

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: January 15, 2010

TO: Historical Resources Board

FROM: Tricia Olsen, Associate Planner, Historical Resources

SUBJECT: ITEM 6 – E.A and Effie Tindula House Interiors


The E.A and Effie Tindula House, located at 3593 29th Street, was designated under HRB Criterion C as an example of Craftsman Bungalow style architecture on September 25, 2009. At the hearing, Vice Chair Schaeffer encouraged the property owners to come back to the HRB and include interior elements of the house in the designation as well, if they were interested in doing so. The property owners indicated that they were amenable to this.

The property owner has since submitted to staff the attached addendum to the historical report, which indicates the areas of the interior that the owner wishes to add to the existing designation under Criterion C. The areas proposed to be included are:

- The fireplace, gumwood mantle, hearth and adjacent gumwood bookcases on the north side of the living room;
- The built-in gumwood secretary/telephone desk on the east wall of the living room;
- The built-in gumwood china cabinet on the south wall of the dining room;
- Coved ceilings in the living and dining rooms, and the archways connecting these rooms.

Staff has reviewed the attached addendum and conducted a site visit to the interior of the property and recommends the addition of these interior elements to the existing designation under HRB Criterion C based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining interior features of Craftsman style architecture and retains integrity from its 1925 period of significance.



Tricia Olsen
Associate Planner

Attachments: 1. Draft Resolution
2. Staff report dated September 11, 2009
3. Addendum to historical report prepared by the property owners

RESOLUTION NUMBER N/A
ADOPTED ON 1/28/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/28/2010, to consider the historical designation of the interior of the **E.A. and Effie Tindula House** (owned by Hall Family Trust, 3593 29th Street, San Diego, CA 92104) located at **3593 29th Street, San Diego, CA 92104**, APN: **453-255-01-00**, further described as Lot 12 in Block 22 of the WEST END ADDITION in the City of San Diego, County of San Diego, State of California; and

WHEREAS, the property was designated by the Historical Resources Board on September 25th 2009 and added to the Register of Designated Historical Resources as **Site No. 931** under HRB Criterion C as an example of Craftsman style architecture (Resolution Number R-09092501), and

WHEREAS, the property owner has submitted a supplemental nomination for specific interior elements in the living room and dining room; 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, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) and as such any modifications to interior elements so designated shall be approved by the City; this includes painting, sanding, refinishing, repair or replacement of any interior features identified in finding (1) of this resolution.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the interior of the E.A. and Effie Tindula House on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining interior features of Craftsman style architecture and retains integrity from its 1925 period of significance. Specifically, The fireplace, gumwood mantle, hearth and adjacent gumwood bookcases on the north side of the living room; The built-in gumwood secretary/telephone desk on the east wall of the living room; The built-in gumwood china cabinet on the south wall of the dining room; Coved ceilings in the living and dining rooms, and the archways connecting these rooms. 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 those interior elements of the living room and dining room specifically identified in the finding of this resolution, in addition to the parcel and exterior of the building previously designated with the adoption of Resolution Number R-09092501 as Designated Historical Resource **Site No. 931**.

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: _____
NINA FAIN
Deputy City Attorney



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 11, 2009 REPORT NO. HRB-09-061

ATTENTION: Historical Resources Board
Agenda of September 24, 2009

SUBJECT: **ITEM #7 – E.A and Effie Tindula House**

APPLICANT: Hall Family Trust, owner and nominator

LOCATION: 3593 29th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the E.A and Effie Tindula House located at 3593 29th Street as a historical resource.

STAFF RECOMMENDATION

Designate the E.A. and Effie Tindula House located at 3593 29th Street as a historical resource with a period of significance of 1925 under HRB Criterion C, as an example of Craftsman style architecture. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains integrity from its 1925 period of significance.



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BACKGROUND

This item is being brought before the Historical Resources Board at the owners request to have the site designated as a historical resource. The house is a one story Craftsman style house located in the West End Addition subdivision of the North Park. The date of construction of 1925 is supported by the Notice of Completion which indicates that John P. Pearson was the contractor hired by the owners for construction of the house, which started in June of 1925 and was completed on September 26th 1925.

The proposed name, the E.A. and Effie Tindula House, is based on the deed at the time of construction and the city directory listings which indicate that the Tindulas were the first owners and occupants of the house.

ANALYSIS

A historical resource research report was prepared by S. Mitchell Hall, the property owner, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criteria C 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 property at 3593 29th Street is a one story single family home designed in the Craftsman style. The house exhibits character defining features of the style including a shallow pitch jerkin-head gabled roof; an unenclosed eave overhang; exposed rafters and decorative false beams; a brick chimney, horizontal wood lap siding; wood windows and doors; and a partial width front porch.

The house is located on a corner lot with the east (front) and north elevations both fronting on the street. The front elevation features an off center partial width front porch supported by Doric columns and accessed from the sidewalk by a scored concrete walkway and steps. Beneath the porch roof the front entry door with a wood screen is on the right; and a Chicago style set of windows, a large picture window flanked by two wood double hung windows each with decorative multi-light upper sashes, lies left of the entry. A matching ribbon of three wood double hung windows is located to the right of the front porch.

The north elevation, which also fronts on the street, features wood double hung windows of various sizes, as well as a Chicago style set of windows similar to those on the front façade, and a brick chimney. A detached single car garage is accessed from the street on this side of the house.

The east (rear) and south elevations are not visible from the street, and feature wood double hung windows like those present on other elevations. The back yard is accessed from the east elevation by two wood entry doors, each with a wood screen. Scored concrete steps like those present at the front porch lead from floor level to patio level.

No major modifications to the property are noted, and based on its current condition the property retains integrity of location, design, setting, materials, workmanship, and feeling. Integrity of association is not applicable as the property is not eligible for designation for association with persons or events.

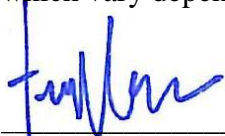
Therefore, staff recommends designation of the E.A. and Effie Tindula House, located at 3593 29th Street under HRB Criterion C as an example of Craftsman style architecture retaining integrity from its 1925 period of significance.

OTHER CONSIDERATIONS

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 E.A. and Effie Tindula House, located at 3593 29th Street be designated as a historical resource with a period of significance of 1925 under HRB Criterion C as an example of Craftsman style architecture. 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.



Tricia Olsen
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

TO/cw

Attachments: Draft Resolution
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 9/25/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2009, to consider the historical designation of the **E.A. and Effie Tindula House** (owned by Hall Family Trust, 3593 29th Street, San Diego, CA 92104) located at **3593 29th Street, San Diego, CA 92104**, APN: **453-255-01-00**, further described as Lot 12 in Block 22 of the WEST END ADDITION 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 E.A. and Effie Tindula House on the following finding:

(1) The property is historically significant under HRB Criterion C as an example of Craftsman style architecture retaining integrity from its 1925 period of significance, and retaining character defining features of the style including: a shallow pitch jerkin-head gabled roof; an unenclosed eave overhang; exposed rafters and decorative false beams; a brick chimney, horizontal wood lap siding; wood windows and doors; and a partial width front porch. 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 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: _____
NINA FAIN
Deputy City Attorney

ADDENDUM
Appendix to
Historical Assessment of
3593 29th Street
San Diego, CA 92104
Designated Historical Resources Board Site #931
And known as
The E.A. and Effie Tindula House

This appendix details specific interior features of the residence located at 3593 29th Street, San Diego CA 92104. The residence was designated Historical Landmark Number 931 by the San Diego Historical Resources Board on September 25, 2009.

The features included are original features of the home and are an integral part of the residence as a whole:

- The Batchelder-style tiles surrounding the fireplace and on the hearth on the north wall of the living room.
- The built-in gumwood bookcases that flank the fireplace and the gumwood mantelpiece above the fireplace.
- The built-in gumwood telephone desk/secretary on the east wall of the living room.
- The built-in gumwood china cabinet in the south wall of the living room.
- The coved ceilings in the living room and dining room and the archways joining those two rooms.

The photos and diagram on the following pages show the location and details of each listed feature to be included in the designation.

Photo Key
3593 29th Street
San Diego, CA 92104

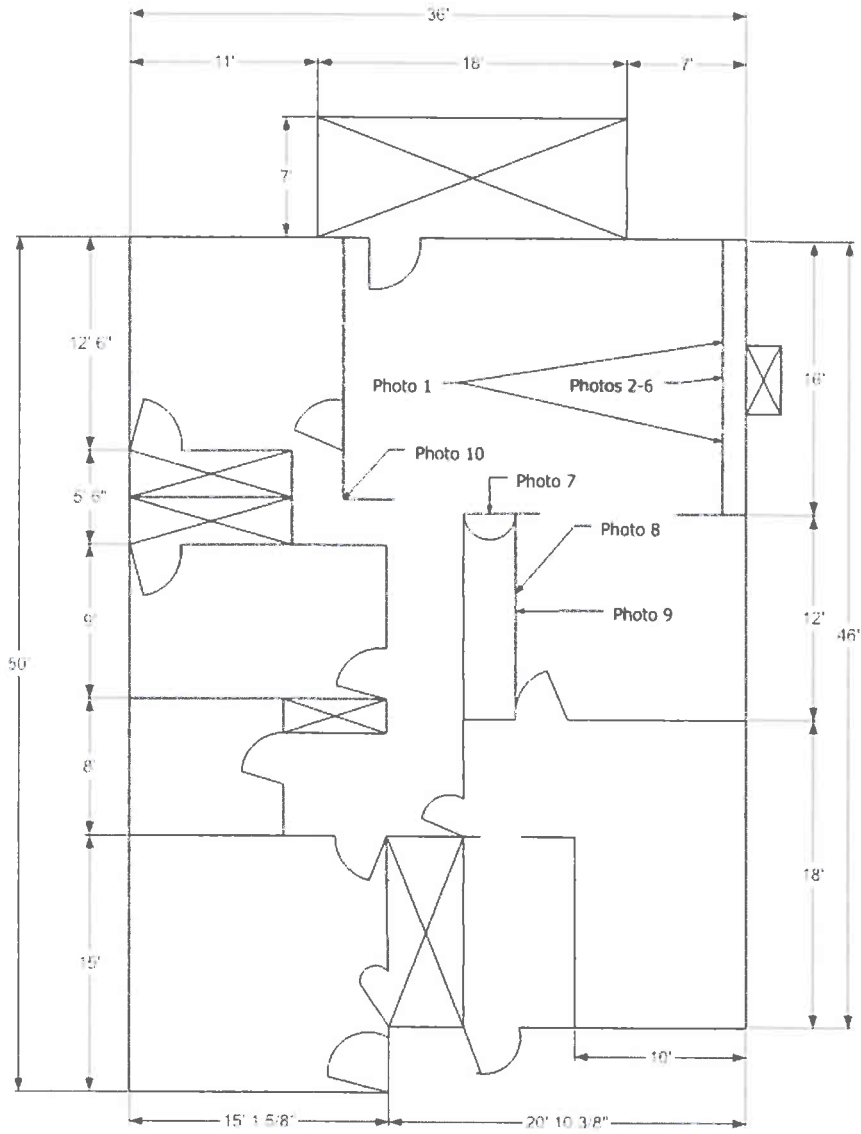




Photo 1: Batchelder tiles surrounding fireplace and on hearth;
Built-in cabinets flanking the fireplace.



Photo 2: Detail of bottom left relief tile



Photo 3: Detail of top left relief tile



Photo4: Detail of top center relief tile



Photo 5: Detail of top right relief tile



Photo 6: Detail of bottom right relief tile



Photo 7: Secretary



Photo 8: Dining Room Built-in China cabinet



Photo 9: Dining Room Built-in China cabinet



Photo 10: Coved ceilings:
living room and dining room