



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 12, 2022 REPORT NO. HRB-22-017

HEARING DATE: May 26, 2022

SUBJECT: **ITEM #02 – Ervin and Ethel Jesse House**

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

APPLICANT: James K. Monts; represented by IS Architecture

LOCATION: 7402 Eads Avenue, La Jolla Community, Council District 1
APN 351-062-02-02

DESCRIPTION: Consider the designation of the Ervin and Ethel Jesse House located at 7402 Eads Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Ervin and Ethel Jesse House located at 7402 Eads Avenue as a historical resource with a period of significance of 1938 under HRB Criterion C. The designation is limited to APN 351-062-20-02. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character-defining features of the Minimal Traditional style and retains a good level of architectural integrity from its 1938 period of significance. Specifically, the resource features a single-story “gable-and-wing roof” form, low-pitch gable roof with shallow overhangs, channel rustic wood siding, gable-end vertical scalloped edge details, a small front porch, a brick chimney, various divided-lite and single-lite wood double-hung windows, and a large divided-lite picture window.

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 resource is bounded by Eads Avenue to the east and Mabel Bell Lane to the west.

The property has not been identified in any historic surveys, as the subject area has not been surveyed in recent years.

The building is located on APN 351-062-02-02 as part of a condominiumized parcel which includes one other residence under separate ownership located to the west: 7402 ½ Eads Avenue (APN 351-062-0201). The proposed designation does not include APN 351-062-0201 and is limited only to the subject property identified as 7402 Eads Avenue (APN 351-062-02-02). The other buildings on the other parcels will be subject to review for potential significance under SDMC Section 143.0212.

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

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criterion C, 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 property was constructed in 1938 in the Minimal Traditional style with a "gable-and-wing roof," denoting a front projection from the primary roof. This one-story house contains two wings, one front-facing, and one rear-facing. The building is clad in channel rustic wood siding.

The east elevation, facing Eads Avenue, features a 16-lite fixed picture window, a covered front porch with rounded steps, and a wing projection with vertical scalloped edge siding on the gable end with a six over one double-hung window. The front door is typical of a six-panel exterior door. The windows on the east elevation are set in simple rectangular molding with decorative louver shutters. On the south elevation, an unpainted brick chimney with steeply pitched shoulders is present. Fenestration on this elevation includes three double-hung wood windows in various sizes and lite patterns. The rear west elevation consists of a gable wing projection, a raised covered entry with a half-glass service door and scored concrete steps, and double-hung windows. The north elevation features three evenly spaced double-hung wood windows in various sizes. The site contains white picket fences around the property line with trimmed hedges along the front and side facades.

Modifications to the property include a 1955 fence installation and the c.1986 construction of a two-story residence on the western portion of the parcel, including the demolition of the original garage. Additional modifications completed since 1938 at unknown dates include the replacement of the rear door, the in-kind replacement of the channel rustic wood siding, the construction of a rear porch awning, and the addition of wood shutters to the front divided-lite picture window. Overall, these modifications do not significantly impair the integrity of design, materials, workmanship, or feeling as it relates to HRB Criterion C.

Minimal Traditional style buildings reflect traditional architectural forms and eclectic styles, but generally display simpler and less extensive decorative architectural detailing of the previous Revival styles. Minimal Traditional houses are usually modest in scale with one level, although there are some two-story examples. Common decorative features include smaller, simple front porches, chimneys, and low pitch shallow eave roofs. Pre-War examples reference Moderne and older styles

and usually have a detached garage. Post-War examples often integrate the garage and reflect the emerging Contemporary trends. Though sometimes employing brick or stone materials, this was the first style to typically delete the expensive treatment from the side and rear facades, reflecting the frugal times. It is most prevalent in residential construction but is also common in small-scale commercial, retail, and office use. Minimal Traditional style houses are usually clustered together, especially in the 1940s residential neighborhoods, although they can also be found separately as later infill in previously developed neighborhoods of Craftsman, Bungalow, and earlier styles.

Significance Statement: The house continues to convey the historic significance of the Minimal Traditional style by embodying the historic characteristics associated with the style; including its single-story “gable-and-wing roof” form, low-pitch gable roof with shallow overhangs, channel rustic wood siding, gable-end vertical scalloped edge detail, a small front porch, brick chimney, various divided-lite and single-lite wood double-hung windows, and a large divided-lite picture window.

OTHER CONSIDERATIONS

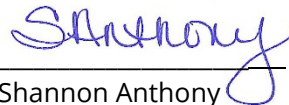
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior’s Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Ervin and Ethel Jesse House located at 7402 Eads Avenue be designated with a period of significance of 1938 under HRB Criterion C. The designation is limited to APN 351-062-20-02.



Alvin Lin
Junior Planner



Shannon Anthony
Senior Planner
Development Services Department

AL/sa

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/26/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2022, to consider the historical designation of the Ervin and Ethel Jesse House (owned by James K Monts, 7402 Eads Avenue, La Jolla, CA 92037) located at **7402 Eads Avenue, San Diego, CA 92037**, APN: **351-062-02-02**, further described as GENTER TCT US 2 DOC86-47987&INT IN(EX W20 FT)S 50 OF N100 FT OF 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 Ervin and Ethel Jesse 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 Minimal Traditional style and retains a good level of architectural integrity from its 1938 period of significance. Specifically, the resource features a single-story "gable-and-wing roof" form, low-pitch gable roof with shallow overhangs, channel rustic wood siding, gable-end vertical scalloped edge detail, a small front porch, brick chimney, various divided-lite and single-lite wood double-hung windows, and a large divided-lite picture window. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing. The designation is limited to APN 351-062-20-02.

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:

BY: _____
DAVID MCCULLOUGH, 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

7402 Eads Avenue, San Diego, CA 92037

ASSESSOR PARCEL NUMBER **351-062-02-02**

HISTORICAL RESOURCES BOARD NUMBER **0**