



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 11, 2012 REPORT NO. HRB-12-066

ATTENTION: Historical Resources Board
Agenda of October 25, 2012

SUBJECT: **ITEM #14 – Augustus and Laura Rehkopf/Pear Pearson House**

APPLICANT: Kate Miller represented by Legacy 106, Inc.

LOCATION: 4302 Adams Ave, Kensington-Talmadge Community, Council District 3

DESCRIPTION: Consider the designation of the Augustus and Laura Rehkopf/Pear Pearson House located at 4302 Adams Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Augustus and Laura Rehkopf/Pear Pearson House located at 4302 Adams Avenue as a historical resource with a period of significance of 1931 under HRB Criteria C and D. Interior elements included in the designation are the staircase ironwork; the living room exposed beams with decorative brackets; and the living room fireplace surround, mantle and hearth. 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 1931 period of significance. Specifically, the resource features an asymmetrical façade; Mission clay tile roof; rustic stucco finish; and fenestration consisting of wood fixed, casement and 1/1 double hung windows.
2. The resource is representative of a notable work of Master Builder Pear Pearson and retains integrity as it relates to the original design. Specifically, the resource exhibits Pear Pearson's characteristic Spanish Eclectic style and refined features, including the arched recessed entry and second story balcony with decorative flat wood slats.

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 resource is a one and two story Spanish Eclectic style residence built in 1931 at the northeast corner of Adams Avenue and

North Talmadge Drive in the Talmadge Park subdivision of the Kensington-Talmadge Community.

The historic name of the resource, the Augustus and Laura Rehkopf/Pear Pearson House, has been identified consistent with the Board's adopted naming policy and reflects the name of Augustus and Laura Rehkopf, who constructed the house as their personal residence and the name of Pear Pearson, an established Master Builder.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria C and D 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 building was constructed in 1931 in the Spanish Eclectic style and features a combination of low-pitch hipped and gable roofs sheathed with Mission clay tile for the main structure and a flat roof with a partial shed roof over the detached garage. The building's overall form is irregular - dominated by a two story mass at the center of the lot with a single story living room projection to the south and a single story detached garage to the north. A covered balcony is located at the west elevation. Eaves have minimal overhang throughout and feature decorative exposed rafter tails. The building is clad in a rustic white stucco finish and maintains an entirely original footprint. Fenestration consists of wood fixed, casement and 1/1 double hung windows.

The structure's original design plans and a few historic photos are available for comparison and shed light on a few modifications that have occurred over the years. At the east elevation, two wood casement windows with leaded stained glass that flank the living room chimney were originally laid out in the plans to be larger double casement windows. Judging by the apparent age of the windows, staff feels these may have been a field change made during construction. Another discrepancy in the plans is at the south elevation, above and to the left of the front entry – a small window exists where there is none specified at that location on the plans. A secondary chimney with a T-shaped spark arrestor has been added to the two-story portion of the house. At the front entry, a screen door and single hand rail has been added, and modern tile has been placed over the original tile. At some time in the early 1970s, original decorative wood shutters were removed from a number of windows at the south and west elevations and replaced with window bars to add security for a high profile law enforcement occupant at the time. The bars have been subsequently removed and the shutters remain missing. Finally, the original garage doors have been replaced with modern metal garage doors. Most of these modifications are certainly reversible and do not alter its character defining features or significantly impair the integrity of the structure as it relates to the 1931 period of significance.

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.

The subject house continues to convey the historic significance of Spanish Eclectic architecture by embodying the character defining features of the style including the Mission clay tile roof, minimal eave overhang, decorative rafter tails throughout, rustic stucco finish, and wood frame and sash windows. The limited modifications to the building do not alter its character defining features or impair its integrity as it relates to the 1931 period of significance and date of construction. Therefore, staff recommends designation of the subject property 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.

The subject house was designed and built by Master Builder Pear Pearson. Pearson was established as a Master Builder with the designation of the Burlingame Voluntary/Traditional Historical District (HRB site #526). Pearson was a carpenter who built many homes in the northeast region of the city on the periphery of Balboa Park, according to historian Donald Covington. Pearson was responsible for several homes which have been designated as contributing structures to the Burlingame Historical District, including his own. The resource is a good example of Pear Pearson's characteristic Spanish Eclectic design style and features a layout that is strikingly similar to the Rear Admiral Charles Hartman/Pear Pearson House (HRB site #606) at 3027 Freeman Street which was built just a couple years after the subject house. The house at 4302 Adams Avenue is a notable example of Pearson's body of work within the Spanish Eclectic style of architecture and retains its integrity of design. Therefore, staff recommends designation under HRB Criterion D.

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 Augustus and Laura Rehkopf/Pear Pearson House located at 4302 Adams Avenue be designated with a period of significance of 1931 under HRB Criterion C as a good example of the Spanish Eclectic style and Criterion D as a notable work of Master Builder Pear Pearson. Interior elements included in the designation are the staircase ironwork; the living room exposed beams with

decorative brackets; and the living room fireplace surround, mantle and hearth. 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.



Camille Pekarek
Planning Intern



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

CP/cw

Attachments:

1. Draft Resolution
2. Interior Elements Proposed for Designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/25/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/25/2012, to consider the historical designation of the **Augustus and Laura Rehkopf/Pear Pearson House** located at **4302 Adams Avenue, San Diego, CA 92116**, APN: **465-323-14-00**, further described as LOT 198 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 **Augustus and Laura Rehkopf/Pear Pearson 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 Spanish Eclectic style and retains a good level of architectural integrity from its 1931 period of significance. Specifically, the resource features an asymmetrical façade; Mission clay tile roof; rustic stucco finish; and fenestration consisting of wood fixed, casement and 1/1 double hung windows. Interior elements included in the designation are the staircase ironwork; the living room exposed beams with decorative brackets; and the living room fireplace surround, mantle and hearth. 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 Builder Pear Pearson and retains integrity as it relates to the original design. Specifically, the resource exhibits Pear Pearson's characteristic Spanish Eclectic style and refined features, including the arched recessed entry and second story balcony with decorative flat wood slats. 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**. The designation shall include portions of the interior.

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

Interior Features Plan

Fireplace, hearth, exposed beam ceiling and wrought iron railing proposed for inclusion in nomination (also seen on original Pear Pearson Plans Criterion C E.3)

