



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 10, 2013 REPORT NO. HRB-13-051

ATTENTION: Historical Resources Board
Agenda of October 24, 2013

SUBJECT: **ITEM #10 – 2243 Guy Street**

APPLICANT: Gary and Joy Spradling Trust represented by Scott A. Moomjian

LOCATION: 2243 Guy Street, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the house located 2243 Guy Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2243 Guy Street under any adopted HRB Criteria.

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 is a two story Colonial Revival style house located within a single family neighborhood of Mission Hills.

ANALYSIS

A historical resource research was prepared by Scott Moomjian, which concludes that the resource is significant under HRB Criteria C and D and staff does not concur. 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.

Constructed in 1936, the property was designed in the Colonial Revival style with the main body of the house being two story and one story wing at the northeast corner. The house features a low pitched gable roof on the two story portion and a hipped roof on the one story wing sheathed with asphalt shingles, and shallow boxed eaves. A two car garage with a hipped roof is located at the northeast corner of the house and is attached via a breezeway.

The exterior walls are sheathed with a wide wood lap siding and fenestration is predominantly wood, divided light, double hung windows flanked by paneled shutters. The centrally located front door is recessed with a broken triangular and segmental pediment surround and is accessed via a brick stoop and walkway.

Modifications to the house are extensive and significant. In 1955, the house was relocated from its original location of 2275 San Juan Street, three houses down. The house moved from a mid-street location to a more corner location. While the house was relocated as a whole, maintaining its original orientation in the new location, the subsequent alterations in the 1970s have had a significant negative impact on the historic character of the building. In 1974, a second story addition was added to the southwest corner of the house. The addition enlarged the small gable ended wing over the original garage. In 1976, a new single story two car garage was constructed at the northeast corner of the property and appears to be attached via a breezeway. In 1977, the original attached garage which was located at the southeast corner of the house was enclosed and converted to a den. All associated features, curb cut and the driveway, were also removed. Other alterations include an 85 sq. ft. addition in 1956 at an unspecified location and a rear detached structure and deck in 1979. While the minor modifications and addition at the rear do not have a significant impact on the overall house, the second story addition, the new garage and the garage conversion have been completed in a seamless manner. The original functions and design of the building have been obliterated by these modifications and there is no method to discern the original construction. The modifications are not in keeping with the U.S. Secretary of the Interior's Standards. Therefore, based on the number of modifications that have negatively impacted the historic character of this house, staff does not recommend 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.

The house at 2243 Guy Street was designed by the firm of Hurlburt, Frank, and Slaughter, Inc. The firm was formed in the 1920s and included Ralph E. Hurlburt, Ralph L. Frank, and James Slaughter.

Ralph E. Hurlburt was born in 1888 in Nebraska. He was trained by his grandfather in the construction trade. In 1916, he married and relocated to San Diego. Upon arrival, he was involved in real estate financing and law and later transferred to architectural design. Hurlburt

worked both with the firm of Hurlburt, Frank, and Slaughter and partnered with Charles H. Tifal on several projects until shortly before his death in 1942.

Ralph L. Frank was born in Kansas in 1898, and arrived in San Diego in 1920. Prior to an established partnership, Frank maintained his own office, and worked for Ralph E. Hurlburt. By the mid-1920s, Hurlburt and Frank teamed with Jim Slaughter to form Hurlburt, Frank and Slaughter, a design-build firm. Hurlburt, Frank and Slaughter were responsible for the development of the Marston Hills Tract, along with a number of high style homes in San Diego. Frank continued to be associated with the firm until the mid-1940s.

Little information is provided about James Slaughter. It appears that he was responsible for the construction aspect of the firm and completed the designs created by the architects.

The consultant has concluded that the house is significant for its association with Hurlburt, Frank, and Slaughter, Inc. and in particular it is significant as designed by Ralph L. Frank. The consultant has contended that the firm should be considered Master Builders and that the house is representative as a notable work by the firm and Ralph Frank. The consultant has not provided adequate information to establish the firm of Hurlburt, Frank, and Slaughter as a Master Builder. The Historical Research Report Guidelines and Requirements state that the consultant should:

“...discuss how the property is representative of their body of work. If the individual is not already recognized as a Master, provide enough evidence through an analytical narrative and supporting documentation in the attachments to show the breadth of the individual’s body of work; the high quality of their craftsmanship and/or whether peers considered them to be a Master; as well as how the property in question fits into the overall body of work and how it is representative of that body of work.”

While the consultant provided an overview of the principals of the firm, there is a lack of information and supporting documentation regarding the significance of the firm. Addresses of properties associated with the firm were provided, but there was no analytical narrative of the properties or supporting documentation. It appears that the firm designed a number of homes in a variety of styles, however there is no discussion of the breadth of work and no supporting documentation to address the quality of the design and materials.

The consultant has also speculated that the house was designed by Ralph Frank, but there is no evidence that connects him to the house design. There are neither plans nor any permits that connect Frank to the design of the house. Additionally, the Notice of Completion states Hurlburt, Frank, and Slaughter, Inc. as the contractor of the house. Given that both Hurlburt and Frank were known designers and have been designated as Master Designer/Master Architect by the HRB, either could have designed this particular house for the firm.

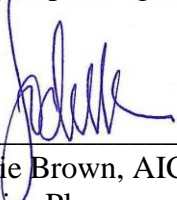
Since the house has had a number of modifications and it is not a notable work of a Master Builder or Master Designer, staff does not recommend designation under Criterion D.

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 not recommended that the property located at 2243 Guy Street be designated under any HRB Criteria due to a lack of integrity. 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.



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jb/cw

Attachment(s):

1. Applicant's Historical Report under separate cover