



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: November 7, 2024

TO: Historical Resources Board and Interested Parties

FROM: Suzanne Segur, Senior Planner, Heritage Preservation, City Planning Department

SUBJECT: **ITEM 5 – Edgar and Hazel Ullrich House**

The property located at 7231 Monte Vista Avenue was previously scheduled to be heard by the Historical Resources Board (HRB) on August 22, 2024. Staff was recommending designation under HRB Criterion C as an example of the Tudor Revival style and Criterion D as a notable work of Master Architect Edgar Ullrich. At the time of the hearing, staff was made aware that the boardmembers observed ongoing work at the property during the mandatory site visit. This work included the removal of windows, stucco repair, the removal of landscape and the installation of a pool. Additionally, the site was obstructed from public view by the temporary installation of a construction/privacy fence. Considering this information, staff requested that the item be withdrawn from the agenda and returned to staff for further review. The Board made a motion to withdraw the item per staff's recommendation which passed with a vote of 10-0-0.

On October 31, 2024 the applicant submitted an addendum to staff to clarify the recent rehabilitation work to the property and assess its impact on the property's historic integrity. Rehabilitation work included the repair or in kind replacement of windows that had termite damage, wood rot or broken glass. Additionally, stucco was patched and repaired with a stucco texture that matched the existing historically appropriate texture. Other repairs included the replacement in kind of fascia boards, repair of corbels and the removal of non-historic hardscape in the backyard. This work did not require a permit; however, all work was done in a manner that is consistent with the U.S. Secretary of the Interior's Standards.

A swimming pool is still currently under construction in the side yard. The pool was previously approved by Heritage Preservation staff as consistent with the U.S. Secretary of the Interior's Standards and its installation will not have an impact on the property's historic integrity.

Additionally, the construction/privacy fence has been removed and the property is readily visible from the public right of way. The boardmembers now have the ability to conduct a site visit as required by the [Historical Resources Board Procedures](#).

In conclusion, the recent rehabilitation work to the 7231 Monte Vista Avenue property was done consistent with the U.S. Secretary of the Interior's Standards and does not have an impact to the property's integrity as it relates to its historic significance. Therefore, staff continues to recommend designation of the resource under HRB Criteria C and D as proposed in the previous staff report.



Suzanne Segur
Senior Planner

Attachments:

1. Staff Report HRB-24-029 dated August 8, 2024
2. Addendum prepared by Vonn Marie May dated October 31, 2024 under separate cover



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 8, 2024 REPORT NO. HRB-24-029

HEARING DATE: August 22, 2024

SUBJECT: **ITEM #3 – Edgar and Hazel Ullrich House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Fifth Avenue West LLC; represented by Vonn Marie May

LOCATION: 7231 Monte Vista Avenue, La Jolla Community, Council District 1
APN 351-101-2100

DESCRIPTION: Consider the designation of the Edgar and Hazel Ullrich House located at 7231 Monte Vista Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Edgar and Hazel Ullrich House located at 7231 Monte Vista Avenue as a historical resource with a period of significance of 1925-1926 under HRB Criteria C and D. The designation excludes the 1938 garage and 1972 addition constructed outside of the period of significance. The designation includes the original 1925 playhouse. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Tudor Revival style and retains integrity from its 1925-1926 period of significance. Specifically, the resource features a steeply pitched cross gabled roof, half timbering, stucco exterior cladding, asymmetrical façade with round tower, brick chimney, tall narrow multi-pane wood windows in groups and stucco bas relief monkeys surrounding the main entrance.
2. The resource is representative of a notable work of Master Architect Edgar Ullrich and retains integrity as it relates to the original 1925-1926 design. Specifically, the resource is significant for its high style Tudor Revival design which is often associated with Ullrich. Additionally, Ullrich designed the house as his family residence and incorporated personal features such as the bas relief monkeys holding the Ullrich family crest.

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 has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Edgar and Hazel Ullrich House, has been identified consistent with the Board's adopted naming policy and reflects the name of Edgar and Hazel Ullrich, who constructed the house as their personal residence and the name of Edgar Ullrich, a Master Architect.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 7231 Monte Vista Avenue is a two-story, Tudor Revival style single-family residential building constructed in 1925 in the La Jolla Community Planning Area. Other buildings and structures present on site include a garage and children's playhouse. The property is located on a corner lot within the residential Barber Tract neighborhood. The property is in its original location.

Since its construction in 1925 the property has been modified as follows: according to local historians, the house was originally constructed as one-story for the Ullrich family and a second floor was added in 1926. This cannot be confirmed by available primary documentation, but Sanborn maps indicate that the second story was constructed by 1926. Staff suspects that the original roofline was not altered, but the shed dormer and round tower were added at this time. Staff is recommending that the period of significance extend out to 1926 to capture the construction of the second story which is attributed to Ullrich and is stylistically aligned with the original structure. The existing Tudor Revival style garage with studio apartment above was constructed sometime between 1926 and 1949. In 1972 a maid's quarters located in the northeast corner of the property was demolished to construct a three-story addition at the rear of the historic house. The structure was reroofed in 1977 with wood shingles which were replaced with synthetic shingles in

2021. In 2023 Heritage Preservation staff reviewed and approved as consistent with the Secretary of the Interior's Standards for Rehabilitation a permit for the addition of a pool on the south side of the parcel.

A Historical Resource Research Report was prepared by Vonn Marie May, 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 resource is a two-story, single family residence constructed in 1925 in the Tudor Revival style. The property features a steeply pitched cross gable roof, stucco exterior and asymmetrical primary façade. A dominate, front facing, one-story gable projects from the center of the primary west façade. North of the central wing, the building is two-stories and features a second story round tower. Below the tower is the main entrance which is surrounded by a distinctive stucco bas relief of two monkeys holding the Ullrich family crest. The monkeys were inspired by the contemporaneous 1925 Scopes Monkey Trial. South of the central wing, the house is one-story and exhibits a smaller projecting gable with decorative half timbering. The house also features a brick chimney and decorative wood shutters with a cat motif. Fenestration includes tall, narrow, multi-pane wood windows in groups. A 1972 three-story addition with Tudor Revival decorative elements projects from the rear at the north end of the original structure. The rear yard features a Tudor Revival style playhouse constructed in 1925. A non-original Tudor Revival style garage with apartment above is located in the southeast corner of the parcel and features half timbering, a steeply pitched roof and multi-pane wood windows.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include decorative half-timbering; tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing; massive chimneys, sometimes with decorative chimney pots; entry porches with round or Tudor arches; and gable dormers. Relatively uncommon before World War I, widespread adoption of masonry veneering techniques in the 1920s accompanied a dramatic rise in the style's popularity as even the most modest examples began to closely mimic the brick and stone veneers of their English prototypes. Tudor Revival style houses usually include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Tudor Revival style. The property, which has been modified as detailed in the beginning of the analysis section of this report, has not been modified to the extent that it no longer retains its significance as a Tudor Revival style residence. The 1938 garage is separate and distinct from the original historic structure. The demolition of the original maid's quarters and construction of the 1972 three-story addition does not impact any of the character defining features of the property. Although the addition is constructed in the Tudor Revival style, its boxy massing makes its design distinct from the original historic structure. The reroofing of the house in synthetic, fire-resistant shingle does not have a major visual impact and is necessary for

safety reasons. The new pool is constructed in an appropriate location and does not have a negative impact on the property's ability to convey its historic significance as a Tudor Revival style residence. Therefore, the property does retain integrity to its 1925-1926 period of significance under HRB Criterion C.

Significance Statement: The resource continues to convey the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style; including a steeply pitched cross gabled roof, half timbering, stucco exterior cladding, asymmetrical façade with round tower, brick chimney, tall narrow multi-pane wood windows in groups and stucco bas relief monkeys surrounding the main entrance. Therefore, staff recommends designation 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.

Edgar Vaughn Ullrich was born in Colorado Springs, Colorado, in 1893 and attended Colorado College. By 1923, he was a practicing architect. He relocated to San Diego in 1924 to take a commission from Isabel Hopkins to design the Casa de Manana resort hotel (HRB #213), which won an AIA award.

After this project, Ullrich became the tract architect for the La Jolla Hermosa subdivision, designing its earliest houses, landscaping much of the tract, and reviewing proposed house designs. He ultimately designed more than 15 houses in the tract. His style for this subdivision emphasized color coordination, random tile roofing with noticeable mortar, distinctive chimneys, window grilles, and wood shutters with pegs.

Ullrich primarily worked in the Spanish Eclectic and Monterey styles, but also used the Tudor Revival and French Norman styles. Over the course of his career, Ullrich designed more than 25 major buildings in La Jolla, including public buildings, churches and academic buildings. He also designed buildings for the University of San Diego, such as the Immaculate Heart Seminary and More Hall.

Ullrich was established by the Historical Resources Board as a Master Architect in 1987 with the designation of the Casa de Manana. Since that time, 12 of Ullrich's buildings have been designated by the HRB.

- HRB #212- Casa de Manana - Casa Madre (849 Coast Boulevard), 1924
- HRB #213- Casa de Manana (722, 809 & 825 Coast Boulevard), 1924 (809 & 825 demolished)
- HRB #226- Morgan-Larkins-Marrone Residence (7148-7150 Monte Vista Avenue), 1935
- HRB #693- George and Ruth Glendon/Edgar Ullrich House (1006 Muirlands Drive), 1928
- HRB #740- Edgar Ullrich House (1745 Kearsarge Road), 1925
- HRB #827- Harold and Charlotte Muir House (1205 Muirlands Drive), 1928
- HRB #882- James J. Podesta House (6123 Avenida Cresta), 1927
- HRB #956- Edward and Eleanor Mastin House (1891 Viking Way), 1930
- HRB #965- Norman Kennedy House (716 La Canada Street), 1928
- HRB #1140- George and Virginia Hayes/Edgar Ullrich House (5905 Camino De La Costa), 1934
- HRB #1170- William and Wilma Garth/Edgar Ullrich House (1825 Castellana Road), 1928
- HRB #1440- Edgar V. Ullrich House #2 (6001 Bellevue Street), 1928

Ullrich and his wife, Hazel, purchased the 7231 Monte Vista Avenue property from Phillip and Mary Barber in 1924 and constructed the subject resource as their personal residence in 1925. The Ullrichs lived at the property for a short time, as illustrated by the Directory Listing of Occupants, and sold it back to the Barbers in 1926. It is unclear which family owned the property when the second story addition was completed. Ullrich often designed in the Tudor Revival style and the level of detail demonstrated in the design of the 7231 Monte Vista Avenue residence; including the complex gable roof, round tower, restrained use of half timbering and sprawling floor plan; is on par with his other high style Tudor Revival designs such as 716 La Canada Street (HRB #965). The property is significant within Ullrich's overall body of work for the quality of its Tudor Revival design generally attributed to Ullrich and the addition of personal features, including the bas relief monkeys holding the Ullrich family crest.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion D as a resource that represents the notable work of Master Architect Edgar Ullrich. The property, which has been modified as detailed in the beginning of the analysis section of this report, and still retains integrity as it relates to its significance under Criterion D. The 1938 garage and 1972 addition are compatible with Ullrich's original design and do not impact any of the character defining features of the historic structure. While the 1972 addition is taller than the original house, it is set back at the rear of the parcel. Additionally, the 2021 roof replacement used architectural dimensional shingles to replicate the original wood shingles in a fire-resistant material and only has a small impact to the resource's original Ullrich design. The 2024 pool is located on the south side of the property and does not have a major impact on the property's character defining features. Therefore, the property does retain integrity to its 1925-1926 period of significance under HRB Criterion D.

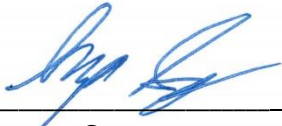
Significance Statement: The subject resource retains good integrity and continues to reflect Ullrich's original 1925-1926 design, intent and aesthetic. The house is significant for its high style Tudor Revival design which is often associated with Ullrich. Additionally, Ullrich designed the house as his family residence and incorporated personal features such as the bas relief monkeys holding the Ullrich family crest. Therefore, staff recommends designation under HRB Criterion D.

OTHER CONSIDERATIONS

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. 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 Edgar and Hazel Ullrich House located at 7231 Monte Vista Avenue be designated with a period of significance of 1925-1926 under HRB Criterion C as an example of the Tudor Revival style and Criterion D as a notable work of Master Architect Edgar Ullrich.



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/22/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/22/2024, to consider the historical designation of the **Edgar and Hazel Ullrich House** (owned by Fifth Avenue West LLC, 112 Field Bend Road, Hawley, PA, CA 18428) located at **7231 Monte Vista Avenue, San Diego, CA 92037**, APN: **351-101-21-00**, further described as BLK 11 LOT 11 (EX PROPOSED DUNEMERE DR) LOTS 3&5&7&9&IN 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 Edgar and Hazel Ullrich 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 Tudor Revival style and retains integrity from its 1925-1926 period of significance. Specifically, the resource features a steeply pitched cross gabled roof, half timbering, stucco exterior cladding, asymmetrical façade with round tower, brick chimney, tall narrow multi-pane wood windows in groups and stucco bas relief monkeys surrounding the main entrance. 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 Architect Edgar Ullrich and retains integrity as it relates to the original 1925-1926 design. Specifically, the resource is significant for its high style Tudor Revival design which is often associated with Ullrich. Additionally, Ullrich designed the house as his family residence and incorporated personal features such as the bas relief monkeys holding the Ullrich family crest. 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 designation shall include the original 1925 playhouse.

BE IT FURTHER RESOLVED, the designation shall exclude the 1938 garage and 1972 addition constructed outside of the period of significance.

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:

BY: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney