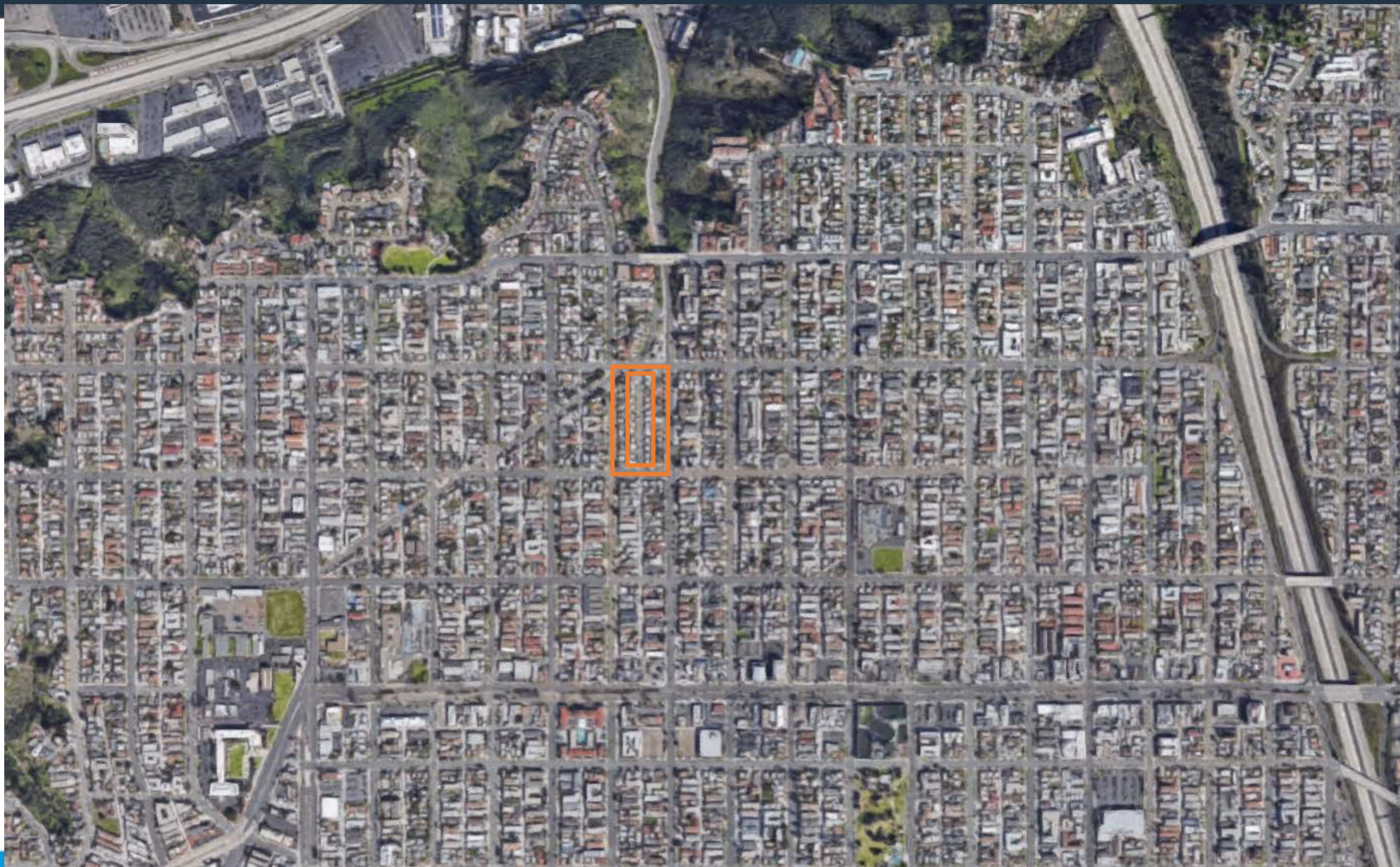


Planning Department

Melhorn & Son Historic District Second Historical Resources Board Hearing

October 25, 2018







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.

☒ First Hearing September 27, 2018

First HRB Hearing

September 27, 2018

- At the First Hearing the Board Took the Following Actions:
 - Accepted the District Boundary;
 - Accepted the Historic Context;
 - Accepted the Statement of Significance, with Direction to Enhance the Existing Statement of Significance in Regard to Minimal Traditional Architecture;
 - Accepted the Periods of Significance to 1924-1948 and 1924-1926;
 - Directed Staff to Re-Evaluate the property at 4548 Texas Street in Light of Apparent Recent Modifications;
 - Reclassified the Properties at 4515 Louisiana Street and 4541 Louisiana Street from Non-Contributing to Contributing; and
 - Found the Nomination Complete and Directed Staff to Docket the Designation Hearing.

Staff Response to Board Direction

Statement of Significance

- Discussion of the Importance of Minimal Traditional Architecture to the Significance of the District has Been Enhanced.

Re-Evaluate 4548 Texas Street

- Additional Modifications Have Occurred Since the Survey in May
 - Exempt from a Permit
 - Does Not Impact the Recommended Classification of Non-Contributing

Staff Response to Board Direction

Reclassify 4515 and 4541 Louisiana Street

- All Nomination Documents Have Been Updated to Reflect Contributing Status
- Specific Notice Sent to the Property Owners

4515 Louisiana Street



4541 Louisiana Street



Significance of the Melhorn & Son Historic District

Significant Under HRB Criterion A

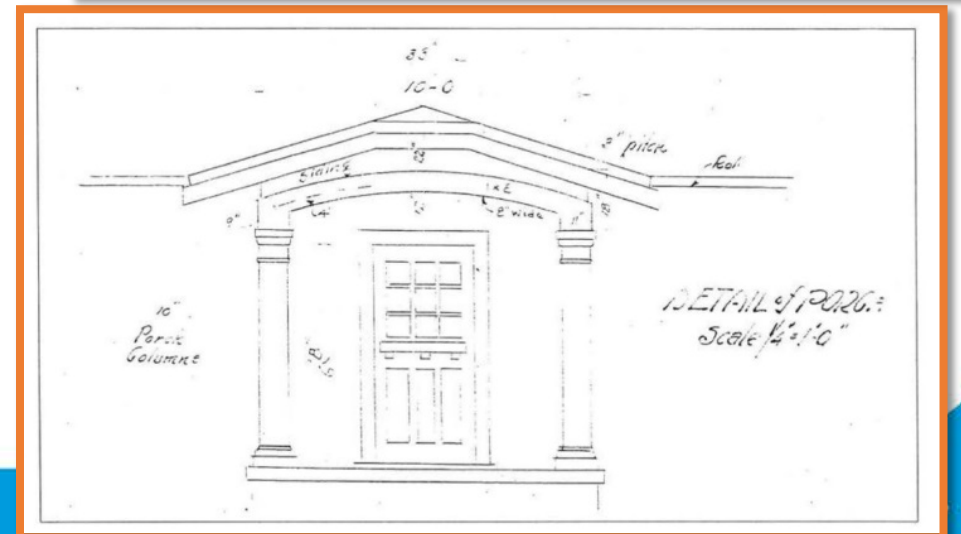
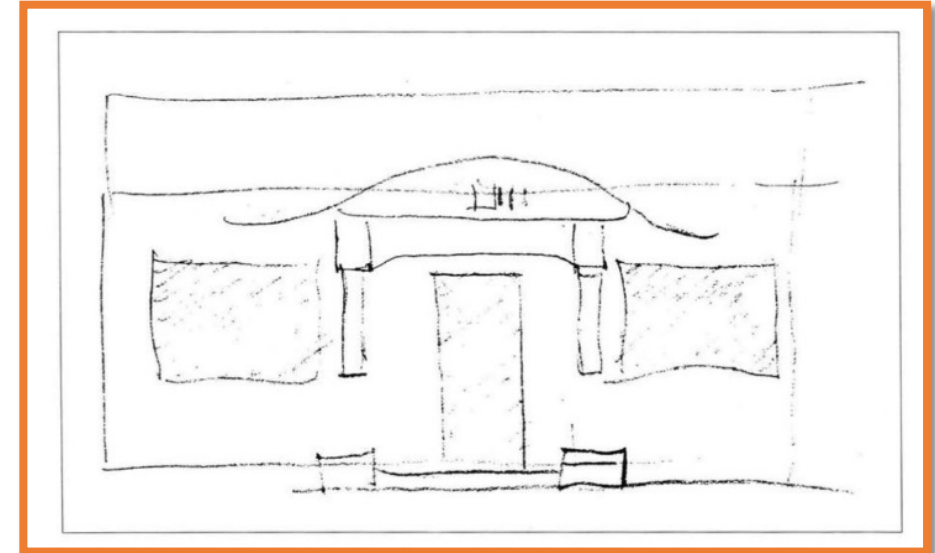
- Historical Development
 - Reflection of Streetcar Suburban Development in Post-Expo/Post WWI Era.
- Economic Development
 - Reflection of the Efforts of Developer/Builder to Provide Working Class Housing on a Resubdivided Block Intended to Maximize Developable Lots During Housing Shortage.
- Architectural 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

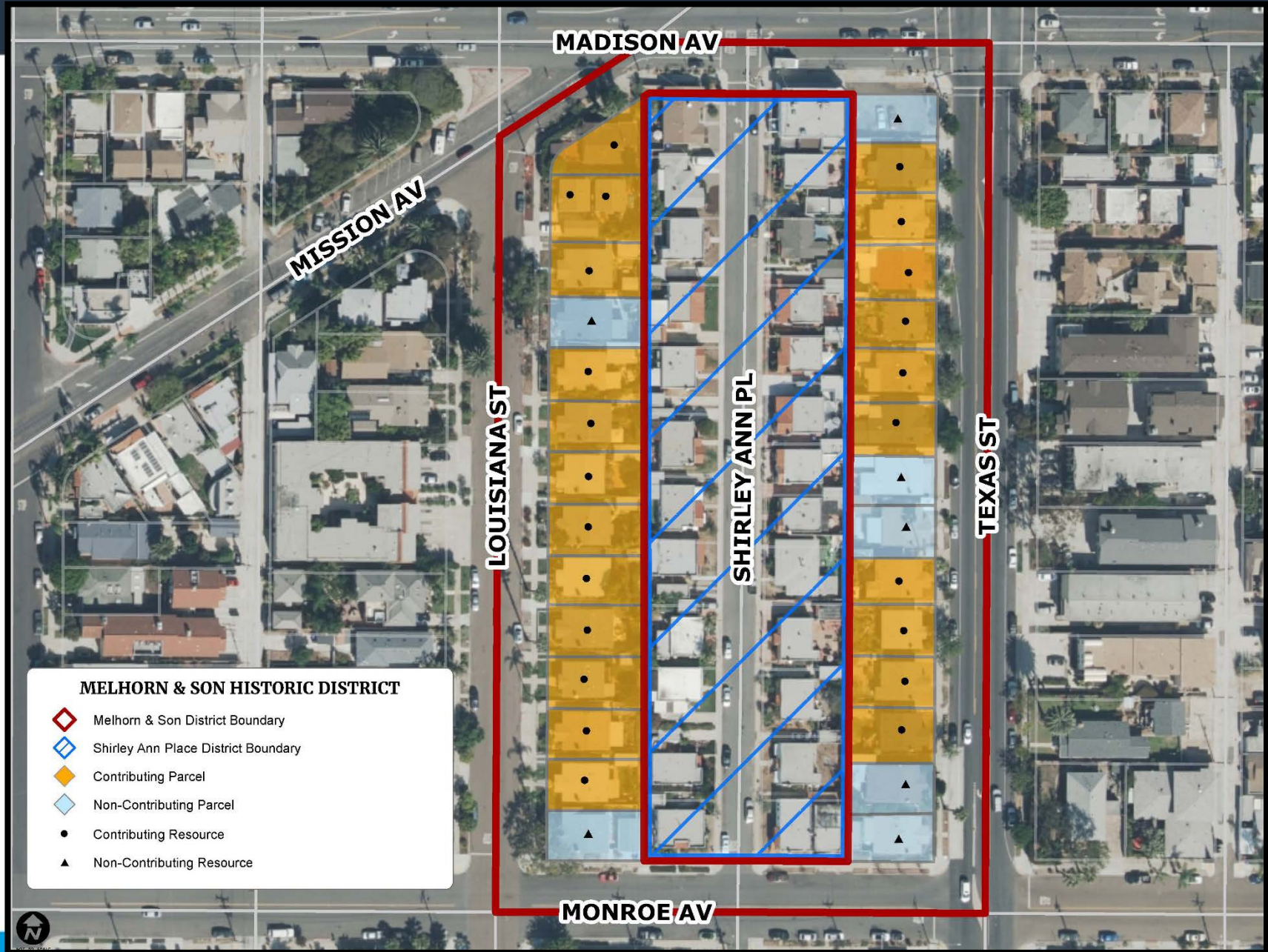


Melhorn & Son Historic District

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





Staff Recommendation

1. Designate the Melhorn & Son Historic District Under HRB Criterion A as a Special Element of North Park's Historical, Economic, and Architectural Development; and under HRB Criterion D as a resource that reflects the notable work of Master Builders Martin V. Melhorn and William Melhorn;
2. Designate the 23 Contributing Resources Identified in the Draft Resolution under HRB Criterion F; and
3. Classify the 7 Properties Identified in the Draft Resolution as Non-Contributing Resources to the District.

Consider the classification of the following 23 properties as Contributing Resources:

Street #	Street Name	APN	Street #	Street Name	APN
4509	Louisiana Street	4451531300	2305	Mission Avenue	4451530100
4515	Louisiana Street	4451531200	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
4541	Louisiana Street	4451530800	4558	Texas Street	4451534800
4549	Louisiana Street	4451530700	4562	Texas Street	4451534900
4555	Louisiana Street	4451530600	4564	Texas Street	4451535000
4561	Louisiana Street	4451530500	4570	Texas Street	4451535100
4573	Louisiana Street	4451530300	4576	Texas Street	4451535200
4579	Louisiana Street	4451530200	4586	Texas Street	4451535300
4581	Louisiana Street	4451530200			

Consider the classification of the following 7 properties as Non-Contributing Resources:

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