



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 19, 2011 REPORT NO. HRB-11-032

ATTENTION: Historical Resources Board
Agenda of May 26, 2011

SUBJECT: **ITEM #10 – Ida Kuhn House**

APPLICANT: Peshel and Thale Family Trust(s) represented by Legacy 106, Inc.

LOCATION: 3607 Lark Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Ida Kuhn House located at 3607 Lark Street as a historical resource.

STAFF RECOMMENDATION

Designate the Ida Kuhn House located at 3607 Lark Street as a historical resource with a period of significance of 1924 under HRB Criterion C. Interior elements included in the designation include the Batchelder tile fireplace; carved wood balustrade and staircase with corner seats in the staircase landing; and built-in cabinetry at the breakfast room and entry. The 2010 remodeled sunroom addition; 1947 bathroom addition; 1940s garage and laundry room addition; and 2010 second floor addition are excluded from the designation. 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 period of significance. Specifically, the resource exhibits a



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flat roof and parapet raised at the corners; single barrel clay tile at the shed roof located on a portion of the second floor parapet and at the single story mansard roof elements; lightly textured stucco; decorative plaster detailing; a one story entry porch with flat roof and clay tile mansard supported on large square columns; decorative iron work; stained glass windows; and fenestration consisting of single pane fixed, 1-over-1 double hung and single arched single hung wood frame and sash windows with distinctive arched mutins.

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 a one and two story Spanish Eclectic style residence built in 1924 and is surrounded by other residential structures within the subdivision of Marine View.

The historic name of the resource, the Ida Kuhn House, has been identified consistent with the Board's adopted naming policy and reflects the name of Ida Kuhn, who constructed the house as her personal residence.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criterion 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.

The subject property is a one and two story residence built in the Spanish Eclectic style and features a flat roof and parapet raised at the corners; single barrel clay tile at the shed roof located on a portion of the second floor parapet and at the single story mansard roof elements; lightly textured stucco over wood frame construction; and a concrete foundation. The house is set nearly one full story above the street, with a concrete retaining wall original to the site holding back grade along the sidewalk. A concrete stair and walkway at the north end of the lot leads to a one story entry porch with flat roof and clay tile mansard supported on large square columns. Fenestration on the front façade consists of generally arched openings with single arched windows and systems of square fixed windows and arched operable windows. The arched windows are detailed with distinctive arched mutins. Remaining fenestration consists of 1-over-1 double hung wood frame and sash windows. Extensive decorative detailing is present on the primary façade, including plasterwork, ironwork and stained glass. An original garage with guest quarters above is located at the southeast corner of the lot.

Earlier additions include a second floor sunroom at the southwest corner of the house in 1944 and a first floor bathroom addition at the northeast corner of the house in 1947. A two car garage was also added at the front of the original garage in the 1940s. A laundry room located on the

north façade of the original garage may have been constructed around the same time. Miscellaneous site and garden walls were added in the 1950s and 1970s. At an unknown date, all of the original wood frame windows on the front façade, with the exception of the stained glass windows, were replaced with vinyl windows that attempted to replicate the arched muntin detailing. Much of the original plaster detailing had also been removed. In 2009, the current owner, who purchased the property in late 2008, submitted an application for restoration and rehabilitation work.

With the aid of historic photographs discovered during preparation of the Historic Resource Research Report, the owners proposed and have subsequently completed the following restoration work: removal of the vinyl windows and reconstruction of the original wood frame and sash windows; repair of the remaining original wood frame and sash windows; reconstruction of the missing plaster detailing; cleaning and reinstallation of the clay tile roofing; as well as stucco repair and painting. The project also included some rehabilitation work that included remodeling of the 1944 second floor sunroom at the southwest corner of the house. The sunroom addition was originally constructed as a shed roof addition with rafter tails, wood frame construction and awning windows. Retention of this space was a priority for the owners; however, they wanted to remodel the space to make the character more consistent with the original house. Staff worked with the owner's architect on a remodel design that was consistent in character but differentiated in detail. Differentiation was achieved through simplified single pane windows and a lower parapet height. The original first floor roofline was left intact as was the original opening from the master bedroom. Other rehabilitation work included another, similarly differentiated second floor addition detached from the first and set toward the back; and minor fenestration modifications, including one at the side and some at the rear. An at-grade patio addition at the southwest corner of the house has not yet been constructed. At the garage, the non-historic vinyl windows at the studio were replaced with historically appropriate wood frame and sash windows. All work has been reviewed and approved by staff as consistent with the Standards.

The owner is also seeking designation of several interior features, including the Batchelder tile fireplace in the living room; the carved wood balustrade and staircase with corner seats in the staircase landing; mahogany French doors throughout the home; built-in cabinetry in the breakfast room, off the entry and in the upstairs bathroom; the original chandeliers and sconces; and the white oak hardwood flooring throughout. When considering interior elements for designation, staff must consider future regulation of these interior elements and whether or not the elements proposed are considered significant features. Designation of large portions of the interior and minor features is difficult to regulate and enforce. Consistent with prior HRB approved recommendations, designation of bathroom elements is not supported due to the need for upgrades to these areas. Designation of the hardwood flooring and mahogany doors is also not supported because these are not considered significant features. The sconces and lighting fixtures are currently being restored and have not been documented and therefore staff is not recommending designation of these features at this time. Designation of the Batchelder tile fireplace; carved wood balustrade and staircase with corner seats in the staircase landing; and built-in cabinetry at the breakfast room and entry is recommended.

The subject property embodies the character defining features of Spanish Eclectic architecture and retains integrity to its date of construction. Therefore, staff recommends designation under HRB Criterion C. Interior elements included in the designation include the Batchelder tile fireplace; carved wood balustrade and staircase with corner seats in the staircase landing; and built-in cabinetry at the breakfast room and entry. The 2010 remodeled sunroom addition; 1947 bathroom addition; 1940s garage and laundry room addition; and 2010 second floor addition are excluded from the designation.

OTHER CONSIDERATIONS

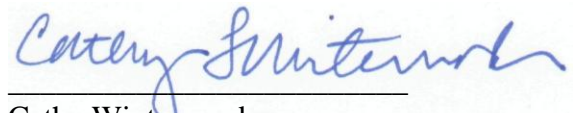
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Ida Kuhn House located at 3607 Lark Street be designated with a period of significance of 1924 under HRB Criterion C as a resource that embodies the distinctive characteristics of Spanish Eclectic style architecture. Interior elements included in the designation include the Batchelder tile fireplace; carved wood balustrade and staircase with corner seats in the staircase landing; and built-in cabinetry at the breakfast room and entry. The 2010 remodeled sunroom addition; 1947 bathroom addition; 1940s garage and laundry room addition; and 2010 second floor addition are excluded from the designation. 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



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachments:

1. Draft Resolution
2. Floor plan of included interior elements under separate cover
3. Applicant's Historical Report and addendum under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 5/26/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2011, to consider the historical designation of the **IDA KUHN HOUSE** (owned by Peshel & Thale Family Trust One 8-14-01 and Peshel & Thale Family Trust Two 8-14-01, 3607 Lark Street, San Diego, CA 92103) located at **3607 Lark Street, San Diego, CA 92103**, APN: **451-243-03-00**, further described as BLK 7 LOTS 5 & 6 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 Ida Kuhn House on the following finding:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics of Spanish Eclectic architecture and retains integrity to its 1924 date of construction and period of significance. Specifically, the resource exhibits a flat roof and parapet raised at the corners; single barrel clay tile at the shed roof located on a portion of the second floor parapet and at the single story mansard roof elements; lightly textured stucco; decorative plaster detailing; a one story entry porch with flat roof and clay tile mansard supported on large square columns; decorative iron work; stained glass windows; and fenestration consisting of single pane fixed, 1-over-1 double hung and single arched single hung wood frame and sash windows with distinctive arched mutins. 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**. Interior elements included in the designation include the Batchelder tile fireplace; carved wood balustrade and staircase with corner seats in the staircase landing; and built-in cabinetry at the breakfast room and entry. The 2010 remodeled sunroom addition; 1947 bathroom addition; 1940s garage and laundry room addition; and 2010 second floor addition are excluded from the designation.

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