



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 8, 2023 REPORT NO. HRB-23-009

HEARING DATE: March 23, 2023

SUBJECT: **ITEM #1 – KATHRYN OSBORN/HENRY PREIBISIUS HOUSE**

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

APPLICANT: Harold Pashler and Christine Harris; represented by Allen Hazard and Janet O'Dea

LOCATION: 3485 Hawk Street, 92103, Uptown Community, Council District 3
APN 451-380-33-00

DESCRIPTION: Consider the designation of the Kathryn Osborn/Henry Preibisius House located at 3485 Hawk Street as a historical resource.

STAFF RECOMMENDATION

Designate the Kathryn Osborn/Henry H. Preibisius House located at 3485 Hawk Street as a historical resource with a period of significance of 1912 under HRB Criteria C and D. The designation excludes the 1990 detached garage and guesthouse built outside the period of significance. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture with Colonial Revival influences and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the resource features a medium-pitched, side gabled roof with a wide overhang, exposed rafter tails and decorative knee-braces, brick and wood cladding, overall symmetrical massing, gabled dormers, second-story bay window with decorative beams, brick chimneys, fenestration consists primarily of multi-lite and single-lite wood windows.
2. The resource is representative of a notable work of Master Architect Henry H. Preibisius and retains integrity as it relates to the original design. Specifically, the resource exemplifies Preibisius's skill in blending popular architectural styles, early in his career, and is unique in its combination of Craftsman and Colonial Revival details.

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 resource is a three-story single-family residence located on the southeast corner of Hawk and West Walnut Streets in the Uptown Community.

The property was identified in the 2016 Uptown Community Plan Area Historic Resources Survey and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Kathryn Osborn/Henry Preibisius House, has been identified consistent with the Board's adopted naming policy and reflects the name of Kathryn Osborn, who constructed the house as her personal residence and the name of Henry Preibisius, a Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by Allen Hazard and Janet O'Dea, 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 three-story, single family residence constructed 1912 in the Craftsman style architecture with Colonial Revival influences. The building features a medium-pitched, side gabled roof with a wide overhang, exposed rafter tails and decorative knee-braces, two brick chimneys and is clad in brick on the first floor and wood shingle on the second and third floors. The overall massing is symmetrical with a two-story wing and roof deck off the east elevation and a one-story wing off the west elevation. The front of the building features a brick inset porch with tile flooring and steps, large front door with full length sidelights, and decorative wood corbels. A second-story bay window projects over the front entry and is supported by heavy decorative wood beams. Two sets of three gabled dormers with exposed rafter tails and decorative knee-braces are located on the north and south elevations. Fenestration consists primarily of multi-lite and single-lite wood windows, in various sizes and operations reflecting both the Craftsman and Colonial Revival styles. A detached garage is located at the rear of the property, and the site is surrounded by a tall fence and mature hedges.

There have been several modifications to the structure since its 1912 date of construction. In the late 1950s and early 1960s the property was vacant for several years, during which time it suffered damage from vandalism. In 1962 a fire caused damage to unspecified parts of the house and the garage, there is no record of the full impacts to the house. In 1963 new owners renovated the kitchen and restored damaged parts of the house, this information is noted in the Residential Building Record. Over the years and at unknown dates the front door and fourteen windows have

been replaced within their original openings, two of the windows on the east elevation have been infilled with the original curved brick lintels still showing. To date six windows have been restored in kind using historic photos, see chart at end of section E of the Historical Resource Research Report. Non historic tile was added to the front porch and steps at an unknown date. An extension to the second story deck railing was also added at an unknown date. The detached garage destroyed by the 1962 fire was rebuilt with a second story guesthouse in the same location in 1990. The shingles cladding the upper stories were originally painted, according to historic photos, but have had the paint removed. These modifications do not impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Following the Centennial Exposition of 1876 America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Federal styles. As with their prototypes, Colonial Revival structures generally have a symmetrical front façade with the principal areas of elaboration being entrances, windows and cornices. Roofs can be hipped, gable or gambrel and some variations feature a center gable projecting slightly from the primary façade. One-story side wings with flat roofs are common. Windows are typically double-hung sash with multi-pane glazing in one or both sashes and are commonly found in pairs, triples, or bay windows. Front-facing gambrel roofs were most common in earlier revival houses while side gambrels became popular in the 1920s and '30s.

Significance Statement: The house continues to convey the historic significance of the Craftsman style architecture with Colonial Revival influences style by embodying the historic characteristics associated with the style including a medium-pitched, side gabled roof with a wide overhang, exposed rafter tails and decorative knee-braces, brick and wood cladding, overall symmetrical massing, gabled dormers, second-story bay window with decorative beams, brick chimneys, fenestration consists primarily of multi-lite and single-lite wood windows. 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.

Henry Harms Preibisius was born in Hanover, Germany, in 1872. He and his family moved to Ohio when he was 14. He moved to San Diego in 1904 and began working as a builder. One of his first projects was a home on Albatross Street, which was completed in 1906.

H.H. Preibisius is most noted for his design for the 11-story St. James Hotel, which was San Diego's tallest building when it was built in 1912. He also built houses for several noted San Diegans including George W. Hazard, Lucien A. Blochman, and John McKie. Preibisius can be considered a structural engineer as well as an architect. His reputation was based on his ability to take a project from conception to completion and to use a wide range of architectural styles.

Preibisius' 1927 design for the Riveria Apartment Hotel (HRB #468) was considered progressive for its time. It featured a radio tower on the roof, and all the units featured furnishings, lighting, dinnerware spring water, refrigeration, and steam heat.

Henry Preibisius status as a Master Architect was established with the 2001 designation of HRB Site # 468 at 1312 12th Avenue under Criteria C and D. Currently there are five properties listed on the local register that are attributed to Henry Preibisius:

- HRB # 468 – Riviera Apartment Hotel, built in 1927 at 1312 12th Avenue
- HRB # 595/821-13 – Stephen and Anna Connell/Henry Harms Preibisius House, built in 1913 at 1877 Lyndon Road
- HRB # 828-830 – St. James Hotel, built in 1914 at 828-830 6th Avenue
- HRB # 1008-033 – North Park Dryden Historic District Contributor, built in 1920 at 3635 28th Street
- HRB # 1276-002 – South Park Historic District Contributor, built in 1923 at 1307 28th Street

The subject resource is representative of a notable work of Master Architect, Henry Preibisius, in the Craftsman style with Colonial Revival influences, and retains integrity as it relates to the original design. The property was designed and built for John and Kathryn Osborn in 1912, at the time he was designing and constructing the St James Hotel. This demonstrates Preibisius's ability to take a project from conception to completion, and to use a wide range of architectural styles and building types early in his career. The combination of popular styles into a unified design as shown in this house is a practice Preibisius would carry throughout his career.

Significance Statement:

The subject resource retains integrity and continues to reflect Master Architect Henry Preibisius's original design, intent, and aesthetic. It is a notable example of Preibisius's skill in blending popular architectural styles early in his career and is unique in its combination of Craftsman and Colonial Revival details. The property demonstrates the quality and craftsmanship of Master Architect Henry Preibisius. Therefore, staff recommends designation of the subject property 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 Kathryn Osborn/Henry Preibisius House located at 3485 Hawk Street be designated with a period of significance of 1912 under HRB Criterion C as a good example of the Craftsman style of architecture with Colonial Revival influences and HRB Criterion D as a notable work of Master Architect Henry Preibisius. The designation excludes the 1990 detached garage and guesthouse built outside the period of significance.



Megan Walker
Associate Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

MW/sa/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/23/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/23/2023, to consider the historical designation of the **Kathryn Osborn/Henry Preibisius House** (owned by Harold E. Pashler & Christine R. Harris, 3485 Hawk Street, San Diego, CA 92103) located at **3485 Hawk Street, San Diego, CA 92103**, APN: **451-380-33-00**, further described as BLK 1 LOTS 1 & 2 & 15 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 Kathryn Osborn/Henry Preibisius 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 Craftsman style architecture with Colonial Revival influences and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the resource features a medium-pitched, side gabled roof with a wide overhang, exposed rafter tails and decorative knee-braces, brick and wood cladding, overall symmetrical massing, gabled dormers, second-story bay window with decorative beams, brick chimneys, fenestration consists primarily of multi-lite and single-lite wood windows. 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 Henry H. Preibisius and retains integrity as it relates to the original design. Specifically, the resource exemplifies Preibisius's skill in blending popular architectural styles, early in his career, and is unique in its combination of Craftsman and Colonial Revival details. 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 exclude the 1990 detached garage and guesthouse built outside 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

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

3485 Hawk Street, San Diego, CA 92103

ASSESSOR PARCEL NUMBER **451-380-33-00**

HISTORICAL RESOURCES BOARD NUMBER **0**