

Development Services Department

Historical Resources Board

June 25, 2020

ITEM 9

Megan Bacik, Junior Planner

Frank and Ada Melcher Spec House #1





Project Summary

Description:

Consider the designation of the Caroline Reynolds House located at 1736 West Montecito Way as a historical resource.

Staff

Recommendation:

Designate the Frank Melcher and Ada Melcher Spec House #1 located at 1736 W. Montecito Way as a historical resource with a period of significance of 1926 under HRB Criteria C. The designation excludes exclude the rear and basement additions, which were constructed outside of the period of significance.

Property Information

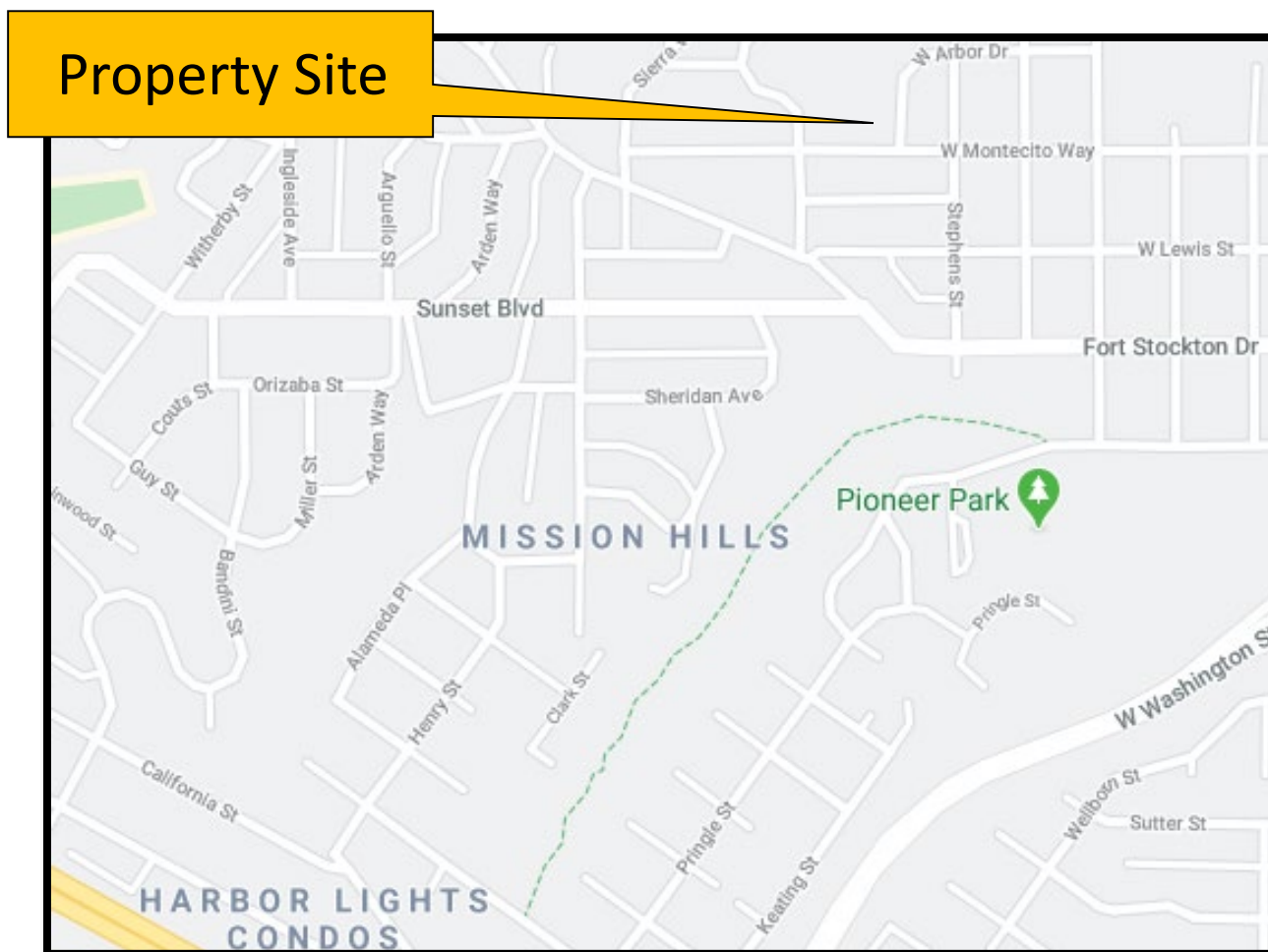
Location: 1736 West Montecito Way

APN(S): 443-450-17-00

Community: Uptown

Council District: 3

Location Map



Aerial Photograph



Property Photos



South (façade) elevation

Property Photos



South (façade) elevation

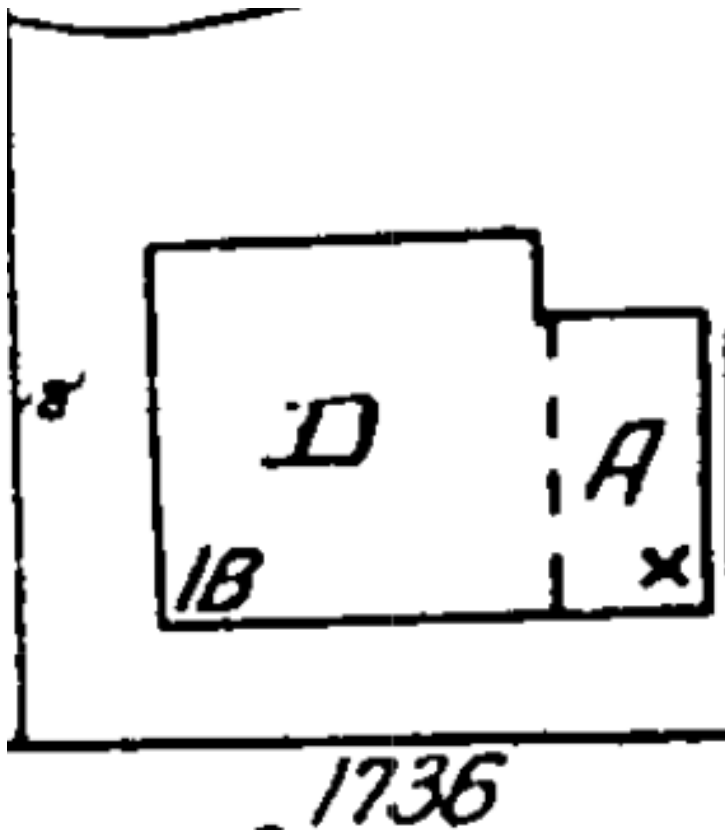


Property Photos



Southwest (façade) elevation

Property Photos

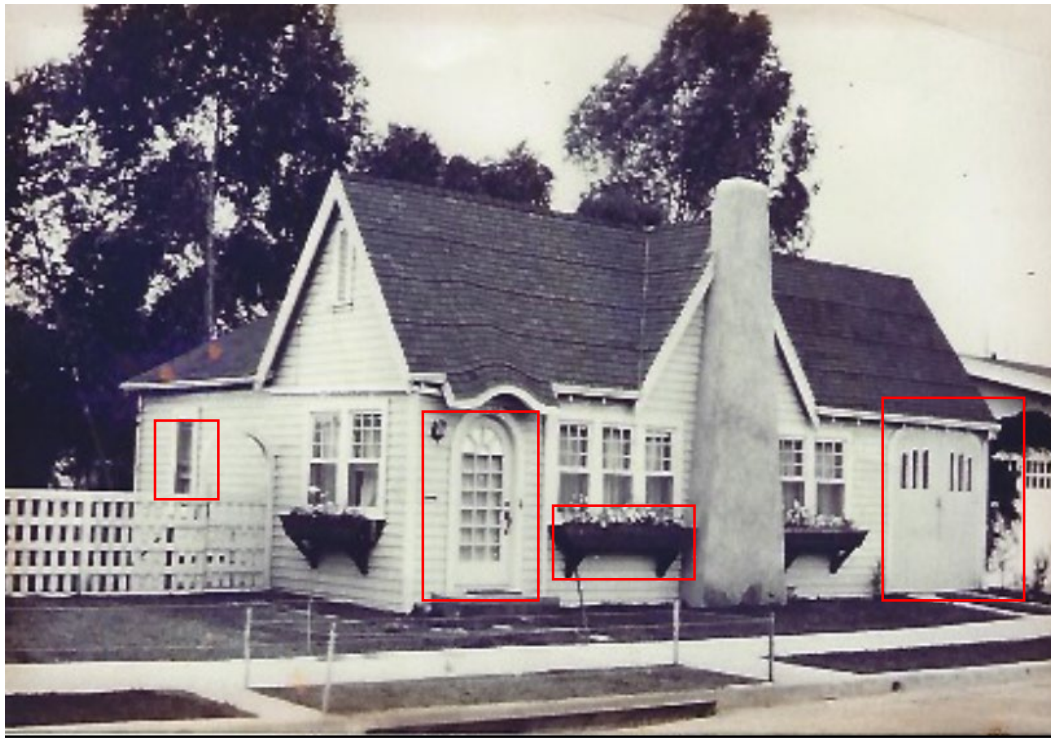


San Diego 1920-Dec. 1950 vol. 3,
1921-Nov. 1950, Sheet 387



Google Aerial Image

Property Photos: Alterations



House photo, circa 1928



March 2020

Property Photos

Circa 1928 Roof



March 2020 Roof

Criterion A

Staff is not recommending designation under HRB Criterion A.

Criterion B

Staff is not recommending
designation under HRB
Criterion B.

Criterion C

Tudor Revival style – Recommending Designation

- Steeply pitched gable roof
- Dominate front facing gable with stucco chimney
- Decorative arched attic vents.
- Rounded arch entry and garage doors
- Multi-pane wood windows in groups
- Mixed-use materials for exterior: Stucco and siding

Criterion D

Staff is not recommending
designation under HRB
Criterion D.



Staff Recommendation

Designate the Caroline Reynolds House located at 1736 West Montecito Way as a historical resource with a period of significance of 1926 under HRB Criteria C.

Frank and Ada Melcher Spec House #1

