



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 14, 2009 REPORT NO. HRB-09-034

ATTENTION: Historical Resources Board
Agenda of May 28th, 2009

SUBJECT: **ITEM #8 –Gilbert & Alberta McClure House**

APPLICANT: Julio A Arroyo Trust, owner; represented by Christiane Knoop

LOCATION: 4044 Hamilton Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Gilbert & Alberta McClure House located at 4044 Hamilton Street as a historical resource.

STAFF RECOMMENDATION

Designate the Gilbert & Alberta McClure House, excluding the apartment building at the rear of the property, as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics of Tudor architecture through retention of character defining features of the style, and retains a high degree of integrity from its period of significance, the construction date of 1927.

BACKGROUND

This item is being brought before the Historical Resources Board in at the owner's request to have the property designated as a historical resource. The house at 4044 Hamilton Street was designed and built by Homer and Gilbert McClure as the personal residence of Gilbert McClure, his wife Alberta, and their children.



Staff recommends the name of the resource as Gilbert & Alberta McClure House. While the original title documents are not provided in the historical report, the tabular listing shows that the ownership passed from Homer and Mabel McClure to Gilbert and Alberta McClure on January 9, 1927 just before the water/sewer connections were filed and the permit application was publicized in the Daily Transcript on January 10th. Gilbert and Alberta McClure are listed in the city directories as occupants of the house by 1928 and the family continued to live there until the deaths of Gilbert in 1949 and Alberta in 1951.

ANALYSIS

A historical resource research report was prepared by Christianne Knoop, which concludes that the property at 4044 Hamilton Street is significant under HRB Criteria C and D. Staff concurs that the property is significant under HRB Criterion 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.

4044 Hamilton Street is a multi-story single family home exhibiting character defining features of the Tudor style. From the street, the house reads as a small two story “storybook” dwelling with a steeply pitched cross gabled roof, typical of the Tudor style, and a conical tower entry portico. Other elements common to the Tudor style include the narrow multi-light wood windows, tall tapered chimney with stucco detailing on the bottom portion, and the small steeply pitched gable dormer. Viewed from the side or rear of the property, a large projecting wing is visible, giving the house a significantly larger two story plus basement profile. The roof is finished with composition shingles, the exterior finish is stucco, and the house rests on a raised foundation. On the south elevation, concrete steps lead up to a side entry off the driveway.

As evidenced by the historic photographs provided in the consultant report, the house remains virtually unchanged from its historic appearance. Original wood multi-light windows are present in most locations. The front elevation features arched multi-light windows on the first floor, and small quarter arch windows adjacent to the chimney on the second floor. Double hung windows are present on other elevations, most with multi-light upper sash over single-light lower sash. Most windows and doors appear to be original, with the exception of several windows on the side elevations which appear to have undergone sash replacement in historic openings. The addition of non-historic screens and security bars over several windows and entry are minimally adverse and reversible.

A two story apartment building lies behind the house at the rear of the property. Built in 1953 while the property was under the ownership of Edward and Anna Gear, this building replaced a recreation room/garage and small cottage that were original to the property. Staff recommends exclusion of this apartment building from the designation as it does not date to the 1927 period of significance of the Gilbert & Anna McClure House, and it does not appear to be architecturally significant in its own right.

CRITERION D – Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

The consultant report proposes to establish the McClure Bros. as a company of Master Builders, and designate the Gilbert & Alberta McClure House under HRB Criterion D as a notable example of their work. Gilbert and Homer McClure were originally from Ohio. Homer McClure worked for the Wurster Construction Co., and during the 1920's the brothers made a living as real estate speculators and builders in the San Diego area, especially in the North Park community. The consultant report provides listings of several homes built by the brothers and includes photographs of several houses and cottages built in the Tudor, Spanish and Pueblo styles. Staff agrees that the Gilbert & Alberta McClure House is a notable example of the McClure Bros. work because it is the home that Gilbert McClure resided in with his family during his productive period as a builder in North Park. However, sufficient information and analysis of the building company has not been provided to establish the McClure Bros. as Master Builders at this time, and therefore staff does not recommend designation under HRB Criterion D.

In conclusion, staff recommends the HRB designate the Gilbert & Alberta McClure House under HRB Criterion C for its representation of Tudor style architecture retaining an excellent level of integrity, excluding the apartment building located at the rear of the lot.

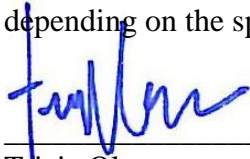
OTHER CONSIDERATIONS

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, staff recommends that the HRB designate the Gilbert & Alberta McClure House, excluding the apartment building at the rear of the property, under HRB Criteria C.

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
Senior Planner/Program Coordinator

TO/cw

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/28/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/28/2009, to consider the historical designation of the **Gilbert & Alberta McClure House** (owned by Julio A. Arroyo Trust, 4044 Hamilton Street, San Diego, CA 92104) located at **4044 Hamilton Street, San Diego, CA 92104**, APN: **445-582-22-00**, further described as Lots 35 and 36, Block 170, University Heights 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.**, 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 Gilbert & Alberta McClure House, excluding the apartment building at the rear of the property, on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of Tudor architecture through retention of character defining features of the style, and retains a high degree of integrity from its period of significance, the construction date of 1927.

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. .**

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: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney