

Planning Department

Melhorn & Son Historic District First Historical Resources Board Hearing

September 27, 2018

Presentation Overview

- ◆ Overview of Historic Districts
- ◆ The History and Significance of the Melhorn & Son Historic District
- ◆ The Process to Date
- ◆ Staff Recommendation



Understanding Historic Districts

A Geographically Defined Concentration Of Resources

- Convey Significance Under Designation Criteria
- Buildings May Not Be Significant Individually

The Sum of Its Parts

- Contributing Resources Convey Significance of the District
- Non-Contributing Resources Do Not.

All Properties Regulated

- Contributors More, Non-Contributors Less.



Understanding Historic Districts

Components of a Historic District Nomination

- Historic Context Statement
- Statement of Significance
- Period of Significance
- Geographic Boundary Description and Justification
- Survey
- Classification of Contributing and Non-Contributing Resources



Understanding Historic Districts

Modifications that Likely Will Not Result in Non-Contributing Status

- Non-Historic Window Replacements in Original Openings
- Enclosing a Porch with Glazing and Leaving All Framing and Walls Intact
- Replacing Historic Stucco with an Inappropriate Stucco Texture

Modifications that Likely Will Result in Non-Contributing Status

- Window Replacements in Altered Openings
- Enclosing a Porch with Solid Walls and/or Demolishing the Original Exterior Wall
- Replacing One Siding Type with Another (i.e. Stucco to Wood, Wood to Aluminum, etc.)
- Significant Cumulative Modifications

History & Significance of the Melhorn & Son Historic District

Late 19th Century

- Marked by Boom and Bust Cycles
- Speculative Subdivisions and Development

University Heights

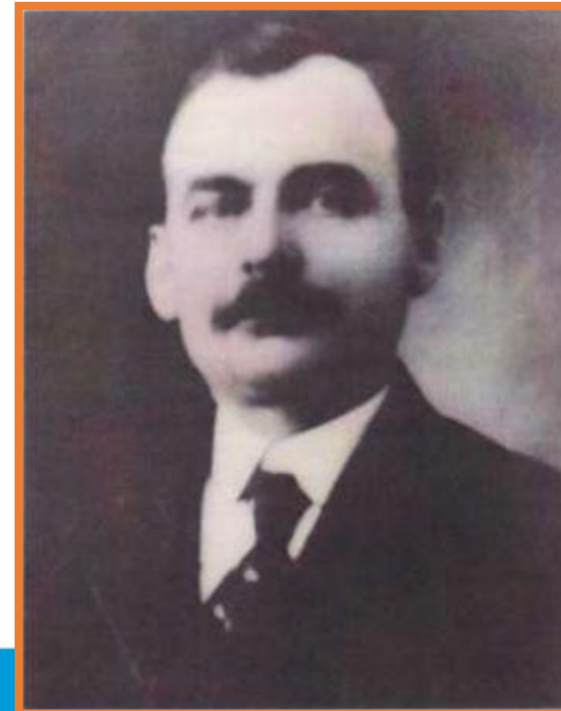
- College Hill Land Association Formed 1886
- University Heights Subdivision Filed 1888
- Development Floundered Until the Early 1900s
 - Reliable Water Source
 - Reliable Transportation (Streetcar)
- Population Boom and Housing Shortage in 1920s Due to 1915-1916 Exposition and Veterans Returning from World War I.



History & Significance of the Melhorn & Son Historic District

Melhorn & Son

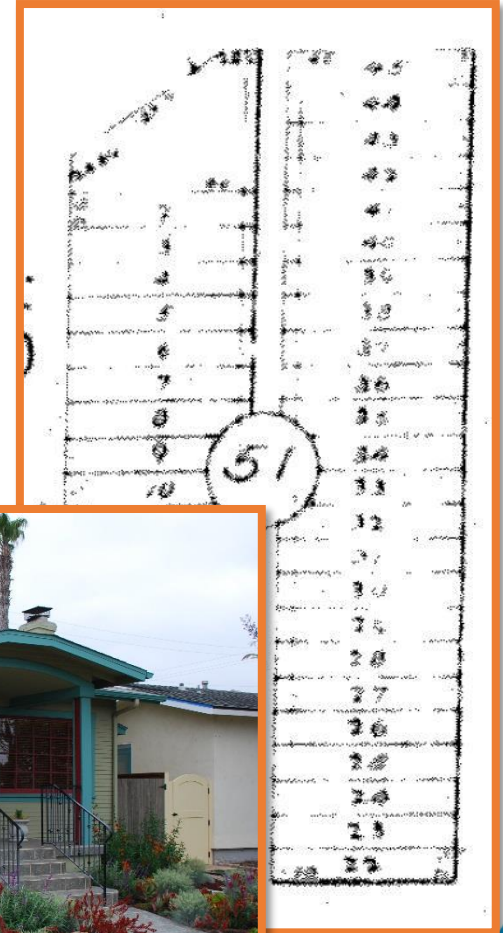
- Martin V. Melhorn Came to San Diego in 1910/1911.
- Immediately Started Work in Real Estate and Development as Partner of Bay City Construction Company.
- Formed Alberta Security Company in 1913 to Finance Construction.
- Martin Established His Own Development/Construction Company in 1916.
- Martin's Son William Joined him in 1922 and they Formed Melhorn & Son Construction.
- Built Larger Homes and Working Class Bungalows in Popular Styles.
- Established as Master Builders by the Historical Resources Board.

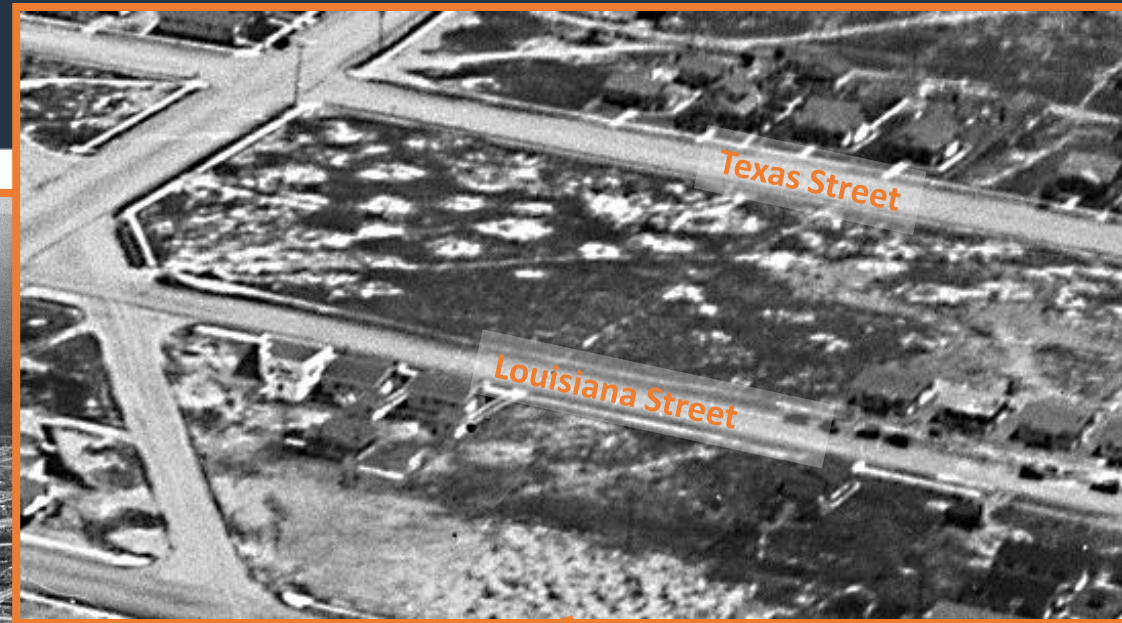


History & Significance of the Melhorn & Son Historic District

Development of the District

- In 1924, the Alberta Security Company Purchased Block 51 of University Heights
- Later that Same Year, the First Homes Were Constructed in the Craftsman Bungalow Style Along Louisiana and Texas Streets.
 - Homes Were Constructed on the Front 70-Feet of the Lots.
 - Lot & Block Books Indicate That the Lots Were Intentionally Developed to Provide Separate Lots and a New Street Along the Alley.





History & Significance of the Melhorn & Son Historic District

Development of the District

- The Vast Majority of Homes Along Louisiana Street and Texas Street – 25 of 30 - Were Completed in 1924 and 1925.
- Martin V. Melhorn Passed Away in August of 1925.
- William Completed Construction of the Last Homes on Texas Street in 1926.
 - Alberta Security Company was Dissolved and William Established His Construction Company.
 - William then Began Work on Shirley Ann Place, Which he Named After His Daughter and Built in the Spanish Eclectic Style.











Significance of the Melhorn & Son Historic District

Significant Under HRB Criterion A

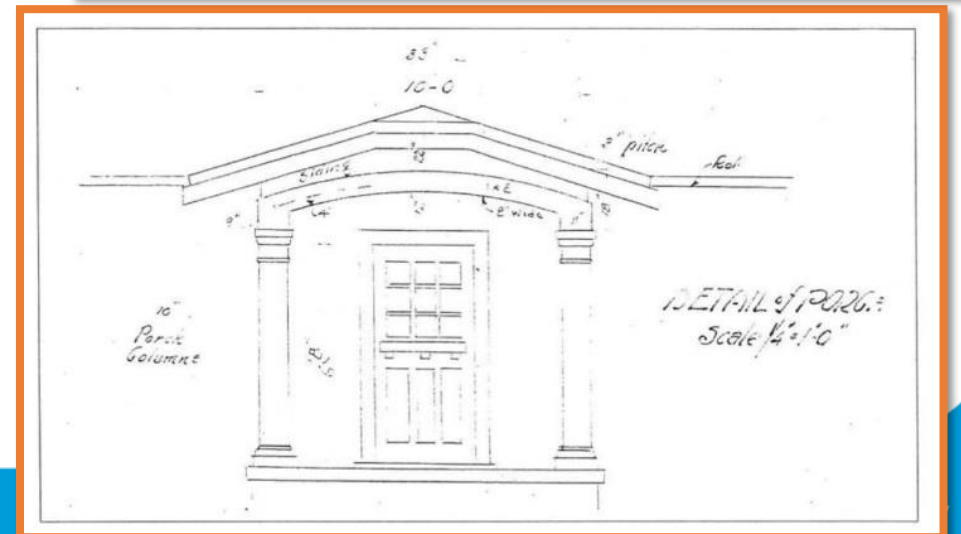
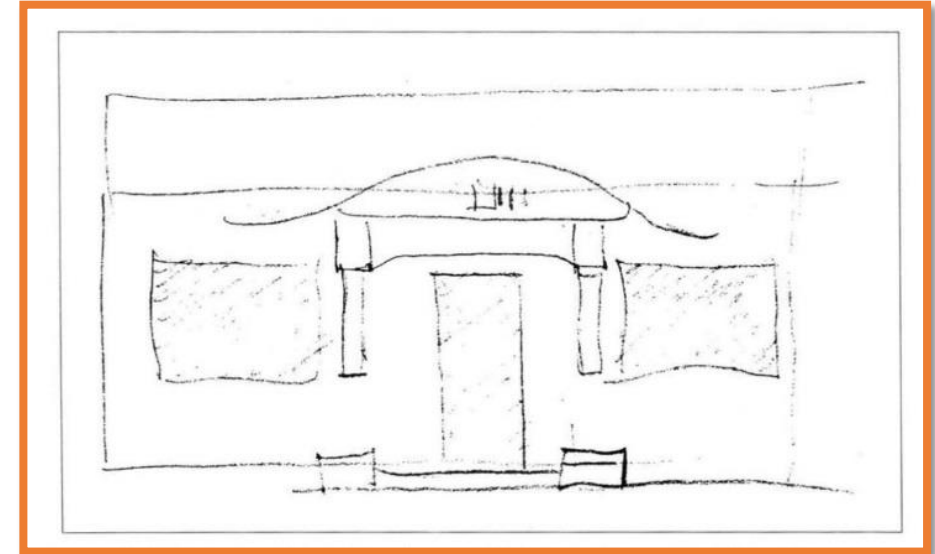
- Historical Development
 - Reflection of Streetcar Suburban Development in Post-Expo/Post WWI Era.
- Economic Development
 - Reflection of the Efforts of Developer/Builder to Provide Working Class Housing on a Resubdivided Block Intended to Maximize Developable Lots During Housing Shortage.
- Architectural Development
 - Reflects Craftsman Architecture in a Vernacular, Working Class Expression, as well as Minimal Traditional Architecture Popularized During Depression.



Significance of the Melhorn & Son Historic District

Significant Under HRB Criterion D

- Reflects the Notable Work of Two Master Builders, Martin V. Melhorn and William Melhorn.
 - Their Last Larger-Scale Collaborative Effort Building Modest Working Class Housing.
 - Exhibits the Design and Construction Which the Melhorns Were Noted For.
 - Represents a Unique Period of Transition for the Melhorn Family.



Significance of the Melhorn & Son Historic District

Periods of Significance

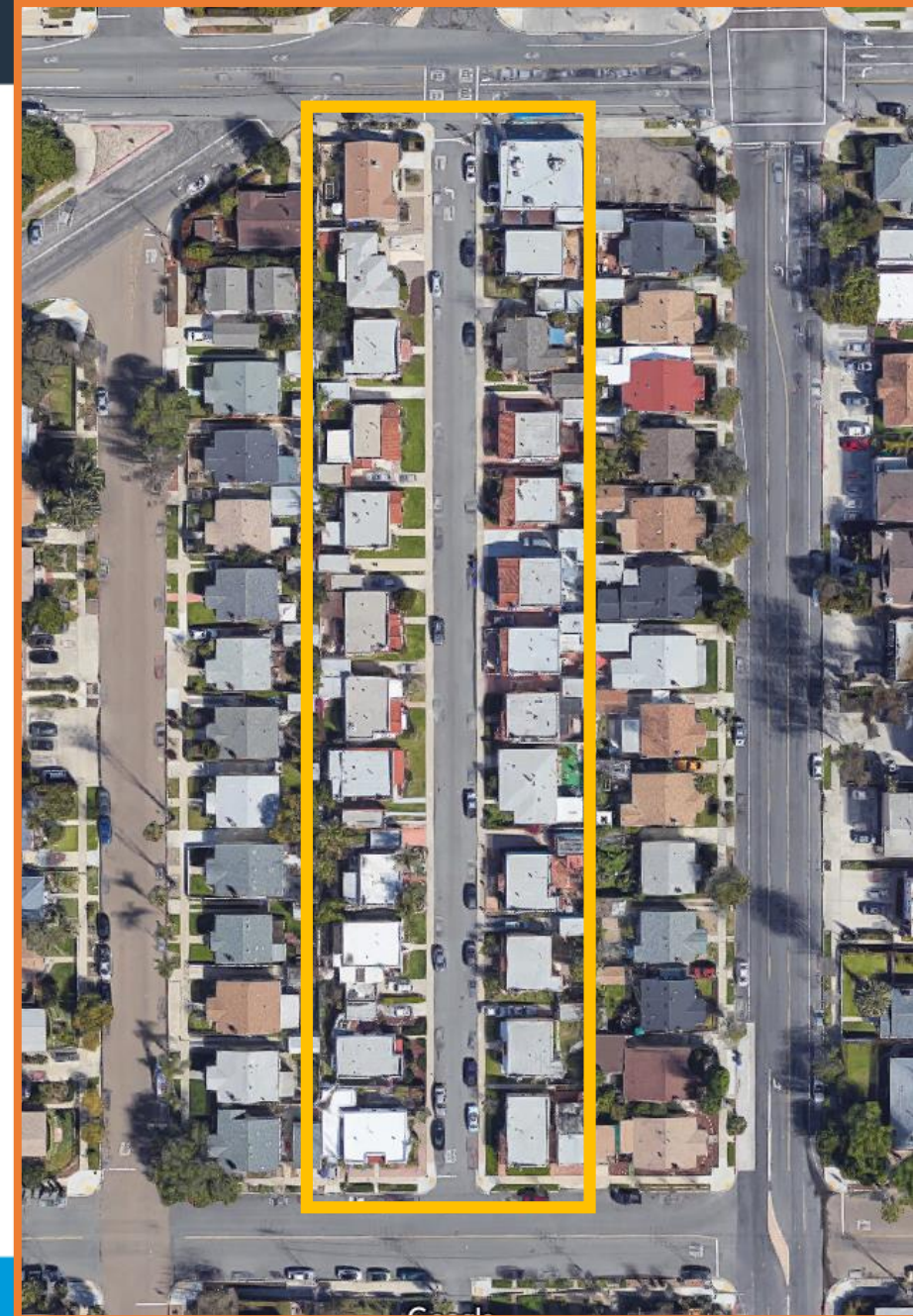
- Criterion A: 1924-1948
 - Construction through Build-Out
- Criterion D: 1924-1926
 - Melhorns' Involvement



What About Expanding the Shirley Ann Place District?

Shirley Ann Place Historic District

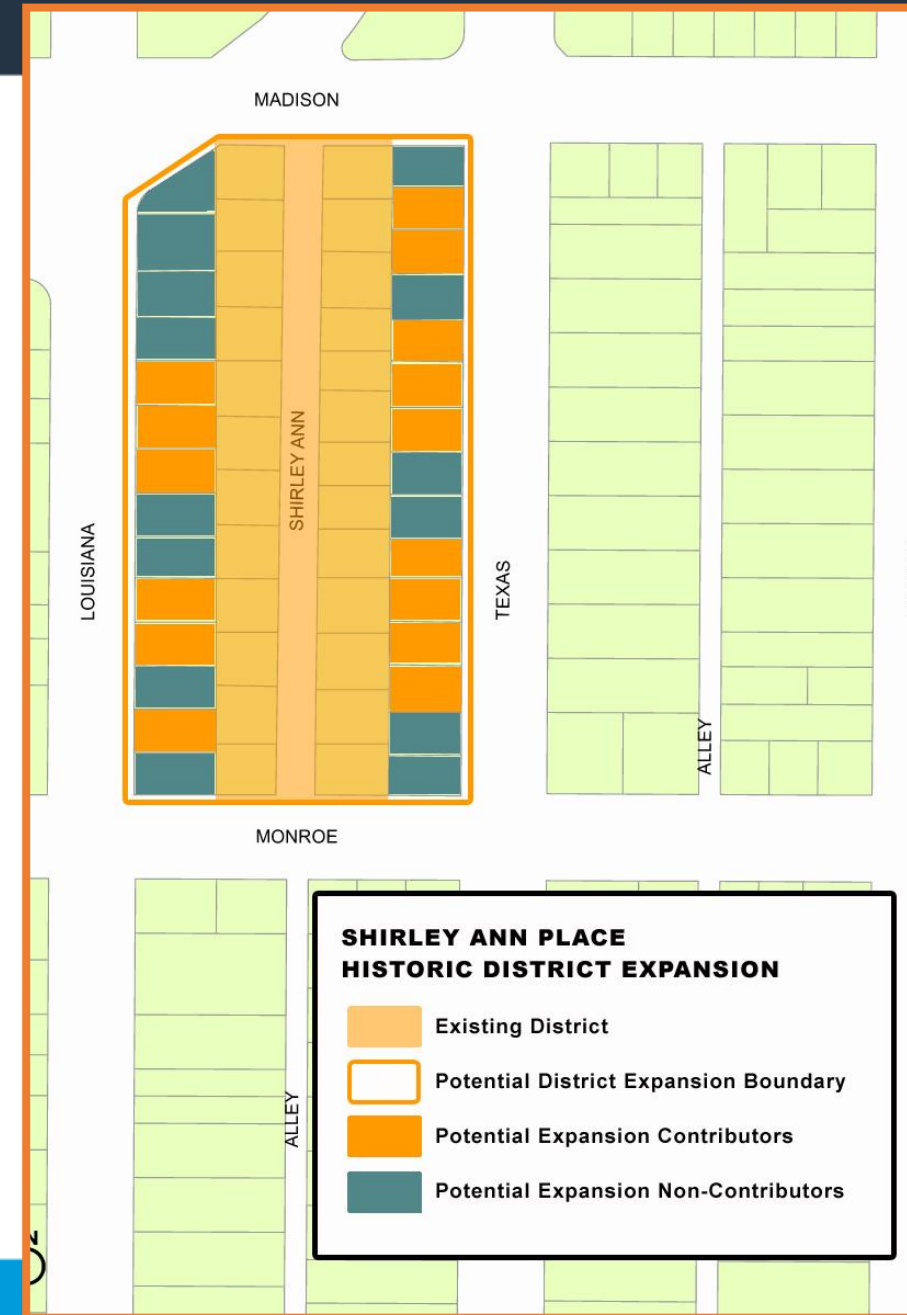
- Designated in 2000
- Criterion F
 - Well-preserved representation of a pre-planned post-WWI speculative tract housing development typical for its time.
 - Example of changing styles in the first half of the century (Spanish Eclectic and Minimal Traditional).
 - M.V. Melhorn & Son and William Melhorn
 - Period of Significance of 1920s and 1939-1949
- 25 Contributing Resources



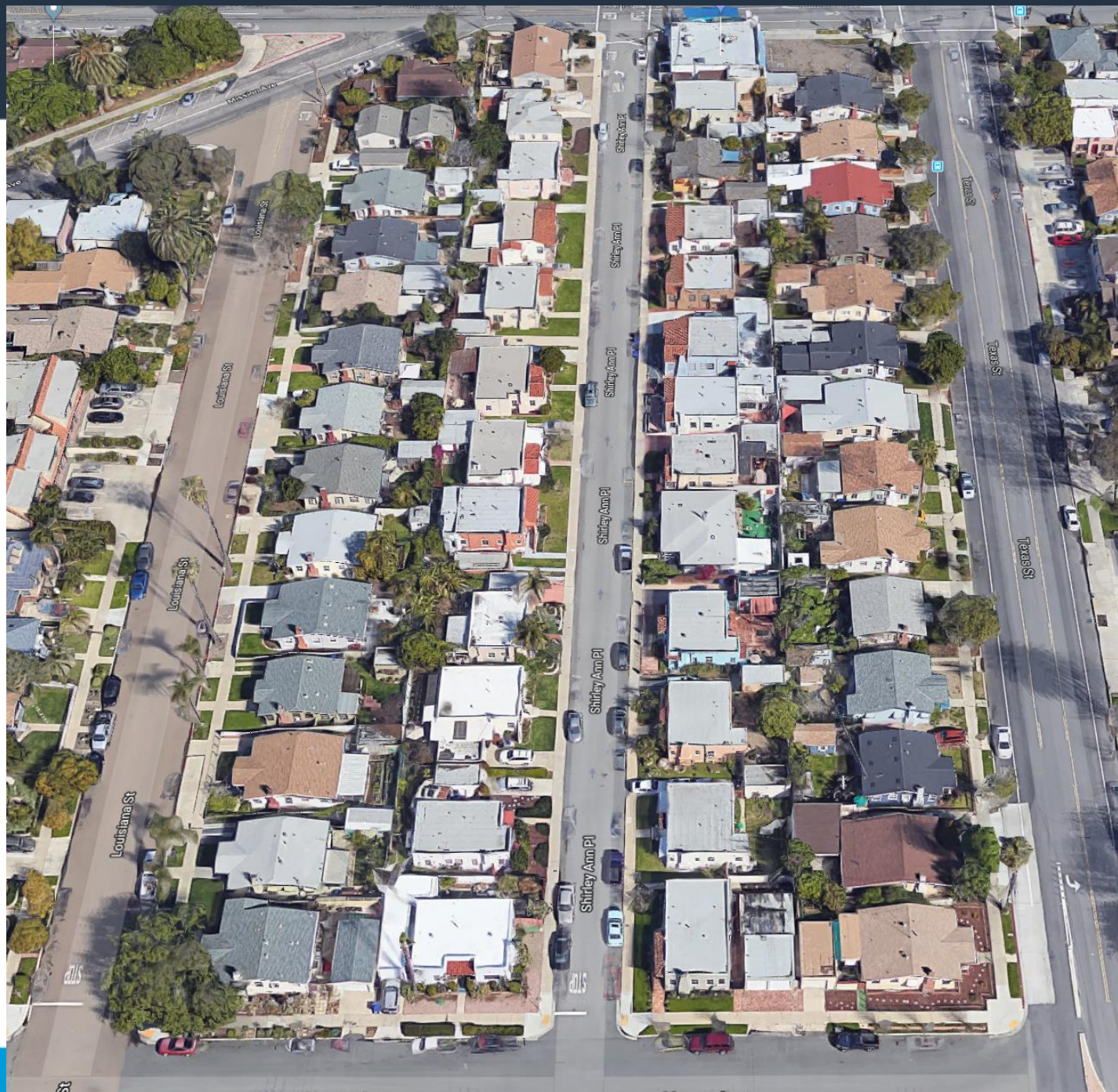
What About Expanding the Shirley Ann Place District?

Shirley Ann Place Expansion Historic District

- Identified in 2016 North Park Survey
- Proposed Expansion to Existing District
 - Both Developed by Alberta Security Company/Melhorn
 - Developed Circa 1924-1934
 - Eligible Under HRB Criterion A
- 15 Contributing Resources
- 14 Non-Contributing Resources







2018 Intensive Survey & Evaluation of the New District

Results

- Research Found a Similar Historic Context to the Shirley Ann Place Historic District.
- However, Subtle Yet Distinct Differences in the Significance of the Two Districts Emerged from the Research.

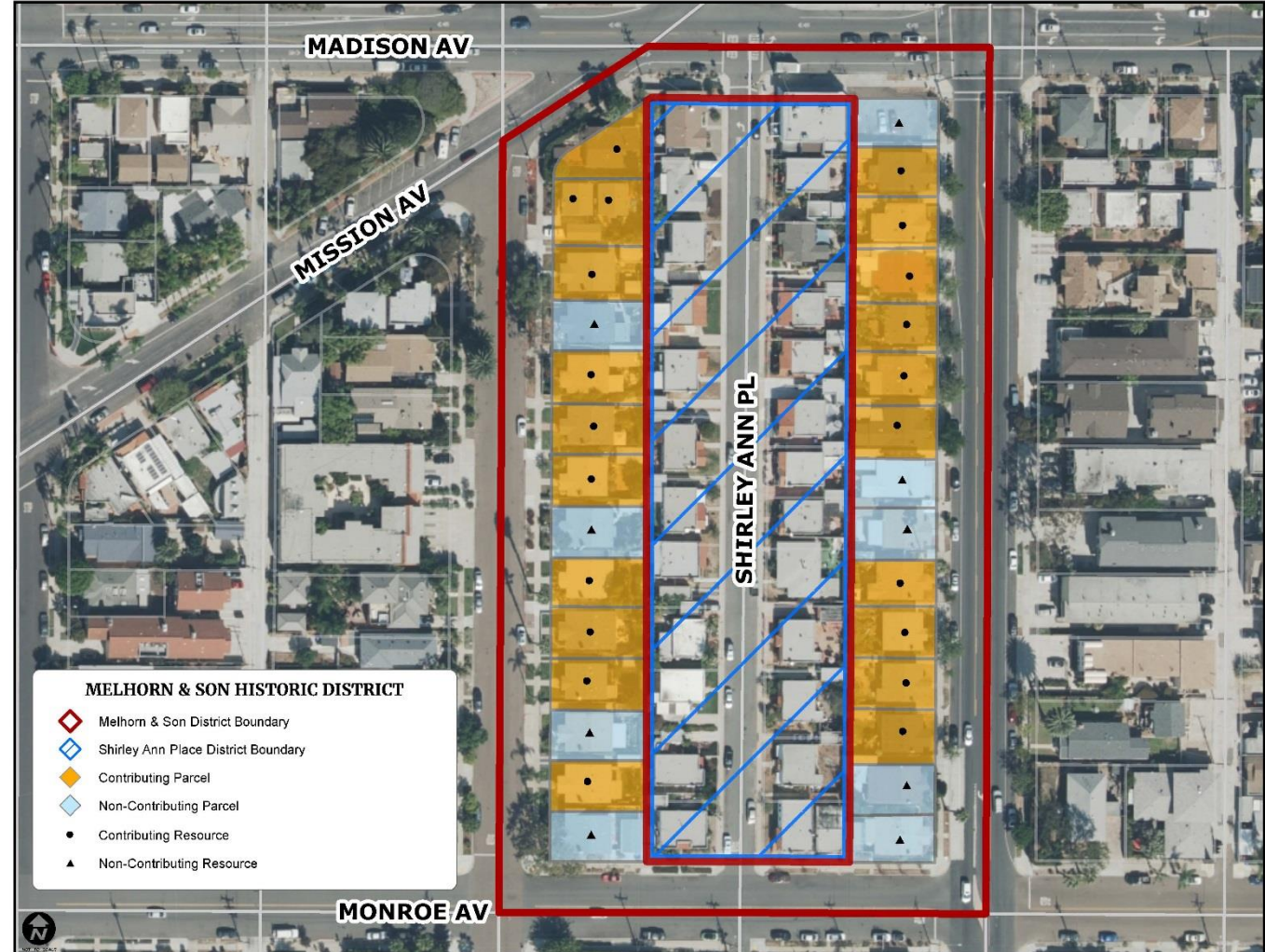
Shirley Ann Place Historic District	Melhorn & Son Historic District
Developed Beginning in 1926	Developed Beginning in 1924
Spanish Eclectic and Minimal Traditional	Craftsman/Colonial and Minimal Traditional
Built by William Melhorn Alone	Built by Melhorn & Son (Martin V. and William) Just Prior to Martin's Death

- Therefore, the Intensive Survey Area Has Been Identified as a New Historic District Enveloping the Existing Shirley Ann Place Historic District.

Melhorn & Son Historic District

Boundary

- Block 51 Along Louisiana Street and Texas Street.
- 29 Parcels
 - 21 Contributing Resources
 - 9 Non-Contributing Resources
- Envelops and Compliments the Existing Shirley Ann Place Historic District
 - Not Drawn to Avoid a Non-Historic Area





Process to Date

☑ HRB Policy Subcommittee July 9, 2018

Reviewed Context, Statement of Significance, Period of Significance and Boundary

- Questions Regarding Boundary and New District vs Amendment of Shirley Ann Place Historic District. No Consensus. Asked Staff to Elaborate on the Boundary Justification
- Forwarded the Nomination on for Processing

☑ Property Owner Workshop & Webinar August 11th and 15th 2018

Informed Property Owners of the District Nomination, the Process, the Responsibilities and Benefits of Designation and Answered Questions

☑ Property Owner Polling August 15th through September 5th 2018

Polled Property Owners to Determine Level of Support

- 19 of 29 Responded (66%)
- 15 Support (79% of Respondents, 52% of Total)
- 4 Oppose (21% of Respondents, 14% of Total)
- 0 Neutral
- Property Owners May Continue to Respond and Staff Will Provide an Update at the Next Hearing.

4515 Louisiana Street



Aluminum siding. Original may or may not be intact.

Vinyl window replacements in the original openings on the south façade.

Staff Recommendation: Classify as Non-Contributing due to loss of character defining features and integrity.

4541 Louisiana Street



Asbestos shingle siding. Original may or may not be intact.

Vinyl window replacements in the original openings on the south façade.

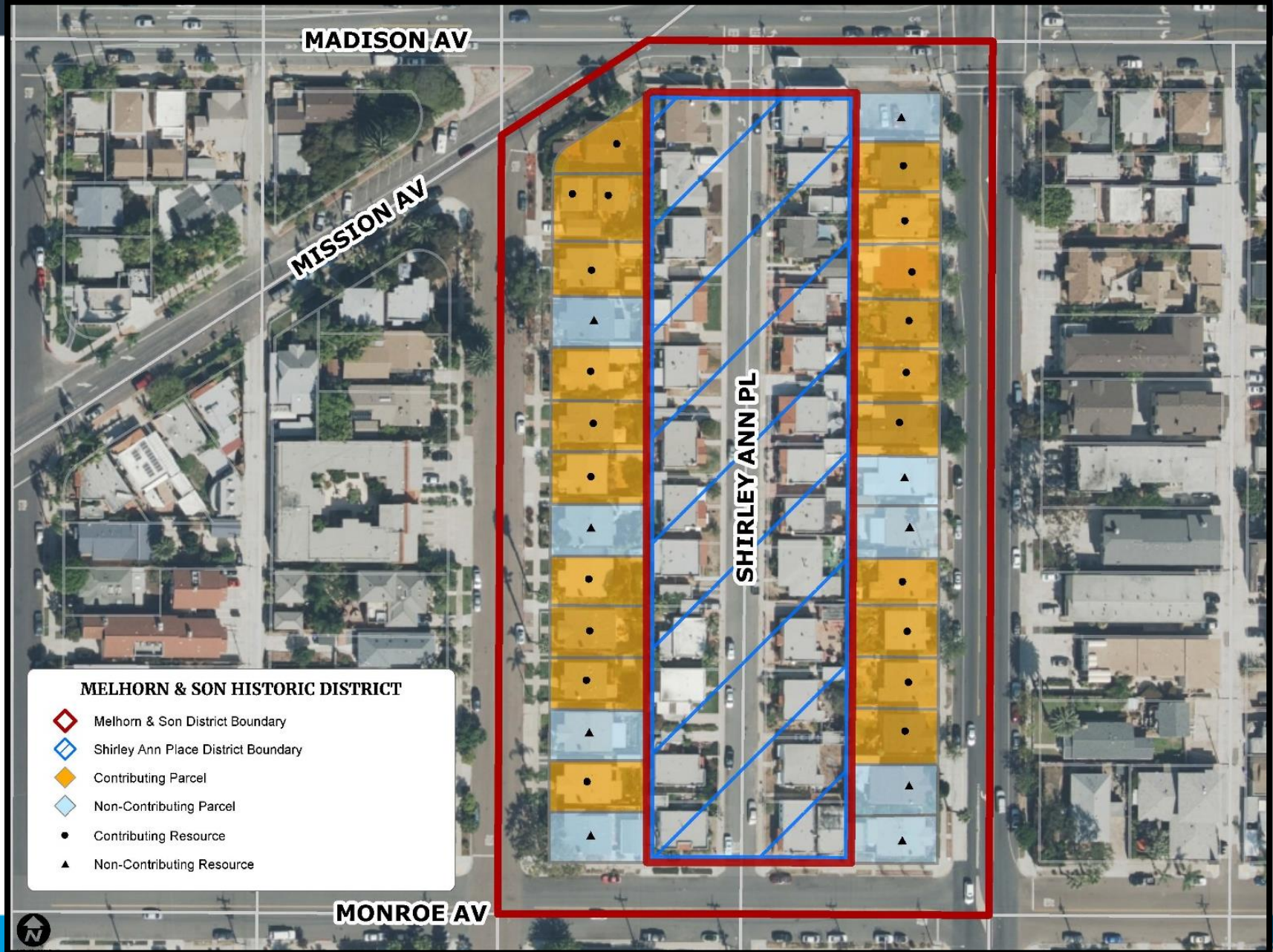
Removal of 2 of 4 porch posts.

Replacement of the chimney

Staff Recommendation: Classify as Non-Contributing due to loss of character defining features and integrity.

Staff Recommendation

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1924-1948, with or without further direction;
5. Consider the classification of 21 properties as Contributing Resources, as identified in the Staff Report
6. Consider the classification of 9 properties as Non-Contributing Resources, as identified in the Staff Report
7. Find that the nomination is complete based upon this direction, and direct staff to docket the Melhorn & Son Historic District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.



Consider the classification of the following 21 properties as Contributing Resources:

Street #	Street Name	APN	Street #	Street Name	APN
4509	Louisiana Street	4451531300	4516	Texas Street	4451534200
4521	Louisiana Street	4451531100	4522	Texas Street	4451534300
4531	Louisiana Street	4451531000	4530	Texas Street	4451534400
4535	Louisiana Street	4451530900	4536	Texas Street	4451534500
4549	Louisiana Street	4451530700	4558	Texas Street	4451534800
4555	Louisiana Street	4451530600	4562	Texas Street	4451534900
4561	Louisiana Street	4451530500	4564	Texas Street	4451535000
4573	Louisiana Street	4451530300	4570	Texas Street	4451535100
4579	Louisiana Street	4451530200	4576	Texas Street	4451535200
4581	Louisiana Street	4451530200	4586	Texas Street	4451535300
2305	Mission Avenue	4451530100			

Consider the classification of the following 9 properties as Non-Contributing Resources:

Street #	Street Name	APN	Street #	Street Name	APN
4503	Louisiana Street	4451531400	4510	Texas Street	4451534100
4515	Louisiana Street	4451531200	4542	Texas Street	4451534600
4541	Louisiana Street	4451530800	4548	Texas Street	4451534700
4567	Louisiana Street	4451530400	4594	Texas Street	4451535400
4502	Texas Street	4451534000			