



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: September 13, 2018 REPORT NO. HRB-18-048

HEARING DATE: September 27, 2018

SUBJECT: **ITEM #10 – Melhorn & Son Historic District (1<sup>st</sup> Hearing)**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: City of San Diego Planning Department

LOCATION: Various addresses within the intensive survey area, which is bounded by Louisiana Street to the west, Madison Avenue to the north, Texas Street to the East and Monroe Avenue to the south (excluding the properties abutting Shirley Ann Place within the Shirley Ann Place Historic District). North Park Community, Council District 3

DESCRIPTION: Review the Melhorn & Son Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to 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.

### STAFF RECOMMENDATION

At this time, staff recommends that the Board:

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 resources as Contributing Resources (Attachment 1);
6. Consider the classification of 9 resources as Non-Contributing Resources (Attachment 2);
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.

## BACKGROUND

This item to designate the Melhorn & Son Historic District is being brought before the Historical Resources Board by the City of San Diego Planning Department consistent with SDMC Section 123.0303 and HRB Policy 4.1 on Establishing Historical Districts, last amended on October 27, 2011 (District Policy). The Melhorn & Son Historic District is located in the University Heights neighborhood of North Park and includes 29 parcels containing 29 buildings and one vacant lot, as well as right-of-way improvements such as historic sidewalks (including concrete color, texture, scoring, and stamps.) The district consists of 21 contributing resources, all built between 1924 and 1948, and 9 non-contributing resources. The district is bounded by Louisiana Street to the west, Madison Avenue to the north, Texas Street to the East and Monroe Avenue to the south, and excludes the existing Shirley Ann Place Historic District, as shown on the district map.

The Melhorn & Son Historic District was first identified in the 2016 North Park Community Plan Area Historic Resources Survey, prepared in support of the comprehensive Community Plan Update (CPU) for North Park. The consultant hired to prepare the 2016 Reconnaissance Survey identified the potential historic district as an expansion of the existing Shirley Ann Place Historic District, which is comprised of the properties abutting Shirley Ann Place and was designated in 2000. However, the current intensive-level survey effort undertaken to prepare the historic district nomination identified subtle yet distinct differences in the history and significance of the two districts that merit the designation of the Melhorn & Son Historic District as a separate historic district that envelopes and compliments the Shirley Ann Place Historic District, as described in the Boundary Justification section of this report.

### Historic District Processing

The HRB's District Policy guides the designation of historic districts. The Policy requires that a nomination for a Historic District provide the following: Geographic Boundaries; a Statement of Significance establishing the historical significance of the district under adopted Board criteria; Site Surveys of all properties within the district boundaries (DPR-523 forms); identification of Contributing Sites and Non-contributing Sites; and identification of District Features deemed essential to the maintenance of the district's architectural and/or historic integrity.

The Melhorn & Son Historic District context statement prepared by City staff builds on the context prepared for the 2016 North Park Survey. The district context first presents an overview of the City-wide development history, and then provides a detailed discussion of the development of North Park and the Melhorn & Son district. The statement of significance then evaluates the district within that context against the City's designation criteria, and concludes that the Melhorn & Son Historic District is significant under HRB Criterion A as a special element of San Diego's historical, economic and architectural development from 1924, when Alberta Security Company purchased block 51 in University Heights, through 1948, when the district was ultimately built-out with a few infill properties constructed in the Minimal Traditional style. The District is also significant under HRB Criterion D as a resource that reflects the notable work of two Master Builders, Martin V. Melhorn and William Melhorn working together as Melhorn & Son construction company. A complete summary and analysis of the District's significance under the City's designation Criteria is provided in the Analysis section of this report.

The District Policy requires review by the Policy Subcommittee and two hearings by the full HRB. On July 9, 2018 staff presented the Context, Statement of Significance, Period of Significance and

Boundary Description and Justification for the Melhorn & Son Historic District to the Policy Subcommittee for comment and direction. Questions from the Subcommittee and members of the public centered primarily on why the City is not proposing to amend the Shirley Ann Place Historic District, rather than establishing a new historic district; and the unusual boundary that surrounds the existing district. Staff responded that the research revealed a similar, but distinct significance between the two districts that merited a separate district designation. Additionally, amending the Shirley Ann Place District, while possible, would require additional time in an already impacted schedule to resurvey the properties within the district and update the records. In regard to the boundary, while it may be uncommon, the Louisiana Street and Texas Street sides of the district are connected through east/west connection points along Madison Avenue and Monroe Avenue that extend along the sidewalks and across Shirley Ann Place, as shown in the map. This boundary was not selected to circumvent an area that is not historic and ineligible for designation; rather, the boundary was selected to envelop another historic area that post-dates and compliments the Melhorn & Son Historic District. Ultimately, the Policy Subcommittee did not reach any consensus on the issue and requested that the boundary description and justification be augmented to include the clarifications provided by staff. The Subcommittee did not have any issues or concerns related to the Context, Statement of Significance or Period of Significance, and forwarded the nomination on for continued processing with the expanded boundary.

Following review by the Policy Subcommittee, staff hosted a workshop on Saturday, August 11<sup>th</sup> and a live online webinar on Wednesday, August 15<sup>th</sup> for property owners within the proposed historic district boundary. Property owners were notified via postal mail, and the workshop and webinar were advertised via social media platforms as well. At the workshop and webinar staff presented information on the history of the District and why it is historically significant; the process of designating the District and associated timelines; and how being within a Historic District will affect their property, including the responsibilities and benefits. A recording of the webinar<sup>1</sup> and copies of the materials presented at the workshop were posted to the City's website immediately following the workshop and webinar, and all property owners were mailed instructions on how to review the information at their convenience.

While property owner consent to historic designation is not required by the municipal code, the District Policy requires staff to solicit the level of support and opposition from property owners within the proposed district boundary and provide that information to the Board. Following the property owner workshop, polling slips were mailed to property owners, who were asked to respond by September 5<sup>th</sup>, either with the provided polling slip, online, or via email. As of the date of this report, staff has received responses from 17 of the 29 private property owners within the district, with 11 responses submitted online and 6 submitted via polling slip/postal mail. Of the 17 responses, 13 are in support of the district designation (76% of respondents, 45% of total), 4 are opposed (24% of respondents, 14% of total), and 0 (zero) are neutral and have no position.

The first historic district designation hearing before the HRB is intended to allow the Board to "evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing". At the second hearing, the Board will "hear public testimony on the establishment of the historical district and take appropriate action." While public noticing is required only for the second hearing when the designation action is taken, staff has notified all property

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<sup>1</sup> <https://www.youtube.com/watch?v=EquyUhXDVys&feature=youtu.be>

owners 10 business days in advance of the first hearing, in addition to the correspondence sent regarding the property owner workshop and the polling effort.

## ANALYSIS

The Melhorn & Son Historic District nomination provides an expansive discussion of the historic context, statement of significance, period of significance and boundary justification, which are summarized here, along with the methods used to develop the recommendations regarding contributing and non-contributing resources.

### Historic Context

The Great Boom of 1885-1888 followed the arrival of transcontinental railroad and ended with a real estate crash. Most real estate transactions during this time involved vacant parcels at inflated prices, with little physical development occurring. It was in this environment that the College Hill Land Association formed in 1886 and purchased 1,600 acres north of Balboa Park. They named their new subdivision University Heights, formally filing map #558 with the County in August 1888.

Improvements were installed, including water main pipes down every street and a steam-powered streetcar line to the college site. But the boom went bust, the streetcar line failed, and development halted. Without a reliable supply of water and transportation to the subdivision, development of University Heights stalled. Several different streetcar companies came and went at the end of the 19th century, including horse-cars, electric streetcars and cable-cars, each installing their own infrastructure and extending to different parts of the City. In 1898, the University Heights stand pipe was opened, providing fresh potable water to University Heights. With a reliable source of water and transportation finally available, development in University Heights boomed in the early 1900s.

Early in the twentieth century, the parcels along streetcar routes became valuable to real estate speculators, and these tracts were again purchased, subdivided and re-subdivided. Developers installed the subdivisions' infrastructure – water and sewer hook-ups, street lighting, shrubs, sidewalks, paving, street trees, etc. Several local real estate developers built several speculative houses on their tracts to boost sales. However, most developers were merely interested in selling lots, not homes. It was up to the individual property owner to contract either an architect or a craftsman/builder to design and construct a home. Largely middle-class households moved into North Park and built modest, small-scale residences that make up the bulk of the community's built environment. The 1920s was an era of unprecedented speculative real estate, not only in San Diego, but in all of Southern California. In addition to the new residents drawn to San Diego via the Exposition, many veterans returning from World War I, who had either trained or been stationed in San Diego, decided to make it their home. The influx of prospective home buyers saw a tremendous demand for middle-class housing in San Diego.

Martin V. Melhorn was born in Indiana in February 1865 to German-born parents. He moved to Denver, Colorado circa 1889/1890, the same year that he married his wife Alberta (née Abell, born in Missouri in March 1870). Martin and Alberta had one child, a son, named William Harmon Buchtel Melhorn, who was born May 25, 1894 in Denver. While in Denver, City Directory listings reveal that he worked in various fields related to real estate, building and development. Melhorn relocated his family to San Diego in late 1910 or early 1911, at which time he formed the Bay City Construction Company with John C. Rice and John J. Wahrenberger, the latter of whom he knew in Denver. Homes built by the Bay City Construction Company were constructed primarily in the Craftsman style of the Arts and Crafts movement popular prior to World War I. However, they did design and construct buildings in a wide range of style and types.

In 1913, Melhorn created his own financing company to ensure that he continued to receive payments and dividends on construction loans for several years after completion of the project. Melhorn and his partners incorporated the Alberta Security Company, named in honor of his wife, Alberta. Melhorn acquired some lots and built speculation houses to be used as collateral for loans to build other houses. In 1916, John Wahrenberger's health began to fail and the Bay City Construction Company was dissolved. Working on his own, Martin Melhorn shifted from the carpentry-oriented Craftsman style to greater use of stucco in Prairie style houses after 1916. In 1922, Melhorn's career entered a new phase when his son, William, joined his father in the newly renamed "Melhorn & Son" construction company. That same year, William and Lillian would welcome their daughter Shirley Ann, followed by son Martin William in 1926.

The Alberta Security Company purchased block 51 of University Heights from local landholder and real estate investor D.L. Pixley. Melhorn & Son began constructing homes in 1924, first along Louisiana Street and then Texas Street. In doing so, they deviated from the established development pattern of long lots backing up on to alleyways. Instead, they constructed small homes on the front half of the lots, fronting on to Louisiana Street and Texas Street. The rear half of the lots were reserved for future development along a new street comprised of the alleyway and 7.5' feet of the lots abutting the alley. This would become Shirley Ann Place, named after William's daughter. The first permit was pulled in January of 1924, and was quickly followed by over a dozen others, primarily on Louisiana Street.

Architecturally, Martin and William moved away from the Spanish and Mission Revival styles that they had gravitated to in the late 19-teens and early 1920s in the wake of the 1915-1916 Exposition. Homes along Louisiana Street and Texas Street were constructed as vernacular Craftsman bungalows with some Colonial Revival elements and influences that can be seen in carved wood brackets and slender wood columns supporting the partial-width porches. Many of these details are very similar to original sketches made by Martin V. Melhorn for Alberta Place. The vast majority of homes along Louisiana Street and Texas Street – 25 of 30 - were completed in 1924 and 1925. Tragically, on August 14, 1925, Martin V. Melhorn died unexpectedly, leaving his son William to settle his affairs and debts.

It appears that as part of the debt settlement, the Alberta Security Company declared bankruptcy. Thus, the years 1925-1926 brought to a close Martin V. Melhorn's Alberta Security Company and Melhorn & Son construction company and marked the start of a new chapter for his son William. Working as a general contractor, William completed the final two resources along Texas Street in 1926. He then turned his attention to the homes along Shirley Ann Place and began construction of the first homes in 1926, which were constructed in the Spanish Colonial Revival style. Construction along Shirley Ann Place proceeded at a slower pace, with 19 homes constructed between 1926 and 1933, and an additional 5 homes completed by 1949.

#### Statement of Significance and Period of Significance

*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.*

Based upon the historic context, the Melhorn & Son Historic District is significant under HRB Criterion A as a special element of San Diego's historical, economic and architectural development from 1924, when Alberta Security Company purchased block 51 in University Heights, through 1948, when the

district was ultimately built-out with a few infill properties constructed in the Minimal Traditional style. More specifically, the district is significant as a reflection of streetcar suburban development during the population boom of the Post-Exposition and Post-World War I era, at a time when the surrounding North Park Community was considered the fastest growing area of San Diego; and as a reflection of the efforts of a developer/builder to provide working class housing on a resubdivided block intended to maximize the number of developable lots during a substantial population boom and resulting housing shortage. The district also reflects Craftsman architecture in a vernacular, working class expression towards the end of the style's popularity; as well as Minimal Traditional architecture popularized during the Depression era by the FHA "minimum house". Craftsman styling can be seen in the moderately pitch side gable and jerkinhead roofs; overhanging eaves; wood lap and shingle siding; single and multi-lite wood frame and sash windows in double hung, casement and awning varieties, and partial width porches with covers supported by wood columns or wood brackets. Minimal Traditional styling can be seen in the low-to-medium pitched gable roofs; minimally overhanging or clipped eaves; stucco cladding; single and multi-lite wood frame and sash double hung windows; and small porches with stoops or partial width porches.

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

The Melhorn & Son Historic District is also significant under HRB Criterion D as a resource that reflects the notable work of two Master Builders, Martin V. Melhorn and William Melhorn working together as Melhorn & Son construction company. Both Martin V. Melhorn and his son William Melhorn have been established by the City of San Diego Historical Resources Board as Master Builders. Martin V. Melhorn's status as a Master Builder was established in 1993 with the designation of the Melhorn-King House at 1302 Washington Place (HRB Site #318). Since then, no fewer than 15 individual resources have been designated for an association with Martin V. Melhorn and his Alberta Security Company. He is recognized for his quality design and construction – as well as his craftsmanship – across a range of architectural styles from Craftsman to Prairie to Spanish Colonial Revival to Mission Revival to Colonial Revival. William was established as a Master Builder in 2000 with the designation of the Shirley Ann Place Historic District, which he constructed beginning in 2006 following his father's death. Since then, two individual resources have been designated for an association with William Melhorn.

The Melhorn & Son Historic District reflects the Melhorn's their last larger-scale collaborative effort building modest working-class housing on a resubdivided block intended to maximize the number of developable lots during a substantial population boom and resulting housing shortage. The homes reflect the design and construction which the Melhorn's were noted for, and exhibits features and decorative elements similar to the sketches in their design book. The district was constructed at a unique period of transition for the Melhorn family. Martin V. and William began design and construction of the district together as Melhorn & Son in 1924; and upon Martin's death in mid-1925, William finished construction of the district, dissolved the Alberta Security Company, and embarked on his owner career as WB Melhorn construction. The period of significance related to HRB Criterion D is 1924-1926, which reflects the period of time in which Melhorn & Son was designing and building homes within the district.

Taken together with the existing Shirley Ann Place Historic District that the Melhorn & Son Historic District envelopes, these two districts illustrate two distinct expressions of the masterful work of the Melhorn family. The Melhorn & Son Historic District, constructed in a vernacular Craftsman bungalow

aesthetic, reflects the collaborative effort between a skilled and experienced master builder/developer at the end of his career and his son learning the craft in a fledgling partnership with his father; while the Shirley Ann Place Historic District, constructed in a Spanish Colonial Revival style aesthetic, reflects the solo effort of a newly emerging Master Builder in the wake of his father's untimely death.

#### Boundary Justification

The boundary of the Melhorn & Son Historic District encompasses Block 51 in the University Heights subdivision. Block 51 was purchased by Martin V. Melhorn and William Melhorn's Alberta Security Company and was resubdivided to provide small-lot working class housing. The Melhorn & Son Historic District surrounds the existing Shirley Ann Place Historic District, which was designated in 2000, but does not include it.

The Shirley Ann Place Historic District was designated under HRB Criterion F (at a time when our designation Criteria were applied differently) and was limited to the parcels immediately adjacent to Shirley Ann Place. The Shirley Ann Place Historic District was found to be significant as an excellent example of a post WWI speculative middle-class builder/contractor-designed housing tract, and as one of two known mini-tract housing projects initiated by the Alberta Security Company (the other being Alberta Place in Mission Hills). At the time of designation, the Alberta Security Company's founder, Martin Melhorn, had been established by the Board as a Master. The designation of the Shirley Ann Place Historic District extended that Master Builder status to include his son William, who ran the Alberta Security Company with his father and oversaw the dissolution of the company shortly after work began in the Shirley Ann Place Historic District. It is believed that at the time the Shirley Ann Place Historic District was designated, it was not well understood that Martin V. Melhorn and William Melhorn were responsible for the construction of the other properties in the same block along Louisiana Street and Texas Street, perhaps due to the stylistic differences between these properties.

The Melhorn & Son Historic District has been found to be significant both as a resource that reflects a special element of the City's historical, economic and architectural development – that of working class builder/contractor-designed street-car suburb development in a vernacular Craftsman and Minimal Traditional bungalow expression; and as a resource that reflects the work of two Master Builders – Martin V. Melhorn and his son William Melhorn – at the end of their career together. The period of significance for the Melhorn & Son Historic District is 1924-1948. Whereas, the Shirley Ann Place Historic District was designated as a resource that reflects a working-class builder/contractor-designed street-car suburb development in a vernacular Spanish Colonial Revival and Minimal Traditional bungalow expression; and as a resource that reflects the work of one Master Builder – William Melhorn – at the beginning of his career as an independent designer/builder. The period of significance for Shirley Ann Place is 1920s and 1939-1949.

| <b>Shirley Ann Place Historic District</b> | <b>Melhorn &amp; Son Historic District</b>          |
|--|---|
| 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 just prior to Martin's death |

The Melhorn & Son Historic District boundary, though uncommon in shape, was not selected to circumvent an area that is not historic and ineligible for designation. Rather, the boundary was

selected to envelop another historic district that post-dates and compliments the history and significance of the Melhorn & Son Historic District.

#### Classification of Contributing and Non-Contributing Resources

A historic district is comprised of contributing and non-contributing resources – those that convey and contribute to the significance of the district and those that do not. Contributing resources are those resources that were built within the period of significance for the district (the period of time that reflects and captures the district's historic significance) and retain integrity to convey that significance. Non-contributing resources were either built outside of the period of significance or have been so modified that they no longer retain integrity to convey the significance of the district.

Any property built outside the period of significance is therefore classified by staff as non-contributing. Properties built within the period of significance are evaluated to determine whether or not they maintain the essential character defining features required to retain integrity and convey the significance of the district. The South Park Historic District's significance lies in its development as a streetcar suburb comprised of varied examples of several different styles that were popular in the early 20th century. Therefore, a resource cannot be so altered that it no longer exhibits the distinctive characteristics required to convey that significance.

Because contributing resources within a district are part of a larger whole and do not need to stand alone as individually significant buildings, modifications (either singular or cumulative) that may not be acceptable on an individually significant resource may be acceptable on a contributing resource. For example, with contributing resources enclosing a porch with glazing and minimal framing and leaving the original framing and structure of the porch intact and evident; or applying Spanish Lace stucco to a building which was stuccoed originally; or replacing one or more windows in the original opening with non-historic aluminum or vinyl windows will typically not result in the inability of the resource to contribute to the overall significance of the district. On the other hand, resources that have undergone significant singular or cumulative minor to moderate modifications, such as a complete porch enclosure that does not leave the original framing intact; or application of stucco cladding to a building that was wood-clad historically; or replacing windows in altered openings, may no longer be eligible as a contributor to the district because the quality and character of the building is impaired to such an extent that the resource no longer conveys the significance of the district.

The Melhorn & Son Historic District was developed primarily with working-class single-family homes. The lone exception is 4579-4581 Louisiana Street, which was developed with two small, detached bungalows, each of which are documented in CHRID and identified as separate contributing resources. Staff is recommending that, of the 30 resources within the Melhorn & Son Historic District (including one vacant lot), 21 resources be classified as contributing and 9 resources as non-contributing, which results in 70% (percent) of the resources in the proposed district identified as contributing to the significance of the district (Attachments 4 and 5). Staff is requesting that the Board review all recommendations regarding classification of contributing and non-contributing resources and provide direction regarding any changes to those classifications at the first hearing. This will allow time to make changes to the document and notify property owners of the likely status of their property prior to the second hearing. The decision to designate the district and all identified contributors at the second hearing will require the vote of six Boardmembers, consistent with any designation action.

#### CONCLUSION



At this time, staff recommends that the Board:

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 the 21 resources identified by staff as Contributing Resources;
6. Consider the classification of the 9 resources identified by staff as Non-Contributing Resources; and
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.



Kelley Stanco  
Senior Planner/HRB Liaison  
Planning Department

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Attachments:

1. Table of Recommended Contributing Resources
2. Table of Recommended Non-Contributing Resources
3. [Melhorn & Son Historic District Record](#)<sup>2</sup> (Digital Only)
4. [Melhorn & Son Historic District Figures](#)<sup>3</sup> (Digital Only)
5. [Melhorn & Son Historic District Property Survey Forms](#)<sup>4</sup> (Digital Only. In the "Search by Property" Section, Select "Melhorn & Son Historic District" from the "District" Drop-Down Menu, Then Click the "Search Property" Button)
6. Melhorn & Son Historic District Map
7. Melhorn & Son Historic District Resource Analysis Spreadsheet

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<sup>2</sup>[http://sandiego.cfwebtools.com/search.cfm?display=districtrecords&dist\\_id=32&recordnum=5&dpr\\_id=25031&res\\_id=17984](http://sandiego.cfwebtools.com/search.cfm?display=districtrecords&dist_id=32&recordnum=5&dpr_id=25031&res_id=17984)

<sup>3</sup> [http://sandiego.cfwebtools.com/images/other/extra\\_17984\\_32\\_Melhorn\\_Son\\_Historic\\_District\\_Figures.pdf](http://sandiego.cfwebtools.com/images/other/extra_17984_32_Melhorn_Son_Historic_District_Figures.pdf)

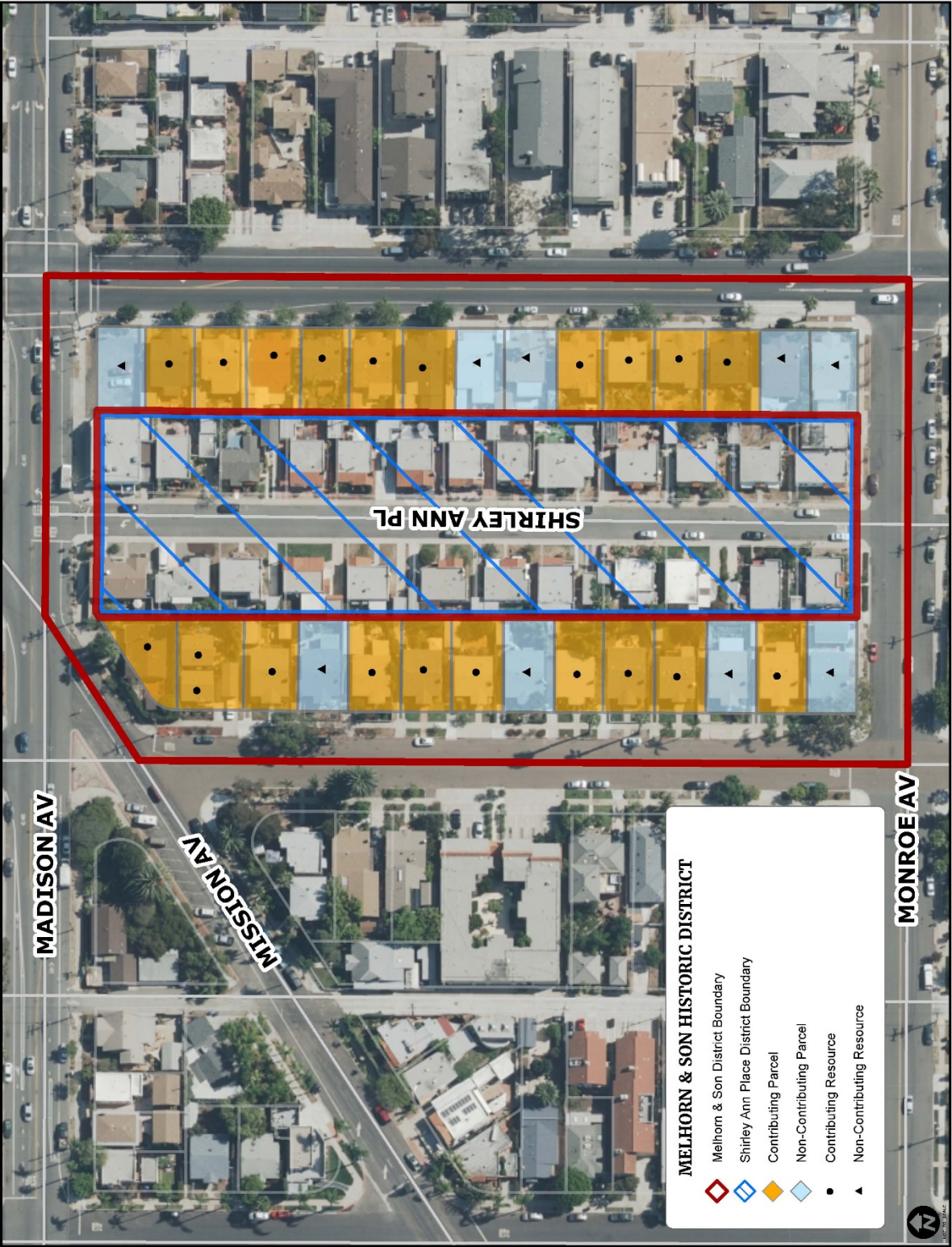
<sup>4</sup> <http://sandiego.cfwebtools.com/search.cfm?display=search>

**ATTACHMENT 1****Table of Recommended Contributing Resources**

| <b>St #</b> | <b>Street Name</b> | <b>APN</b> | <b>Date</b> | <b>Style</b>  | <b>Status Code</b> |
|-------------|--------------------|------------|-------------|---|--------------------|
| 4509        | Louisiana Street   | 4451531300 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4521        | Louisiana Street   | 4451531100 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4531        | Louisiana Street   | 4451531000 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4535        | Louisiana Street   | 4451530900 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4549        | Louisiana Street   | 4451530700 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4555        | Louisiana Street   | 4451530600 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4561        | Louisiana Street   | 4451530500 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4573        | Louisiana Street   | 4451530300 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4579        | Louisiana Street   | 4451530200 | 1946        | Minimal Traditional                                 | 5D1                |
| 4581        | Louisiana Street   | 4451530200 | 1946        | Minimal Traditional                                 | 5D1                |
| 2305        | Mission Avenue     | 4451530100 | 1948        | Minimal Traditional                                 | 5D1                |
| 4516        | Texas Street       | 4451534200 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4522        | Texas Street       | 4451534300 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4530        | Texas Street       | 4451534400 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4536        | Texas Street       | 4451534500 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4558        | Texas Street       | 4451534800 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4562        | Texas Street       | 4451534900 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4564        | Texas Street       | 4451535000 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4570        | Texas Street       | 4451535100 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4576        | Texas Street       | 4451535200 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |
| 4586        | Texas Street       | 4451535300 | 1926        | Craftsman Bungalow with Colonial Revival Influences | 5D1                |






**ATTACHMENT 2****Table of Recommended Non-Contributing Resources**






| <b>St #</b> | <b>Street Name</b> | <b>APN</b> | <b>Date</b> | <b>Style</b>  | <b>Status Code</b> |
|-------------|--------------------|------------|-------------|---|--------------------|
| 4503        | Louisiana Street   | 4451531400 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 6L                 |
| 4515        | Louisiana Street   | 4451531200 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 6L                 |
| 4541        | Louisiana Street   | 4451530800 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 6L                 |
| 4567        | Louisiana Street   | 4451530400 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 6L                 |
| 4502        | Texas Street       | 4451534000 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 6L                 |
| 4510        | Texas Street       | 4451534100 | 1924        | Craftsman Bungalow with Colonial Revival Influences | 6Z                 |
| 4542        | Texas Street       | 4451534600 | 1925        | Craftsman Bungalow with Colonial Revival Influences | 6L                 |
| 4548        | Texas Street       | 4451534700 | 1925        | Craftsman Bungalow with Ranch Influences            | 6L                 |
| 4594        | Texas Street       | 4451535400 | N/A         | Vacant  | 6Z                 |










MELHORN AND SON HISTORIC DISTRICT  
RESOURCE ANALYSIS SPREADSHEET






| PHOTO  | STREET NUMBER | STREET NAME      | APN        | ARCH STYLE  | YEAR BUILT | ORIGINAL OWNER           | BUILDER                               | CONTRIBUTING OR NON-CONTRIBUTING | STATUS CODE | Non-Historic Awnings | Landscape Features & Overgrowth | In-Kind Window Replacement | Inconsistent Roofing | Non-Historic Stucco Texture | Added Veneers | One or More Non-Historic Windows Replaced in Same Opening | Replacement of Porch Railings and/or Posts | Enclosure of Porch with Original Framing Intact and Evident | Highly Visible Aluminum Garage Door | Minor Additions and/or Remodeling | Windows Replaced in New or Altered Opening | Replacing One Siding Type with Another | Enclosure and/or Expansion of Porch with Original Framing/Structure Lost | Inconsistent Additions and/or Remodeling | NOTES                    |
|--|---------------|------------------|------------|---|------------|--------------------------|---------------------------------------|----------------------------------|-------------|----------------------|---------------------------------|----------------------------|----------------------|-----------------------------|---------------|---|--|---|-------------------------------------|-----------------------------------|--|--|--|--|--------------------------|
|    | 4503          | Louisiana Street | 4451531400 | Craftsman Bungalow with Colonial Revival Influences | 1924       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Non-Contributing                 | 6L          |                      |                                 |                            |                      |                             |               |   | X  |   |                                     |                                   |  | X                                      |  | X  |                          |
|    | 4509          | Louisiana Street | 4451531300 | Craftsman Bungalow with Colonial Revival Influences | 1924       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                     | 5D1         | X                    |                                 |                            |                      |                             |               | X   |  |   |                                     | X                                 |  |  |  |  |                          |
|   | 4515          | Louisiana Street | 4451531200 | Craftsman Bungalow with Colonial Revival Influences | 1924       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Non-Contributing                 | 6L          |                      |                                 |                            |                      |                             |               | X   |  |   |                                     | X                                 |  | X                                      |  |  | aluminum or vinyl siding |
|  | 4521          | Louisiana Street | 4451531100 | Craftsman Bungalow with Colonial Revival Influences | 1924       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                     | 5D1         |                      |                                 |                            |                      |                             |               |   |  |   |                                     | X                                 |  |  |  |  |                          |
|  | 4531          | Louisiana Street | 4451531000 | Craftsman Bungalow with Colonial Revival Influences | 1924       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                     | 5D1         |                      |                                 |                            |                      |                             |               | X   |  |   |                                     | X                                 |  |  |  |  |                          |

| MELHORN AND SON HISTORIC DISTRICT<br>RESOURCE ANALYSIS SPREADSHEET                 |                  |                  |            |   |               |                          |                                       |   |                |                         |                                    |                            |                      |                             |               |   |   |   |  |                                      |   |   |  |   |       |
|--|------------------|------------------|------------|---|---------------|--------------------------|---------------------------------------|---|----------------|-------------------------|------------------------------------|----------------------------|----------------------|-----------------------------|---------------|---|---|---|--|--------------------------------------|---|---|--|---|-------|
| PHOTO  | STREET<br>NUMBER | STREET NAME      | APN        | ARCH STYLE  | YEAR<br>BUILT | ORIGINAL<br>OWNER        | BUILDER                               | CONTRIBUTING<br>OR NON-<br>CONTRIBUTING | STATUS<br>CODE | Non-Historic<br>Awnings | Landscape Features &<br>Overgrowth | In-Kind Window Replacement | Inconsistent Roofing | Non-Historic Stucco Texture | Added Veneers | One or More Non-Historic<br>Windows Replaced in Same<br>Opening | Replacement of Porch Railings<br>and/or Posts | Enclosure of Porch with<br>Original Framing Intact and<br>Evident | Highly Visible Aluminum<br>Garage Door | Minor Additions and/or<br>Remodeling | Windows Replaced in New or<br>Altered Opening | Replacing One Siding Type with<br>Another | Enclosure and/or Expansion of<br>Porch with Original<br>Framing/Structure Lost | Inconsistent Additions and/or<br>Remodeling | NOTES |
|    | 4535             | Louisiana Street | 4451530900 | Craftsman Bungalow with Colonial Revival Influences | 1924          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  |                                      |   |   |  |   |       |
|    | 4541             | Louisiana Street | 4451530800 | Craftsman Bungalow with Colonial Revival Influences | 1924          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Non-Contributing                        | 6L             |                         |                                    |                            |                      |                             |               | X   | X   |   |  | X                                    |   | X   |  |   |       |
|   | 4549             | Louisiana Street | 4451530700 | Craftsman Bungalow with Colonial Revival Influences | 1924          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               |   | X   |   |  | X                                    |   |   |  |   |       |
|  | 4555             | Louisiana Street | 4451530600 | Craftsman Bungalow with Colonial Revival Influences | 1924          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   |       |
|  | 4561             | Louisiana Street | 4451530500 | Craftsman Bungalow with Colonial Revival Influences | 1925          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   |       |








| MELHORN AND SON HISTORIC DISTRICT<br>RESOURCE ANALYSIS SPREADSHEET                 |                  |                  |            |   |               |                          |                                       |   |                |                         |                                    |                            |                      |                             |               |   |   |   |  |                                      |   |   |  |   |  |
|--|------------------|------------------|------------|---|---------------|--------------------------|---------------------------------------|---|----------------|-------------------------|------------------------------------|----------------------------|----------------------|-----------------------------|---------------|---|---|---|--|--------------------------------------|---|---|--|---|--|
| PHOTO  | STREET<br>NUMBER | STREET NAME      | APN        | ARCH STYLE  | YEAR<br>BUILT | ORIGINAL<br>OWNER        | BUILDER                               | CONTRIBUTING<br>OR NON-<br>CONTRIBUTING | STATUS<br>CODE | Non-Historic<br>Awnings | Landscape Features &<br>Overgrowth | In-Kind Window Replacement | Inconsistent Roofing | Non-Historic Stucco Texture | Added Veneers | One or More Non-Historic<br>Windows Replaced in Same<br>Opening | Replacement of Porch Railings<br>and/or Posts | Enclosure of Porch with<br>Original Framing Intact and<br>Evident | Highly Visible Aluminum<br>Garage Door | Minor Additions and/or<br>Remodeling | Windows Replaced in New or<br>Altered Opening | Replacing One Siding Type with<br>Another | Enclosure and/or Expansion of<br>Porch with Original<br>Framing/Structure Lost | Inconsistent Additions and/or<br>Remodeling | NOTES  |
|    | 4567             | Louisiana Street | 4451530400 | Craftsman Bungalow with Colonial Revival Influences | 1925          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Non-Contributing                        | 6L             |                         |                                    |                            |                      |                             |               | X   | X   |   |  | X                                    |   | X   |  |   |  |
|    | 4573             | Louisiana Street | 4451530300 | Craftsman Bungalow with Colonial Revival Influences | 1925          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               |   |   |   |  | X                                    |   |   |  |   |  |
|   | 4579             | Louisiana Street | 4451530200 | Minimal Traditional                                 | 1946          | D.O Fuller               | D.O Fuller                            | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   | Shares APN 4451530200 with 4581 Louisiana Street |
|  | 4581             | Louisiana Street | 4451530200 | Minimal Traditional                                 | 1946          | D.O Fuller               | D.O Fuller                            | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   | Shares APN 4451530200 with 4579 Louisiana Street |
|  | 2305             | Mission Avenue   | 4451530100 | Minimal Traditional                                 | 1948          | W.J. Ward                | J.W. Anderson                         | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   |  |






MELHORN AND SON HISTORIC DISTRICT  
RESOURCE ANALYSIS SPREADSHEET

| PHOTO  | STREET<br>NUMBER | STREET NAME  | APN        | ARCH STYLE   | YEAR<br>BUILT | ORIGINAL<br>OWNER  | BUILDER   | CONTRIBUTING<br>OR NON-<br>CONTRIBUTING | STATUS<br>CODE | Non-Historic<br>Awnings | Landscape Features &<br>Overgrowth | In-Kind Window Replacement | Inconsistent Roofing | Non-Historic Stucco Texture | Added Veneers | One or More Non-Historic<br>Windows Replaced in Same<br>Opening | Replacement of Porch Railings<br>and/or Posts | Enclosure of Porch with<br>Original Framing Intact and<br>Evident | Highly Visible Aluminum<br>Garage Door | Minor Additions and/or<br>Remodeling | Windows Replaced in New or<br>Altered Opening | Replacing One Siding Type with<br>Another | Enclosure and/or Expansion of<br>Porch with Original<br>Framing/Structure Lost | Inconsistent Additions and/or<br>Remodeling | NOTES |
|--|------------------|--------------|------------|--|---------------|--|---|---|----------------|-------------------------|------------------------------------|----------------------------|----------------------|-----------------------------|---------------|---|---|---|--|--------------------------------------|---|---|--|---|-------|
|    | 4502             | Texas Street | 4451534000 | Craftsman<br>Bungalow with<br>Colonial Revival<br>Influences | 1924          | Alberta<br>Security<br>Company   | Martin V.<br>Melhorn<br>and<br>William<br>Melhorn | Non-Contributing                        | 6L             |                         |                                    |                            |                      |                             | X             |   |   |   |  | X                                    |   | X   |  |   |       |
|    | 4510             | Texas Street | 4451534100 | Craftsman<br>Bungalow with<br>Colonial Revival<br>Influences | 1924          | Alberta<br>Security<br>Company   | Martin V.<br>Melhorn<br>and<br>William<br>Melhorn | Non-Contributing                        | 6Z             |                         |                                    |                            |                      |                             |               |   |   |   |  |                                      | X   | X   |  |   |       |
|   | 4516             | Texas Street | 4451534200 | Craftsman<br>Bungalow with<br>Colonial Revival<br>Influences | 1924          | Alberta<br>Security<br>Company   | Martin V.<br>Melhorn<br>and<br>William<br>Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             | X             |   |   |   |  |                                      |   |   |  |   |       |
|  | 4522             | Texas Street | 4451534300 | Craftsman<br>Bungalow with<br>Colonial Revival<br>Influences | 1924          | Alberta<br>Security<br>Company   | Martin V.<br>Melhorn<br>and<br>William<br>Melhorn | Contributing                            | 5D1            | X                       |                                    |                            |                      |                             | X             |   |   |   |  | X                                    |   |   |  |   |       |
|  | 4530             | Texas Street | 4451534400 | Craftsman<br>Bungalow with<br>Colonial Revival<br>Influences | 1925          | Alberta<br>Security<br>Company<br>(1925);<br>Benson<br>Lumber Co<br>(1927) | Martin V.<br>Melhorn<br>and<br>William<br>Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               |   |   |   |  |                                      |   |   |  |   |       |



MELHORN AND SON HISTORIC DISTRICT  
RESOURCE ANALYSIS SPREADSHEET

| PHOTO  | STREET NUMBER | STREET NAME  | APN        | ARCH STYLE  | YEAR BUILT | ORIGINAL OWNER           | BUILDER                               | CONTRIBUTING OR NON-CONTRIBUTING | STATUS CODE | Non-Historic Awnings | Landscape Features & Overgrowth | In-Kind Window Replacement | Inconsistent Roofing | Non-Historic Stucco Texture | Added Veneers | One or More Non-Historic Windows Replaced in Same Opening | Replacement of Porch Railings and/or Posts | Enclosure of Porch with Original Framing Intact and Evident | Highly Visible Aluminum Garage Door | Minor Additions and/or Remodeling | Windows Replaced in New or Altered Opening | Replacing One Siding Type with Another | Enclosure and/or Expansion of Porch with Original Framing/Structure Lost | Inconsistent Additions and/or Remodeling | NOTES |
|--|---------------|--------------|------------|---|------------|--------------------------|---------------------------------------|----------------------------------|-------------|----------------------|---------------------------------|----------------------------|----------------------|-----------------------------|---------------|---|--|---|-------------------------------------|-----------------------------------|--|--|--|--|-------|
|    | 4536          | Texas Street | 4451534500 | Craftsman Bungalow with Colonial Revival Influences | 1925       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                     | 5D1         |                      |                                 |                            |                      |                             |               |   |  |   |                                     | X                                 |  |  |  |  |       |
|    | 4542          | Texas Street | 4451534600 | Craftsman Bungalow with Colonial Revival Influences | 1925       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Non-Contributing                 | 6L          |                      |                                 |                            |                      |                             |               | X   |  |   |                                     |                                   |  | X                                      |  |  |       |
|   | 4548          | Texas Street | 4451534700 | Craftsman Bungalow with Ranch Influences            | 1925       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Non-Contributing                 | 6L          |                      |                                 |                            |                      |                             |               | X   |  |   |                                     |                                   |  |  |  | X  |       |
|  | 4558          | Texas Street | 4451534800 | Craftsman Bungalow with Colonial Revival Influences | 1925       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                     | 5D1         |                      |                                 |                            |                      |                             |               | X   |  |   |                                     | X                                 |  |  |  | X  |       |
|  | 4562          | Texas Street | 4451534900 | Craftsman Bungalow with Colonial Revival Influences | 1924       | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                     | 5D1         |                      |                                 |                            |                      |                             | X             | X   |  |   |                                     | X                                 |  |  |  |  |       |

| MELHORN AND SON HISTORIC DISTRICT<br>RESOURCE ANALYSIS SPREADSHEET                 |                  |              |            |   |               |                          |                                       |   |                |                         |                                    |                            |                      |                             |               |   |   |   |  |                                      |   |   |  |   |       |
|--|------------------|--------------|------------|---|---------------|--------------------------|---------------------------------------|---|----------------|-------------------------|------------------------------------|----------------------------|----------------------|-----------------------------|---------------|---|---|---|--|--------------------------------------|---|---|--|---|-------|
| PHOTO  | STREET<br>NUMBER | STREET NAME  | APN        | ARCH STYLE  | YEAR<br>BUILT | ORIGINAL<br>OWNER        | BUILDER                               | CONTRIBUTING<br>OR NON-<br>CONTRIBUTING | STATUS<br>CODE | Non-Historic<br>Awnings | Landscape Features &<br>Overgrowth | In-Kind Window Replacement | Inconsistent Roofing | Non-Historic Stucco Texture | Added Veneers | One or More Non-Historic<br>Windows Replaced in Same<br>Opening | Replacement of Porch Railings<br>and/or Posts | Enclosure of Porch with<br>Original Framing Intact and<br>Evident | Highly Visible Aluminum<br>Garage Door | Minor Additions and/or<br>Remodeling | Windows Replaced in New or<br>Altered Opening | Replacing One Siding Type with<br>Another | Enclosure and/or Expansion of<br>Porch with Original<br>Framing/Structure Lost | Inconsistent Additions and/or<br>Remodeling | NOTES |
|    | 4564             | Texas Street | 4451535000 | Craftsman Bungalow with Colonial Revival Influences | 1925          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   |       |
|    | 4570             | Texas Street | 4451535100 | Craftsman Bungalow with Colonial Revival Influences | 1925          | Alberta Security Company | Martin V. Melhorn and William Melhorn | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   |       |
|   | 4576             | Texas Street | 4451535200 | Craftsman Bungalow with Colonial Revival Influences | 1925          | Alberta Security Company | William Melhorn                       | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  |                                      |   |   |  |   |       |
|  | 4586             | Texas Street | 4451535300 | Craftsman Bungalow with Colonial Revival Influences | 1926          | W.A. Moody               | JM Johnson                            | Contributing                            | 5D1            |                         |                                    |                            |                      |                             |               | X   |   |   |  | X                                    |   |   |  |   |       |
|  | 4594             | Texas Street | 4451535400 | Vacant  | N/A           | Edith E. Wilson          |                                       | Non-Contributing                        | 6Z             |                         |                                    |                            |                      |                             |               |   |   |   |  |                                      |   |   |  |   |       |