



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 19, 2008 REPORT NO. HRB-08-061

ATTENTION: Historical Resources Board
Agenda of September 25, 2008

SUBJECT: **ITEM #11 – Baron X. Kouch and Norma Meyer Schuh Spec House #1**

APPLICANT: Legacy 106, Inc on behalf of the owners, Lisa Starr Goodin & David Goodin

LOCATION: 3519 Dove Court, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Baron X. Kouch and Norma Meyer Schuh Spec House #1 located at 3519 Dove Court as a historical resource.

STAFF RECOMMENDATION

Designate the Baron X. Kouch and Norma Meyer Schuh Spec House #1 located at 3519 Dove Court as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1931 period of significance.

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 two story Spanish Eclectic style home built in 1931 by Baron X. Kouch and Norma Meyer Schuh as a speculation



house in the residential subdivision of Inspiration View in South Mission Hills. The historic name of the resource, the Baron X. Kouch and Norma Meyer Schuh Spec House #1, has been identified consistent with the Board's adopted naming policy and includes the names of Baron X. Kouch and Norma Beyer Schuh, who worked together and constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Legacy 106, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion A, as follows:

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The applicant's report states that the property at 3519 Dove Court is significant under HRB Criterion A as a special element of the City's historical, economic and architectural development during the Depression. The applicant's report contends that the development and construction work of Kouch and Schuh filled an economic vacuum created by the Great Depression by attracting clients with sufficient funds to buy houses like 3519 Dove Court. In addition, the applicant notes that "the quality of construction materials on the first floor is noticeably better than those used on the second floor, suggesting that the house was completed in several phases with the last phase affected by the financial difficulties of the Great Depression." There is insufficient evidence to support the contention that the subject property either exemplifies or reflects a special element of San Diego's historical, economic and architectural development as it relates to the Great Depression. The house does not appear to be any more or less significant than other middle-class Depression-era housing built during that time. Therefore, staff does not recommend designation under HRB Criterion A.

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 property at 3519 Dove Court contains a two-story of stucco over wood frame Spanish Eclectic style house built in 1931 in a sideways-facing "Y"-shape configuration on a concrete foundation. The house features a side gable clay tile roof with exposed eaves and rafter tails. The entry is centered on the axis of the sideways-facing "Y"-shape and is accented by a semi-circular, single-story tower element with a clay tile roof. To the left of the entry door is an original two-car garage with a wood door below a second story recessed balcony with a solid, decorative stucco balustrade original to the house. To the right of the entry is a similar recessed balcony set at the corner over a projecting bay window with a small shed tile roof and decorative wood window grille. Fenestration throughout the house consists largely of two and three lite casement wood frame and sash windows.

Modifications include construction of a deck at the rear of the property in 1986; resurfacing of the front yard with interlocking brick in the mid-to-late 1990's; re-roofing of the entry tower and small shed roof above the bay window by the current owner some time after 1998; in-kind replacement of the stucco by the current owner after 1998; and construction of stucco site walls

and planters in the front yard after 1998 which were lowered to their current height in 2006. The deck addition at the rear of the property is a reversible modification which does not significantly impact the resource. The elimination of the lawn area and the installation of interlocking brick pavers and low stucco site walls are not consistent with the historic character of the property, but do not impact the resource to such an extent that it is no longer eligible for designation. The in-kind replacement of the stucco appears consistent with the available historic photographs and is therefore consistent with the Standards and is not considered a significant impact to the integrity of the resource. Finally, the replacement of the clay tile roof at the entry tower and bay window does not appear to have been done in-kind and appears more varied in color than the original roof tile. However, this alteration represents a small fraction of the overall roofing and character of the resource, and does not impact it to such an extent that the house is no longer eligible for designation in its current appearance.

Therefore, staff recommends that the Baron X. Kouch and Norma Meyer Schuh Spec House #1 located at 3519 Dove Court be designated under HRB Criterion C as a good example of Spanish Eclectic architecture embodying distinctive characteristics of the style and retaining a good level of integrity from its 1931 period of significance.

OTHER CONSIDERATIONS

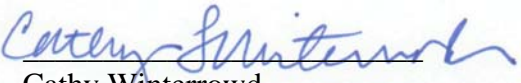
The replacement of the roofing tile at the entry tower and bay window with more historically appropriate clay tile will be included as a condition of any future Mills Act agreement. Additional conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills 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 Baron X. Kouch and Norma Meyer Schuh Spec House #1 located at 3519 Dove Court be designated under HRB Criterion C as a good example of Spanish Eclectic architecture embodying distinctive characteristics of the style and retaining a good level of integrity from its 1931 period of significance. 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.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

KS/cw

Attachment(s): Applicant's Historical Report under separate cover