



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 18, 2009 REPORT NO. HRB-09-062

ATTENTION: Historical Resources Board
Agenda of September 24, 2009

SUBJECT: **ITEM #9 – John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2**

APPLICANT: Lois Musoke Trust represented by Legacy 106, Inc.

LOCATION: 4370 Trias Street, 92103, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2 located at 4370 Trias Street as a historical resource.

STAFF RECOMMENDATION

Designate the John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2 located at 4370 Trias Street as a historical resource with a period of significance of 1925 under HRB Criteria C and D. 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 a good level of architectural integrity from its 1925 period of significance.
2. The resource is representative of a notable work of Master Architect Ralph E. Hurlburt and Master Builder Charles Tifal and retains integrity as it relates to the original design.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

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 house is a one story single family residence built in 1925 and is located in the one-block residential subdivision bounded by Fort Stockton Drive, Trias Street, Hickory Street and Ampudia Street.

The historic name of the resource, the John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2 has been identified consistent with the Board's adopted naming policy and includes the name of John Snyder, who constructed the house as a speculation house and the names of Ralph E. Hurlburt, Master Architect and Charles H. Tifal, Master Builder. This is the second spec house built by Snyder to be considered for designation.

ANALYSIS

A historical resource research report was prepared by Legacy 106, which concludes that the resource is significant under HRB Criteria A, B, C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D, but not HRB Criteria A and B, as follows:

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The applicant's report states that the house reflects a special element of the historical, architectural and economic development of Mission Hills. The discussion of Criterion A centers around the construction of the building as a model home for the small subdivision, and notes the rarity of the Tudor Revival style which was built in a small concentration in this one-block subdivision due to the developer's preference in designing his three model homes. There is insufficient evidence to support that this particular one-block subdivision is significant to the development of Mission Hills; or that the design of this house and the other two model homes on the block as Tudor Revival homes reflects a significant element of architectural development in San Diego. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

The applicant's report states that the house is significant for its association with developer John Snyder. Snyder built the house as a speculation house along with two others in his efforts to promote his subdivision and never lived at the subject property. Therefore, staff does not recommend designation under HRB Criterion B.

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 at 4370 Trias Street is a one story Tudor style house built in 1925 and features steeply pitched hipped and front gable roofs with brown asphalt shingles; clipped eaves;

decorative half timbering in the gable end; slightly textured stucco walls over wood frame construction; a clinker and standard brick chimney; and a concrete foundation. The entry is recessed under a smaller projecting gable supported by squared posts. A pair of multi-lite leaded glass French doors are located on the larger projecting gable. The concrete slab outside of the doors has been recently re-poured, and the original wrought iron railing has yet to be reinstalled. Fenestration consists of multi-lite wood frame casement windows with leaded glass. A large detached two car is located at the rear of the property and front gable roof. A one story laundry room is connected to the garage and above that a studio. The applicant's report states that the second floor studio may be original, but the distinctive roofline and use of rafter tails, coupled with the historic photograph in the Union Tribune article on page 54 of the applicant's report appear to indicate that the second floor may have been a later, somewhat early addition. Regardless, even if this element were an addition, it does not significantly impact the resource or its ability to convey its significance.

Therefore, staff recommends designation of the John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2 under HRB Criterion C as it embodies the distinctive characteristics of the Tudor Revival style and retains integrity to its 1925 period of significance.

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

Ralph E. Hurlburt was born in 1888 in Utica, Nebraska. He was trained by his grandfather George in the construction trade. In 1916, he married Nettie Goodbrod and relocated to San Diego. Originally involved with real estate financing and law, Hurlburt shifted to architectural design. Early in his building career, Hurlburt partnered with builder Charles H. Tifal, a partnership that lasted until shortly before Hurlburt's death in 1942.

HRB Sites designated under Criterion D (Master Architect/Designer) Ralph E. Hurlburt:

- HRB #464 – The Wonder House of Stone (4386 Adams Avenue)
- HRB #523 – James C. & Lillie Byers/Ralph E. Hurlburt House (4230 Arguello Street)
- HRB #613 – Alfred LaMotte/Hurlburt and Tifal House (3557 Third Avenue)
- HRB #697 – Edwin and Rose Emerson/Hurlburt and Tifal House (2645 28th Street)
- HRB #824 - Sam & Mary McPherson/Ralph E. Hurlburt & Charles H. Tifal House, (3133 28th St)
- HRB #906 - John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #1 (2315 Ft Stockton)

Charles Tifal was born in 1882 in Wisconsin and relocated to San Diego in approximately 1920. Beginning in the early 1920s, Hurlburt and Tifal designed and constructed structures, primarily high-end custom residences, in a myriad of styles including French Eclectic, Spanish Eclectic, Arts and Crafts, Tudor, Italian Renaissance and variants with North African and American Pueblo territorial design elements. In 1942 Tifal was no longer working with Hurlburt but was partnered with Scott King. The firm of Tifal & King installed the Alvarado Road Pump House, cottage and garage. Charles died at age 86 in February of 1968.

HRB Sites designated under Criterion D (Master Builder) Charles H. Tifal:

- HRB #613 – Alfred LaMotte/Hurlburt and Tifal House (3557 Third Avenue)
- HRB #697 – Edwin and Rose Emerson/Hurlburt and Tifal House (2645 28th Street)

- HRB #824 - Sam & Mary McPherson/Ralph E. Hurlburt & Charles H. Tifal House, (3133 28th St)
- HRB #904 - Frederick and Helen Thompson/Charles H. Tifal House (1232 Myrtle Avenue)
- HRB #906 - John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #1 (2315 Ft Stockton)

HRB Sites designated under other Criterion, also built by Ralph E. Hurlburt and Charles H. Tifal:

- HRB #534 – The Frank H. & Margaret Burton/Milton P. Sessions House (1271 Brookes Ter)

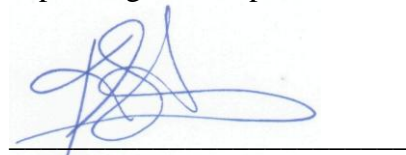
Together, Hurlburt and Tifal designed only a handful of known eclectic homes with Storybook, Tudor and French influences. The subject property, 4370 Trias Street, is notable as one of a small cluster of these homes designed by the team for developer John Snyder. Therefore, staff recommends designation of the John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2, as a significant historical resource under HRB Criterion D (Master Architect/Designer/Builder).

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 recommended that the John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2 located at 4370 Trias Street be designated under HRB Criteria C as it embodies the distinctive characteristics of the Tudor Revival style and retains integrity to its 1925 period of significance; and Criterion D as a notable work of Master Architect Ralph E. Hurlburt and Master Builder Charles H. Tifal.. 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.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment(s): Draft Resolution
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 9/25/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2009, to consider the historical designation of the **John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2** (owned by Lois Musoke Trust, 4370 Trias Street, San Diego, CA 92103) located at **4370 Trias Street, San Diego, CA 92103**, APN: **443-061-37-00**, further described as Resubdivision of Block 524, Old San Diego, portion of Lot 3 and Southwesterly 25.02 feet of Southeasterly 10 feet of Lot 14, Map 1825, 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 John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2 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 a good level of architectural integrity from its 1925 period of significance. Specifically, the house retains steeply pitched hipped and front gable roofs; clipped eaves; decorative half timbering in the gable end; slightly textured stucco walls over wood frame construction; a clinker and standard brick chimney; and wood frame multi-lite casement windows and French doors with leaded glass. 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 for its representation of a notable work of Master Architect Ralph E. Hurlburt and Master Builder Charles Tifal and retains integrity as it relates to the original design. Specifically, the house at 4370 Trias Street is notable as one of a small cluster of these homes designed by the team for developer John Snyder. 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 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: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

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

BY: _____
NINA FAIN
Deputy City Attorney