to work as an architect in San Diego until his death in 1944.

Hansen's body of work includes eight properties in Davenport, Iowa that are listed in the National Register of Historic Places and three properties that are designated as Historical Resources by the City of San Diego. HRB # 173 is known as the Otis Residence and is located in Uptown at 3255 2<sup>nd</sup> Avenue. It was built 1911 in the Tudor Revival/Arts & Crafts style, and was designated on February 23, 1983. HRB # 326 is known as the Engine Company No. 4 and is located in the East Village in Downtown at 400 8<sup>th</sup> Avenue. It was built 1938 in the Art Deco style, and was designated on October 26, 1994. HRB #861 is known as the Katherine Redding Stadler House and is located in Peninsula at 2750 Rosecrans Street. It was built 1914 in the Renaissance Revival style with Prairie Style influences, and was designated on March 3, 2008.

Significance Statement: The subject property is a notable work of Gustav Hanssen, whose work in San Diego focused mainly on Period Revival and Arts & Crafts styles. It was built as a suburban

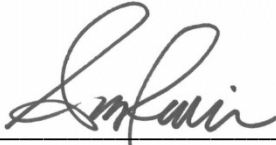
single family residence 1912-1913 in the Arts & Crafts/Prairie Style with Craftsman features. Despite modifications, the home continues to reflect the Master Architect's design principles in residential architecture in San Diego. Therefore, staff recommends Gustav Hanssen be established as a Master Architect, and recommends designation of the subject property 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 Edwin K. Hurlbert/Gustav Hanssen House located at 2930 Chatsworth Boulevard be designated with a period of significance of 1912-1913 under HRB Criterion D.



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Sonnier Francisco  
Senior Planner/HRB Liaison

sf/ms

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 1/25/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/25/2018, to consider the historical designation of the **Edwin K. Hurlbert/Gustav Hanssen House** (owned by Yuseff Cherney, 2930 Chatsworth Boulevard, San Diego, CA 92106) located at **2930 Chatsworth Boulevard, San Diego, CA 92106**, APN: **450-151-12-00**, further described as VL 68 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 Edwin K. Hurlbert/Gustav Hanssen House on the following findings:

(1) The property is historically significant under CRITERION D as a notable work of proposed Master Architect Gustav Hanssen and retains sufficient integrity as it relates to the original design. Specifically, the resource represents Arts & Crafts ideology as envisioned by the architect, who was well-versed in the early modern/organic movement through his education at the University of Illinois and previous professional work in Iowa and the greater Midwest region. 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 a rear second floor porch enclosure and 5' x 10' and 7.5' x 8' ground floor additions at the rear elevation.

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: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney