



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 8, 2011 REPORT NO. HRB-11-060

ATTENTION: Historical Resources Board
Agenda of September 22, 2011

SUBJECT: **ITEM 15 – John and Lou Ernsting House**

APPLICANT: Alfred B. Price Jr. represented by Scott A. Moomjian

LOCATION: 3415 Elliott Street, 92106, Peninsula Community, Council District 1

DESCRIPTION: Consider the designation of the John and Lou Ernsting House located at 3415 Elliott Street as a historical resource.

STAFF RECOMMENDATION

Designate the John and Lou Ernsting House located at 3415 Elliott Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the 1962 storage shed. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Dutch Colonial architectural style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource retains its high pitched gambrel roof with wood shingles and little eave overhang, a continuous shed dormer, double hung multi-lite windows with shutters, shingled siding, and a large wood paneled entry door underneath an arched decorative wood pediment with flanking sidelights.

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 subject property is located at 3415 Elliott Street in the Peninsula Community. The property consists of a two-story Dutch Colonial home.

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

ANALYSIS

A historical resource research was prepared by Scott Moomjian, 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 was built in 1925 and embodies the distinctive characteristics of the Dutch Colonial architectural style. The house features a high pitched gambrel roof with wood shingles. The eaves of the roof have a slight overhang and underneath the eaves are arched roof vents. On the north elevation is a continuous shed dormer with a set of three multi light double hung windows and shutters. On the rear of the house is a similar continuous shed dormer with double hung windows. A brick chimney is present on the east elevation of the home. The house is clad in wood shingles and fenestration primarily consists of multi-paned double hung windows, many with wooden shutters. The main entrance consists of a large wood paneled door underneath a decorative arched wood pediment flanked by vertical sidelights with two large pilasters on either side of the door.

The house was evaluated as a part of the Quieter Homes Program in 2010 and was determined to be eligible for listing on the National Register as a contributor to the potential Loma Portal historic district. Although staff approved the replacement of doors and windows consistent with the U.S. Secretary of the Interior's Standards, the work does not appear to have been completed. There have been slight alterations to the property throughout the years. These alterations include a rear porch enclosure thought to have been completed in the 1950s or 60s; the addition of a 200 square feet storage shed in 1962; and the addition of metal framed screens placed in front of the original windows. These alterations do not significantly impact the integrity of the home. Therefore, staff recommends designation under Criterion C. The 1962 storage shed is excluded from the designation.

OTHER CONSIDERATIONS

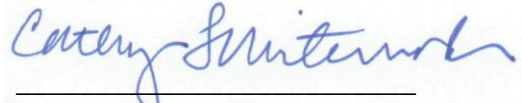
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the John and Lou Ernsting House located at 3415 Elliott Street be designated with a period of significance of 1925 under HRB Criterion C. The designation excludes the 1962 storage shed. 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.



Jennifer Feeley
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

JF/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 9/22/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/22/2011, to consider the historical designation of the **John and Lou Ernsting House** (owned by Alfred B. Price Jr., 3415 Elliott Street, San Diego, CA 92106) located at **3415 Elliott Street, San Diego, CA 92106**, APN: **450-102-06-00**, further described as BLK B LOT 7 LOT 6 & NWLY 1/2 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 John and Lou Ernsting 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 Dutch Colonial style architecture and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource retains its high pitched gambrel roof with wood shingles and little eave overhang, a continuous shed dormer, double hung multi-lite windows with shutters, shingled siding, and a large wood paneled entry door underneath an arched decorative wood pediment with flanking sidelights. 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 excludes the 1962 storage shed.

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