



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 13, 2020 REPORT NO. HRB-20-040

HEARING DATE: August 27, 2020

SUBJECT: **ITEM #13 – Charles and Leanna Kern House**

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

APPLICANT: Martin and Fiona Case; represented by Legacy 106, Inc

LOCATION: 4079 Falcon Street, Uptown Community, Council District 3
APN 444-412-0300

DESCRIPTION: Consider the designation of the Charles and Leanna Kern House located at 4079 Falcon Street as a historical resource.

STAFF RECOMMENDATION

Designate the Charles and Leanna Kern House located at 4079 Falcon Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the rear second story addition 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 Craftsman style and retains a good level of architectural integrity from its 1913 period of significance. Specifically, the resource features a low-pitched gable roof with wide overhanging eaves and exposed rafter tails, inset partial width porch with tapered column, shed dormer, wood windows, decorative attic vents and vergeboards, triangular knee braces, and wood shingle siding.

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 one-and-a-half story, single family residence located in the Mission Hills neighborhood.

The property was identified in the 2016 Uptown Community Plan Update Historic Resources Survey Report and was 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 Charles and Leanna Kern House, has been identified consistent with the Board's adopted naming policy and reflects the name of Charles and Leanna Kern, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc, 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 is a one-and-a-half story Craftsman style single family residence and garage constructed in 1913. The house features a side gabled roof with wide, overhanging eaves and exposed rafters with a large shed dormer on the primary façade. Exterior cladding consists of wood shingle siding. A scored concrete pathway leads to an inset, partial width porch with tapered column on the northwest corner of the front façade. A large stucco chimney with clinker brick on the corners above the roofline dominates the south façade. On the rear façade, the second story shows evidence of an early porch enclosure. Craftsman decorative elements include attic vents, triangular knee braces and vergeboards. Fenestration consists of wood windows in a variety of sizes and operations including casement and double hung.

Several modifications have been made to the property since its 1913 date of construction including the enclosure of a second-floor rear porch sometime before 1920. A transitional photo from 1985 shows the house covered in either aluminum or vinyl siding which has since been removed. Additionally, the 1985 photo depicts the window in the shed dormer as a slider which has since been replaced. In 2018, solar panels were added at rear of the house and on the south sloping roof of the garage. Around the same time, the concrete walkway and retaining wall were replaced and the driveway was widened. Also in 2018, the cottage window on the front façade and was replaced in kind. The modifications to the hardscape and window replacements were reviewed by historical resources staff and determined to be consistent with the Secretary of the Interior's Standards. At an unknown date a garden window was added on the first floor of the north façade. These modifications do not impair integrity of design, materials, workmanship or feeling as it relates to Criterion C.

With origins in the British Arts and Crafts movement, born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One story vernacular examples are often called simply bungalows. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; decorative attic vents; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a low-pitched gable roof with wide overhanging eaves and exposed rafter tails, inset partial width porch with tapered column, shed dormer, wood windows, decorative attic vents and vergeboards, triangular knee braces, and wood shingle siding. Therefore, staff recommends designation under HRB Criterion C.

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 Charles and Leanna Kern House located at 4079 Falcon Street be designated with a period of significance of 1913 under HRB Criterion C as a good example of the Craftsman style. The designation excludes the rear second story addition constructed outside of the period of significance.



Suzanne Segur
Senior Planner

SS/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/27/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/27/2020, to consider the historical designation of the Charles and Leanna Kern House (owned by Martin & Fiona Case Revocable Trust 01-19-17, 4079 Falcon Street, San Diego, CA 92103) located at **4079 Falcon Street, San Diego, CA 92103**, APN: **444-412-03-00**, further described as BLK 48 LOTS 5 & 6 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 Charles and Leanna Kern 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 Craftsman style and retains a good level of architectural integrity from its 1913 period of significance. Specifically, the resource features a low-pitched gable roof with wide overhanging eaves and exposed rafter tails, inset partial width porch with tapered column, shed dormer, wood windows, decorative attic vents and vergeboards, triangular knee braces, and wood shingle siding. 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 rear second story addition 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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney