



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: November 25, 2014 REPORT NO. HRB-14-077

ATTENTION: Historical Resources Board
Agenda of December 4, 2014

SUBJECT: **ITEM #15 – William and Wilma Garth/Edgar Ullrich House**

APPLICANT: Thomas O Daniel Living Trust represented by Marie Burke Lia

LOCATION: 1825 Castellana Road, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the William and Wilma Garth/Edgar Ullrich House located at 1825 Castellana Road as a historical resource.

STAFF RECOMMENDATION

Designate the William and Wilma Garth/Edgar Ullrich House located at 1825 Castellana Road as a historical resource with a period of significance of 1928 under HRB Criteria C and D. The designation includes the cobble walls and steps on-site. This recommendation is based on the following findings:

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 period of significance. Specifically, the resource exhibits medium-pitched gabled roof with clay tiles, slightly overhanging eaves and exposed rafter tails; slightly textured stucco over wood frame construction; a stucco chimney with decorative exposed brick top; an arched entry door; fenestration consisting primarily of multi-lite French doors and casement and fixed windows, recessed into the wall plane; and wrought iron detailing accents throughout.
2. The resource is representative of a notable work of Master Architect Edgar Ullrich and retains integrity as it relates to the original 1928 design. Specifically, the resource is a prime example of Ullrich's large, luxury homes constructed in La Jolla during this period, and exhibits one of his most popular and noted styles, Spanish Eclectic.

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 located on a corner lot in

the residential subdivision of Ludington Heights. The building is located on APN 350-560-11-00, as shown on the map provided in Attachment 2. The rear yard currently extends across a paper alley and includes a small parcel identified as APN 350-560-14-00. Only APN 350-560-11-00 is proposed to be included in the designation. APN 350-560-14-00 does not include any significant structures or features, and is separated from the remainder of the property by a paper alley which the property owner does not own.

The subject property was identified in the 2004 Draft La Jolla Survey and given a Status Code of 7R, "Identified in Reconnaissance Level Survey: Not Evaluated." Individual resources identified in the reconnaissance survey that were not identified as a potential contributor to a potential historic district were given a Status Code of "7R" since those resources were not evaluated for integrity under the reconnaissance level survey.

The historic name of the resource, the William and Wilma Garth/Edgar Ullrich House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners who constructed the house as their personal residence and the name of Edgar Ullrich, a Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by Kathleen Crawford of the Office of Marie Burke Lia, which concludes that the resource is significant under HRB Criteria A, C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D, but not HRB Criterion A. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, 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.

Research into the history of the property at 1825 Castellana Road did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or La Jolla's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property at 1825 Castellana Road did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 property located at 1825 Castellana Road is a one and two story, irregularly-shaped single family home constructed in the Spanish Eclectic style and features medium-pitched gabled roof with clay tiles, slightly overhanging eaves and exposed rafter tails; slightly textured stucco over wood frame construction; a stucco chimney with decorative exposed brick top; and a concrete foundation. The entry door is set in an arched opening under a shed tile roof, and is accessed via a set of original cobble stairs. A multi-lite French door with a Juliet balcony is located above and to the right of the entry door. To the left of the entry is a focal bay window set under the same shed roof projection. Further to the left are three pairs of casement windows, which align with the three single garage bays below. At the far-east end, the kitchen is recessed slightly back from the primary façade. Fenestration throughout the house is set into the building wall, and consists primarily of multi-lite casement and fixed windows. Wrought iron detailing and accents are found throughout.

Modifications include the alteration of the windows at the kitchen facing the street at an unknown date; and possible alteration of the focal bay window. The rendering shown in the newspaper article included in Attachment E may indicate a multi-lite window where a single lite is currently present. However, this modification is uncertain and somewhat speculative. Regardless, the house exhibits minimal modifications; retains integrity of design, materials, workmanship and feeling; and continues to convey its original Spanish Eclectic design.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style, which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The house, which retains integrity to its 1928 date of construction and period of significance, continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including medium-pitched gabled roof with clay tiles, slightly overhanging eaves and exposed rafter tails; slightly textured stucco over wood frame construction; a stucco chimney with decorative exposed brick top; an arched entry door; fenestration consisting primarily of multi-lite French doors and casement and fixed windows, recessed into the wall plane; and wrought iron detailing accents throughout. Therefore, staff recommends 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.

Born in Colorado Springs in 1893, Edgar Ullrich attended Colorado College and, by 1923, was a practicing architect. He relocated to San Diego in 1924 to take a commission by Isabel Hopkins to design the Casa de Manana resort hotel (HRB Site #213). After this project, Ullrich was

enamored by San Diego and decided to stay permanently. Between 1924 and his death in 1958, he designed many homes in La Jolla and throughout San Diego. Although he is known to have designed in the Tudor Revival and French Norman styles, he primarily worked in the Spanish Eclectic or “Mediterranean” style.

Ullrich was the tract architect for the La Jolla Hermosa subdivision, designing fifteen homes there and reviewing all new home designs for conformance with the design guidelines and building restrictions. During the course of his career, Ullrich designed more than twenty-five major buildings in La Jolla including churches and academic buildings, some of which are designated locally and one of which is listed on the National Register. Other examples include the Muir House or the “Versailles of La Jolla” and the Baille House both located in the Muirlands section of La Jolla. In his own residence, Ullrich used the pseudo-Tudor type of architecture. Examples of his classical Renaissance buildings are the Immaculate Heart Seminary and the More Hall School of Law and the University of San Diego.

Ullrich was established by the Historical Resources Board as a Master Architect in 1987 with the designation of the Casa de Manana. Since that time, 10 of Ullrich’s buildings have been designated by the HRB. They include homes primarily constructed in the Spanish Eclectic and Tudor Revival styles.

Significance Statement: The subject property is a prime example of Ullrich’s large, luxury homes constructed in La Jolla during this period, and exhibits one of his most popular and noted styles, Spanish Eclectic. Therefore, staff recommends designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 1825 Castellana Road has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The property at 1825 Castellana Road is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 Wilma Garth/Edgar Ullrich House located at 1825 Castellana Road be designated with a period of significance of 1928 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style; and Criterion D as a resource that reflects the notable work of Master Architect Edgar Ullrich. The designation includes the cobble walls and steps on-site. 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 Stanco
Senior Planner/HRB Liaison

KS

Attachments:

1. Draft Resolution
2. Assessor's Parcel Map
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 12/4/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 12/4/2014, to consider the historical designation of the **William and Wilma Garth/Edgar Ullrich House** (owned by Thomas O Daniel Living Trust 11-18-08, PO Box 927929, San Diego, CA 92192) located at **1825 Castellana Road, San Diego, CA 92037**, APN: **350-560-11-00**, further described as LOT 67 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 Wilma Garth/Edgar Ullrich House on the following findings:

(1) The property is historically significant under CRITERION C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style and retains integrity to its 1928 date of construction and period of significance. Specifically, the resource exhibits medium-pitched gabled roof with clay tiles, slightly overhanging eaves and exposed rafter tails; slightly textured stucco over wood frame construction; a stucco chimney with decorative exposed brick top; an arched entry door; fenestration consisting primarily of multi-lite French doors and casement and fixed windows, recessed into the wall plane; and wrought iron detailing accents throughout. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect Edgar Ullrich. Specifically, the resource is a prime example of Ullrich's large, luxury homes constructed in La Jolla during this period, and exhibits one of his most popular and noted styles, Spanish Eclectic. 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 include the original cobble walls and stairs on-site.

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

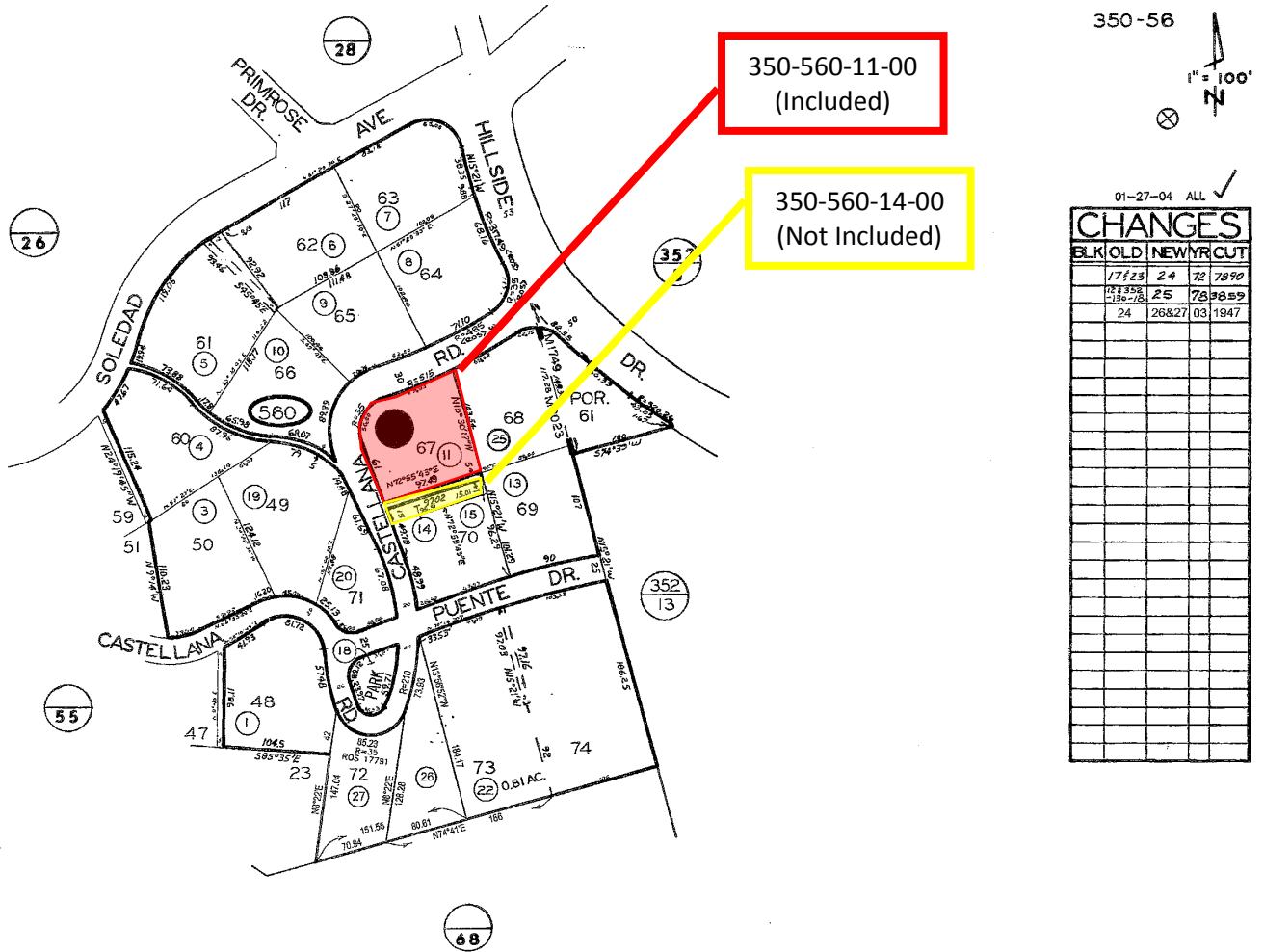
BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney

LIMITS OF DESIGNATION FOR 1825 CASTELLANA DRIVE

Designation shall be limited to APN 350-560-11-00, and shall not include APN 350-560-14-00 or the paper street between.



350-560-11-00
(Included)

350-560-14-00
(Not Included)

350-56
1" = 100'
N

01-27-04 ALL ✓

CHANGES			
BLK	OLD	NEW	CUT
17423	24	72	7890
128358	25	733859	
135758	24	26827	03, 1947

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

ASSESSMENT PURPOSES ONLY

MAP 1749 - LA JOLLA HILLS
MAP 2023 - LUDINGTON HEIGHTS - LOTS 48-50, 60-74 & PARK
ROS 11581, 13519, 17791