



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 11, 2011 REPORT NO. HRB-11-016

ATTENTION: Historical Resources Board
Agenda of March 24, 2011

SUBJECT: **ITEM #8 – William and Ida Cook House**

APPLICANT: Elizabeth Scalice represented by Scott A. Moomjian

LOCATION: 3819 Pringle Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the William and Ida Cook House located at 3819 Pringle Street as a historical resource.

STAFF RECOMMENDATION

Designate the William and Ida Cook House located at 3819 Pringle Street as a historical resource with a period of significance of 1926 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 Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource exhibits the flat and shed roof with no eave overhang; red, clay tile roof; circular and square roof vents; stucco chimney and stucco exterior façade with decorative stucco molding; second floor balcony; gabled-shed front porch with arched opening; arched and recessed focal windows along the front façade; wood double-hung windows; and a side porch area with a front-gabled roof supported by scalloped braces.



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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 property is located on the southeast corner of Pringle Street and Sutter Street, north of Washington Street in a primarily single-family residential area within the Middletown neighborhood of the Uptown Community.

The historic name of the resource, the William and Ida Cook House, has been identified consistent with the Board's adopted naming policy and includes the name of the first occupants and owners of the subject house.

ANALYSIS

A historical resource research report dated October 2008 was prepared by Scott Moomjian which concludes that the resource is significant under HRB Criteria 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.

Built in 1926, the subject property embodies many distinct characteristics of Spanish Eclectic style architecture. The principal or front elevation features a front-gabled section which slopes northward, creating a recessed porch area. The gable and porch area are covered with red, clay tile roof. Entry into the porch area is through an arched opening. The front door is paneled wood. Above the arched opening to the porch is a decorative scroll molding with the address numbers inscribed. Within the gable, there is an arched, recessed, wood-framed and casement window with slender panes. Another arched, recessed window is located near the northwest elevation and is a fixed pane. The second floor contains a recessed balcony/porch area with two arched openings. This area contains a combination of wood casement and double-hung windows. Along the rear elevation, the house features a number of different window types and openings. Along the first floor, there are a pair of French doors with slender glass panes, wooden double-hung windows, and decorative wooden doors with stained glass. On the second floor of the rear elevation, there is a set of wooden casement and fixed windows which provide natural light into the sunroom. Wood double-hung windows are located adjacent to the sunroom. Along the north or side elevation, there is a side entry which is composed of a wooden and glass door within a partial porch area. The porch is framed by scalloped braces which support the front-gable with the same red, clay tile as the roof.

A detached accessory residential structure over double-car garage is located at the northeastern property boundary facing Sutter Street and features a flat roof and stucco exterior with wood, double-hung windows.

Beginning in October, 2007, the property underwent repair and restoration. In this regard, the exterior stucco was repaired and painted “in-kind” to match the original appearance. A few modifications were made to the structure which do not significantly affect the overall integrity and are not visible from the right-of-way. Modifications include replacement of the wood fixed and casement windows in the rear sunroom area with the same type and materials; the addition of new wooden French doors in existing door openings; and the addition of a wood bathroom window which replaced an aluminum bathroom window which was not original.

The subject property embodies the character defining features of Spanish Eclectic style architecture and retains integrity to its 1926 date of construction. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

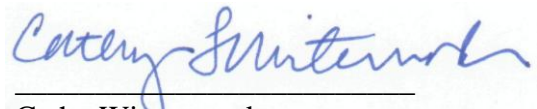
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the William and Ida Cook House located at 3819 Pringle Street be designated under HRB Criterion C as a resource that embodies the distinctive characteristics through the retention of character-defining features of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1926 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.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

Attachment(s): 1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/24/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/24/2011, to consider the historical designation of the **William and Ida Cook House** (owned by Elizabeth A. Scalice, 3819 Pringle Street, 3819 Pringle Street, San Diego, CA 92103) located at **3819 Pringle Street, San Diego, CA 92103**, APN: **451-013-01-00**, further described as BLK 78 LOTS 13 THRU 16 NELY 50 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. 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 William and Ida Cook 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 Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource exhibits the flat and shed roof with no eave overhang; red, clay tile roof; circular and square roof vents; stucco chimney and stucco exterior façade with decorative stucco molding; second floor balcony; gabled-shed front porch with arched opening; arched and recessed focal windows along the front façade; wood double-hung windows; and a side porch area with a front-gabled roof supported by scalloped braces. 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, 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: _____
NINA FAIN
Deputy City Attorney