



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: November 6, 2008 REPORT NO. HRB-09-075

ATTENTION: Historical Resources Board
Agenda of November 20, 2009

SUBJECT: **ITEM #12 –Correction of APN for Previously Designated Resources, HRB #493 and HRB #740**

DESCRIPTION: Consider Corrections to the Designation/APN for 3503 Ray Street, HRB #493 and 1745 Kearsarge, HRB #740.

STAFF RECOMMENDATION

Correct the record to reflect new APNs for two historically designated sites located at 3503 Ray Street (HRB #493) and 1745 Kearsarge Road (HRB #740).

BACKGROUND

These two items are being brought before the Historical Resources Board to correct their APNs. Changes to the APNs following designation and recording of the Mills Act Agreements have resulted in property tax reductions for non-historic properties.

During the course of the past year, staff did an extensive audit of the existing Mills Act Agreements. The audit was completed in an effort for staff to have a better understanding of all the existing Mills Act Agreements and their effective dates. Staff also completed a comparison of existing agreements with APNs listed by the San Diego County Assessor.



During the audit, staff discovered two properties, 3503 Ray Street and 1745 Kearsarge Road that had new APNS assigned after designation which resulted in Mills Act benefits being applied to non designated sites. Staff is forwarding this item to the Historical Resources Board at the advice of the Deputy City Attorney.

3503 Ray Street (HRB #493)

The APN for the Carter Construction Company Swiss Chalet, HRB Site #493 at 3503 Ray Street, was 453-421-13-00 at the time of designation. This resource was designated on October 25, 2001 with Resolution No. R-01102502 in Recording Document No. 2002-0218293. The property owner executed a Mills Act Agreement on December 5, 2001 which was recorded in Document No. 2001-0928442. Following designation, the lot was converted into condominiums with two new APNs assigned. The Mills Act tax reduction is now being applied to both parcels. Correction of the APN will allow only the parcel with the designated historic resource to maintain the Mills Act tax reduction.

1745 Kearsarge Road (HRB #740)

The APN for the Edgar Ullrich House, HRB Site #740 at 1745 Kearsarge Road, was 350-392-05 at the time of designation. This resource was designated on January 26, 2006 with Resolution No. R-06012602 in Recording Document No. 2006-0272090. The property owner executed a Mills Act Agreement on October 18, 2006 which was recorded in Document No. 2006-0772619. Following designation, the lot was split into two new lots. Correction of the APN will allow only the lot with the designated historic resource to maintain the Mills Act.

ANALYSIS

3503 Ray Street

The property at 3503 Ray Street, Carter Construction Company Swiss Chalet, HRB Site #493, was designated October 25, 2001 in with an original APN of 453-421-13-00 with Resolution No. R-01102502 in Recording Document No. 2002-0218293. The resource was designated under Criterion C as good example of a Craftsman Bungalow style built in 1912 and Criterion D as a notable work by a Master Builder Carter Construction Company. The property owner signed a Mills Act Agreement on December 5, 2001, which was recorded in Document No. 2001-0928442.

Following designation and execution of the Mills Act Agreement, the lot was converted into condominiums, 3503 Ray Street APN 453-421-13-01 and 3034 Myrtle Avenue APN 453-421-13-02. In the original designation the rear cottage at 3034 Myrtle Avenue was called out as non-historic. Currently, since the Mills Act was completed prior to the condo conversion, both properties are benefitting from the Mills Act. The correction will remove designation and the Mills Act from the non historic parcel APN 453-421-13-02. The property owner is aware of the process and has completed a new Mills Act Agreement for 3503 Ray Street (APN 453-421-13-01). Once the APN correction is approved by the Historical Resources Board, the new Mills Act Agreement will be recorded on the property. There will be no disruption in benefits to the historic property.

1745 Kearsarge Road

The property at 1745 Kearsarge Road, Edgar Ullrich House, HRB Site #740, was designated January 26, 2006 with an original APN of 350-392-05-00 in Resolution No. R-06012602 in Recording Document No. 2006-0272090. The resource was designated under HRB Criterion C as an excellent example of Tudor style architecture constructed in 1925 and Criterion D as a notable example by Master Architect Edgar Ullrich. The house covered two lots (APN 350-392-05-00 and 350-392-06-00), which ran east to west. The property owner executed a Mills Act Agreement on October 18, 2006 which was recorded in Document No. 2006-0772619.

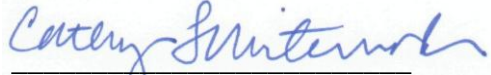
Following designation the lot was split into two new lots that ran north and south and the historic building was relocated to the northern lot (APN 350-392-09-00). Since the Mills Act was granted prior to the lot split, both parcels benefit from the Mills Act. The correction would remove the designation and the Mills Act benefit from the non historic lot APN 350-392-10-00. The property owner is aware of the process and has completed a new Mills Act Agreement for 1745 Kearsarge Road (APN 350-392-09-00). Once the APN correction is approved by the Historical Resources Board, the new Mills Act Agreement will be recorded on the property. There will be no disruption in benefits to the historic property.

CONCLUSION

In both instances, the historic property has been maintained and is benefiting from the Mills Act. However, to ensure that the Mills Act is provided as an incentive to only designated historic resources, these APNs should be corrected to reflect the locations of the designated resource.



Jodie Brown
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

jb/cw

Attachment(s): October 25, 2001 Staff Report for 3503 Ray Street
 Resolution No. R-01102502 for 3503 Ray Street

 January 26, 2006 Staff Report for 1745 Kearsarge Road
 Resolution No. R-06012602 for 1745 Kearsarge Road

ANALYSIS

The site is a significant historical resource under HRB-CRITERIA C (Architecture) and D (Master Builder) as follows:

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

The applicant's consultant suggests that the site is important for its association with the First Fundamental Church which used the property for a period of time from 1942 to 1964, under Reverend True Mansfield. Reverend Mansfield is described as a reformed pastor. However, the information provided is sketchy, and HRB staff is unable to confirm the significance of this person. Based on the information submitted to date staff would not recommend designation based on 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 site provides an example of Craftsman Bungalow architecture of the early 20th century. Built in 1912 it provides an excellent example of the use of wood in the Craftsman Style, with its multiple gable structure of the roof and the brick detailing of the porch pier structures. The building is in excellent condition, with only minor modifications limited to the unfortunate addition of an aluminum sliding window on the side of the Myrtle Avenue facade. This area is not very prominent, although it is visible from the public street. All other windows are still original wood and glass. Based on the factual information provided plus a field check, staff agrees that the site is significant for its architecture.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The building was one of those early ones constructed by the Carter Construction Company. Owned and operated by civil engineer Thomas F. Carter who purchased the lots in the area, and had plans to construct 26 homes on the block, advertising it as the Swiss Villa Tract. Thomas F. Carter was an important contractor and developer in San Diego, responsible for numerous developments in North Park and Mission Hills. He was also the founder of a contracting business active to this day. His grandson Thomas F. Carter carries on with the development business specializing in revitalization of inner city communities. This site is significant for its association with this important family business.

Based on the site's association with an important and much recognized master builder, who was responsible for the development of many areas in North park and Uptown, staff recommends designation based on Criterion D.

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.

Although for the time being, the HRB is not designating sites under this category not sited as a designated historical district, staff is compelled to note for the Board that the site is located in an area that could be a potential historical district, with its many craftsman bungalow and cottages. At this time the necessary surveys have not been undertaken to specifically establish the potential size or boundaries of such district. On this basis staff does not recommend designation based on Criterion F, but wishes to point to the Board a future possibility for a historical district in the area.

CONCLUSION

Based on the information submitted and staff's own field check, it is recommended that the site be designated under HRB CRITERIA C (Architecture) and D (Master Builder). Designation brings with it the responsibility of maintaining the building in accordance with US Secretary of Interior Standards. The benefits of designation include the following: 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.



Angeles Leira
Principal Planner

AL/bh

Attachment: Applicant's Historical Report under separate cover

8107

DOC # 2002-0218293

MAR 15, 2002 9:17 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
PLANNING DEPARTMENT

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 0.00

WHEN RECORDED MAIL TO
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BARBARA HUBBARD
MAIL STATION 4A



SPACE ABOVE THIS LINE FOR RECORDER'S USE

CR
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NS
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RESOLUTION NUMBER R-01102502

HISTORICAL RESOURCES NUMBER 493

ASSESSOR PARCEL NUMBER 453-421-13

DESIGNATION DATE OCTOBER 25, 2001

RESOLUTION NUMBER R - 01102502
ADOPTED ON OCTOBER 25, 2001

WHEREAS, the Historical Resources Board for the City of San Diego held a noticed public hearing on October 25, 2001, to consider the historical site designation of the **CARTER CONSTRUCTION CO. SWISS CHALET**, (owned by Colum G. O'Hare, 3503 Ray Street, San Diego, CA 92104), located at **3503 Ray Street**, (APN: **453-421-13**, further described as Block 24, Lots 22, 23 & 24 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/architectural 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 Planning Department recommended that the site be designated as **Site No. 493**, in the Historic Landmarks by the Historical Resources Board; and

NOW, THEREFORE,

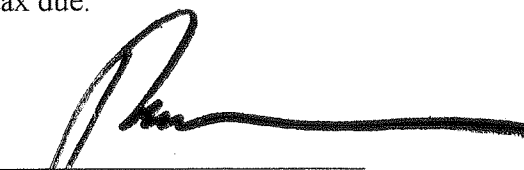
BE IT RESOLVED, the Historical Resources Board based its designation of the Carter Construction Co. Swiss Chalet on the following finding: HRBCriteria C (Architecture) and D (Master Builder), the Craftsman Bungalow Style home was constructed by Carter Construction Company in 1912. The Carter Construction Company was owned and operated by civil engineer Thomas F. Carter, who was an important contractor and developer in San Diego during that era.

BE IT FURTHER RESOLVED, by the Historical Resources Board for the City of San Diego, that in light of the foregoing, it hereby approves the historical site designation of the above named property. The designation includes the site and exterior of the building as Site No. 493.

BE IT FURTHER RESOLVED, that the Secretary to the Historical Resources Board shall cause a certified copy of this resolution to be recorded in the office of the County Recorder at no fee for the benefit of the City, with no documentary tax due.

Vote: 14-0-0.

APPROVED AS TO FORM AND
LEGALITY: CASEY GWINN,
CITY ATTORNEY

BY: 
PAUL BISHOP
Chair, Historical Resources Board

BY: 
DOUGLAS HUMPHREYS
Deputy City Attorney



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 10, 2006 REPORT NO. HRB-06-001

ATTENTION: Historical Resources Board
Agenda of January 26, 2006

SUBJECT: **ITEM 6 – Alvin Skiles/Edgar Ullrich House**

APPLICANT: Marie Burke Lia on behalf of Beacham-Walsh Properties, owner

LOCATION: 1745 Kearsarge Road, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Alvin Skiles/Edgar Ullrich House as a Historical Building.

STAFF RECOMMENDATION

Designate the Alvin Skiles/Edgar Ullrich House under HRB Criteria C and D.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed restoration or major building modification of a structure of 45 years or more, located at 1745 Kearsarge Road, under San Diego Municipal Code Section 143.0212, as well as the owner's desire to have the site designated as a historical building. The proposed project is the relocation of the potentially historic portion of the structure on the 2-lot site in order to allow the construction of a second residence at the top of the second legal lot, to be accessed from the street above, Crespo Drive. The proposed project has been reviewed by the HRB Design Assistance Subcommittee on two occasions and is not a part of the HRB consideration at this time.



Planning Department
202 C Street, MS 4A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

The subject structure was constructed in 1925, and is a one and two-story with basement single-family wood-frame Tudor style house. The house has an irregular footprint but is generally rectangular in plan with intersecting gable roofs, and rests on a concrete foundation.

ANALYSIS

A historical report was prepared by Marie Burke Lia. The report proposes designation of the structure 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 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 structure, located at 1745 Kearsarge Road in La Jolla, does not exemplify or reflect any special element of San Diego's, La Jolla's or the Villa Tract of La Jolla Park Subdivision's historical, archeological, cultural, social, economic, political, aesthetic, engineering landscaping or architectural development. Although there are several residential historic districts proposed for the community of La Jolla, only El Pueblo Ribera is in effect at this time.

For these reasons, HRB staff does not recommend designation of the Alvin Skiles/Edgar Ullrich House 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 subject house at 1745 Kearsarge Road was designed in 1925 for Alvin Skiles by Master Architect Edgar Ullrich house in the Tudor architectural style. Mr. Skiles and his wife Sara lived in the house until 1955. The ownership of the house has changed nine times since then.

The Alvin Skiles/Edgar Ullrich House is a one- and two-story structure with a basement in the portion of the house facing the street. The structure is located upslope from the street and was originally accessed by both a meandering pedestrian pathway that begins adjacent to a garage, as well as by a funicular that is located on the east side of the property. The rails for the funicular are extant but it has not been in use for some time. The original two-car garage with its original doors exists on the west side of the property directly on Kearsarge Road and was carved out of the slope that extends to the street.

The subject house continues to exhibit its original façade material, painted wide shiplap wood siding at the upper levels, as well as the original rough textured stucco at the basement level. The plan of the house is asymmetrical and irregular, but generally rectangular, following the contour of the steeply sloped lot.

The wood shake roof consists of a series of intersecting gables with no overhang at the gable ends and a moderate overhang at the end of the roof pitch with exposed curved rafters. The roof form that faces the street has a break in the pitch on the side facing the entry. Within this form is

an exceptional wood bay window supported on corbelled beam ends. There are three wood-framed casement windows, each with a 2X8 window pane configuration facing the street. A single casement window of the same configuration returns to the building wall on each side of this bay. Located symmetrically under this bay in the stucco portion of the façade (basement), there is an original wood double casement window of 3X6 pane configuration at each operable leaf. The window is flanked with wood plank shutters with a curved diagonal between the horizontal framework. Adjacent to this window is an arched wood plank door accessing the basement that utilizes a square 4-pane glass light.

The entry area is accessed by a structured series of concrete steps with its stucco low walls covered with vegetation. A gently curved shed roof form projects from the primary gable roof form to provide a foyer at the entry door. The entry door is a wood-framed single glass pane that has a modest gently curved shallow Tudor frame. There are three double wood-framed multi-pane casement doors facing the street at this entry patio. The doors and windows throughout the 1925 portion are original multi-pane wood casements. The eastern portion of the house to the right as viewed from the street was added in a sympathetic manner in the latter half of the 1960s and the first half of the 1970s. Although sympathetic, staff does not recommend that this recent portion of the house be included in the designation. These same casement doors and windows are employed at the newer section of the structure. The historical report includes an 8 ½ X 11 site plan that shows the differentiation of the old and new sections of the structure.

The subject house exhibits several characteristics of the Tudor style, including a series of steeply pitched wood shake gable roofs with overlapping gables, wood casement windows and doors as well as the exceptional wood bay window with its corbelled beam supports.

Some of the landscaping on site appears to date to the period of construction, in particular the pine tree that is part of the entry pathway.

As the 1925 portion of the subject house is an excellent example of the Tudor style as interpreted by Master Architect Edgar Ullrich, staff recommends designation of the Alvin Skiles/Edgar Ullrich House under HRB Criterion C. The proposed designation includes only the 1925 portion of the house that was designed by Edgar Ullrich and the garage.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

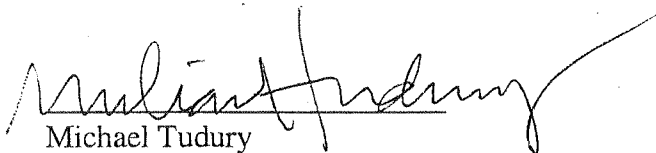
Edgar Vaughn Ullrich is a recognized Master Architect. Born in Colorado Springs in 1893, Edgar Ullrich attended Colorado College and, by 1923, was a practicing architect. He relocated to San Diego in 1924 to take a commission by Isabel Hopkins to design the Casa de Manana resort hotel (HRB Site # 213). 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. The Morgan-Larkins-Marrone Residence, HRB Site # 228, is an example of his residential work. 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.

Edgar Ullrich has already been established as a Master Architect in the City of San Diego. Most recently, the Edgar Ullrich-designed house at 1006 Muirlands was designated in October, 2004 under HRB Criteria C and D as HRB Site #693. His body of work is clearly significant. The subject house is very representative of Ullrich's body of work. Therefore, staff recommends designation of the Alvin Skiles/Edgar Ullrich House under HRB Criterion D (Master Architect).

CONCLUSION

Based on the information submitted and staff's own field check, it is recommended that the Alvin Skiles/Edgar Ullrich House be designated under HRB CRITERIA C and D. 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.



Michael Tudury
Senior Planner/Architect



Cathy Winterrowd
Senior Planner

MT/ns

Attachment: Applicant's Historical Report under separate cover

RECORDING REQUESTED BY
CITY OF SAN DIEGO
PLANNING DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
SENIOR CLERK
MAIL STATION 4A **5525**

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APR 19, 2006 9:06 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 0.00
PAGES: 2



2006-0272090

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **R-06012602**

HISTORICAL DESIGNATION OF PROPERTY AT

1745 Kearsarge Road, San Diego, CA 92106

ASSESSOR PARCEL NUMBER 350-392-05

HISTORICAL RESOURCES BOARD NUMBER **740**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RESOLUTION NUMBER R-06012602

ADOPTED ON January 26, 2006

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on January 26, 2006, to consider the historical designation of the **EDGAR ULLRICH HOUSE**, (owned by Beacham-Walsh Properties, 405 Via del Norte, La Jolla, CA 92037), located at **1745 Kearsarge Road**, San Diego, CA 92106, **APN: 350-392-05**, further described as Lots 5 and 6 in Block F of the Resubdivision of a portion of Villa Tract La Jolla Park, according to Map thereof No. 1535, filed in the Office of the County Recorder of San Diego County February 24, 1913, 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 **740**, and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Edgar Ullrich House on the following findings: the 1925 portion of the subject house is an excellent example of the Tudor style as interpreted by Master Architect Edgar Ullrich, the Edgar Ullrich House is designated under HRB Criterion C. The designation includes only the 1925 portion of the house that was designed by Ullrich and the garage. As Edgar Ullrich has been established as a Master Architect and the subject house is representative of his body of work, the Edgar Ullrich House is designated under HRB Criterion D.


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 Number **740**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause a certified copy of 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: 12-0-0

BY: 
LLOYD A. SCHWARTZ, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: MICHAEL AGUIRRE,
CITY ATTORNEY

BY: 
JACQUELINE LINDSAY
Deputy City Attorney