



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: June 21, 2012 REPORT NO. HRB-12-040

ATTENTION: Historical Resources Board  
Agenda of June 28, 2012

SUBJECT: **ITEM #8 – BEN AND FRIEDA KAPLAN HOUSE**

APPLICANT: Letzring Family Trust represented by Legacy 106, Inc.

LOCATION: 1225 Concord Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Ben and Frieda Kaplan House located at 1225 Concord Street as a historical resource.

STAFF RECOMMENDATION

Designate the Ben and Frieda Kaplan House located at 1225 Concord Street as a historical resource with a period of significance of 1958 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 Custom Ranch architecture and retains a good level of architectural integrity from its 1958 date of construction and period of significance. Specifically, the resource exhibits a prominent low sloped hipped gable roof with deep overhangs; wide, open eaves with exposed rafters; vertical board and batten siding on the facades; prominent brick chimneys; horizontal bands of windows; and custom details such as leaded diamond pane windows, irregular brickwork and rough split vertical board and batten siding above horizontal lapped wooden wainscoting.

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 house is a one-story building with a two-car garage in the front and is located on the east side of Concord Street within the Fleetridge Heights subdivision of the Peninsula Community.

The historic name of the resource, the Ben and Frieda Kaplan House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners Ben and Frieda Kaplan, who had the house constructed 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. Staff concurs that the site is a significant historical resource under 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 subject building is a one-story Custom Ranch house constructed in 1958, and features a U-shaped floor plan with a rear patio courtyard area. The home features a low pitch cross gabled roof with composition shingles, overhanging eaves, exposed rafters, two wide brick chimneys, and a small decorative roof top copula. The copula contains small dove cote holes and is topped by a wrought iron weather vane. The house has an asymmetrical front façade which utilizes alternating rustic brick and wooden board and batten siding. The side-facing double garage fronts the property to the street and has a shed roofed, triple paneled bay window with fixed leaded diamond glazing. The façade on the side of the garage consists of undulating natural wood battens on vertical board siding above horizontal lapboard wainscoting which is also on the facades of the house. The house façade contains irregular brick surfacing with an alternating pattern of a slightly protruding brick every tenth one.

The front doorway contains a center paneled door with multi-colored triangular glass panels and matching entry sidelight panels. To the right is a grouping of three triple windows with painted wood surrounds. These groupings contain three metal windows, the center window being fixed and the outer windows being casement windows. To the far right is the front facing gable which matches the other wooden wall surfacing with dove cote detail below the eave. A projecting bay window with wooden brackets contains a grouping of three windows with clear fixed glazing in the middle and leaded diamond casement windows on each side. The sides and rear elevations also contain protruding gable end and matching wood board and batten siding. The covered patio and corner window on the rear elevation provide a transition between the indoor and outdoor spaces which is characteristic of the Custom Ranch style.

The only modification identified is a small, detached dressing room addition to the rear of the property adjacent to the swimming pool. This addition was constructed soon after the house was constructed in 1958 and is not readily visible. The addition does not alter the character defining features of the building or significantly impair the design, materials, workmanship or feeling aspects of integrity as it relates to the 1958 date of construction.

The Custom Ranch style of architecture was popular between 1950 and 1975 and is differentiated from Tract Ranch because these homes were typically custom-designed with a specific client in mind. The Ranch style became the era's most prevalent type of residential construction in San Diego. Custom Ranch Homes are generally more lavish than their tract counterparts; and may also feature larger garages, motor courts, servant's quarters, expanded kitchens and larger living spaces. Like Tract Ranch housing, materials and detailing are generally traditional. Exterior materials include wood siding, stone, concrete block, brick, and sometimes adobe. Detailing may include paneled wood doors, divided lite windows, wood shutters, and prominent, wide chimneys. The subject house conveys the historic significance of Custom Ranch architecture by embodying the historic characteristics associated with the style, including leaded diamond pane windows, a wide chimney, irregular brickwork and rough split vertical board and batten siding above horizontal lapped wooden wainscoting. Therefore, staff recommends designation of the subject building under HRB Criterion C as a resource that embodies the distinctive characteristics of Custom Ranch architecture and retains integrity to the 1958 date of construction.

#### 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 Ben and Frieda Kaplan House located at 1225 Concord Street be designated with a period of significance of 1958 under HRB Criterion C as a resource that embodies the distinctive characteristics of Custom Ranch 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.



Jeffrey E. Oakley  
Associate Planner



Cathy Winterrowd  
Principal Planner/HRB Liaison

JO/ks/cw

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

RESOLUTION NUMBER N/A  
ADOPTED ON 6/28/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/28/2012, to consider the historical designation of the **Ben and Frieda Kaplan House** located at **1225 Concord Street, San Diego, CA 92106**, APN: **531-132-01-00**, further described as LOT 1 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 Ben and Frieda Kaplan House on the following finding:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Custom Ranch architecture and retains a good level of architectural integrity from its 1958 date of construction and period of significance. Specifically, the resource exhibits a prominent low sloped hipped gable roof with deep overhangs; wide, open eaves with exposed rafters; vertical board and batten siding on the facades; prominent brick chimneys; horizontal bands of windows; and custom details such as leaded diamond pane windows, irregular brickwork and rough split vertical board and batten siding above horizontal lapped wooden wainscoting. 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