



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: October 11, 2018 REPORT NO. HRB-18-054

HEARING DATE: October 25, 2018

SUBJECT: **ITEM #9 –Melhorn & Son Historic District (2<sup>nd</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; consider the level of owner support for the establishment of the district; and designate the Melhorn & Son Historic District with identified contributing and non-contributing resources, or do not designate the Melhorn & Son Historic District.

### STAFF RECOMMENDATION

At this time, staff recommends that the Board:

1. Designate the Melhorn & Son Historic District under HRB Criterion A as a special element of North Park's historical, economic and architectural development from 1924 through 1948; and under HRB Criterion D as the work of Master Builders Martin V. Melhorn & William Melhorn, who constructed the majority of the homes between 1924 and 1926.
2. Designate the 23 Contributing Resources identified in the Draft Resolution (Attachment 1) under HRB Criterion F.
3. Classify the 7 properties identified in the Draft Resolution (Attachment 1) as Non-Contributing Resources to the District.

This recommendation is based on the following findings:

1. 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; 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; and as a reflection of infill housing constructed in the immediate post-WWII period, when an influx of defense workers and a shortage of construction materials created a renewed and immediate demand for economically designed and constructed bungalows. 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.

2. 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. Specifically, 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.

## 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.

### First Hearing

On September 27, 2018 the Board held the first hearing for the Melhorn & Son Historic District where the nomination was reviewed, deemed complete and forwarded to a second hearing for designation. The staff report provided for the hearing is included as Attachment 2. At the hearing the Save Our Heritage Organisation (SOHO) presented a list of 2 properties that they felt should be re-classified from Non-Contributing to Contributing. Following public testimony and Board deliberation, the Board took the following actions regarding the Melhorn & Son Historic District:

1. Accepted the proposed district boundary.
2. Accepted the proposed historic context.
3. Accepted the proposed statement of significance, with direction to look for opportunities to enhance the portion related to Minimal Traditional architecture.
4. Accepted the periods of significance of 1924-1948 and 1924-1926.
5. Considered the classification of the 21 properties recommended by staff as Contributing Resources and reclassified the properties at 4515 Louisiana Street and 4541 Louisiana Street from Non-Contributing to Contributing.
6. Considered the classification of the 9 properties recommended by staff as Non-Contributing Resources, with the exception of the properties at 4515 Louisiana Street and 4541 Louisiana Street, which the Board reclassified from Non-Contributing to Contributing.
7. Directed staff to re-evaluate the property at 4548 Texas Street, which appears to have been altered since the survey work was conducted for the district nomination.
8. Found that the nomination was complete based upon this direction and directed staff to docket the Melhorn & Son Historic District nomination for a second HRB hearing for designation as a historic district.

### ANALYSIS

#### Staff Response to Board Direction

Based upon direction given by the Board at the first hearing, staff completed minor edits to the context and statement of significance to strengthen the existing argument for inclusion of the Minimal Traditional style buildings as contributing resources to the Melhorn & Son Historic District (Attachment 3). Staff has also modified the nomination, DPR forms and resource analysis spreadsheet to reflect the Board's action to reclassify the properties at 4515 and 4541 from Non-Contributing to Contributing (Attachments 3-7).

Lastly, on October 2, 2018 staff conducted a site visit to the property at 4548 Texas Street and found that the building has been modified since the survey effort in May. In preparation for sale of the property, the building has been painted and the wood windows were replaced with vinyl windows in the original openings. These modifications did not require a building permit. Staff originally recommended classification of this building as a non-contributing resource due to prior modifications that included the removal of the partial-width porch and construction of a nearly full-width porch, construction of a low rock wall at the front, and the replacement of some of the windows with wood. The Department of Parks and Recreation (DPR) forms have been updated to reflect the new condition and appearance of the building. The additional modification of vinyl window replacements in the original openings do not impact the staff recommendation of non-contributing.

#### Historical Significance of the Melhorn & Son Historic District

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; 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; and as a reflection of infill housing constructed in the immediate post-WWII period, when an influx of defense workers and a shortage of construction materials created a renewed and immediate demand for economically designed and constructed bungalows. 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.

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. Specifically, the district reflects 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.

#### 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.

At the first hearing, staff recommended that 21 of the 30 resources in the district be classified as contributing and 9 resources be classified as non-contributing. During public testimony, the Board heard from SOHO, who advocated for reclassifying the properties at 4515 Louisiana Street and 4541 Louisiana Street from non-contributing to contributing. Following some discussion, the Board voted to reclassify the properties to contributing, which is reflected in the current staff recommendation.

#### Property Owner Support

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 and webinar<sup>1</sup>, self-addressed stamped polling cards 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 19 of the 29 private property owners within the district. Of the 19 responses, 15 are in support of the district designation (79% of respondents, 52% of total), 4 are opposed (21% of respondents, 14% of total), and 0 (zero) are neutral and have no position.

Staff will update the Board at the October 25<sup>th</sup> hearing regarding owner support and opposition. All property owners received notice of the property owner workshop and webinar, the polling effort, the first hearing before the Historical Resources Board and the second hearing before the Board and were provided links to all hearing materials. In addition, the owners of the two reclassified properties were sent direct notification via postal mail regarding the reclassification of their property at the September hearing.

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

## CONCLUSION

At this time, staff recommends that the Board:

1. Designate the Melhorn & Son Historic District under HRB Criterion A as a special element of North Park's historical, economic and architectural development from 1924 through 1948; and under HRB Criterion D as the work of Master Builders Martin V. Melhorn & William Melhorn, who constructed the majority of the homes between 1924 and 1926.
2. Designate the 23 Contributing Resources identified in the Draft Resolution (Attachment 1) under HRB Criterion F.
3. Classify the 7 properties identified in the Draft Resolution (Attachment 1) as Non-Contributing Resources to the District.

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation as a Contributing Resource within the District 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 Stanco  
Senior Planner/HRB Liaison  
Planning Department

KS

Attachments:

1. Draft Resolution
2. [Staff Report HRB-18-048](#) (Digital Only)
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=25227&res\\_id=17984](http://sandiego.cfwebtools.com/search.cfm?display=districtrecords&dist_id=32&recordnum=5&dpr_id=25227&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>

RESOLUTION NUMBER R-181025XX  
ADOPTED ON 10/25/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on October 25, 2018 to consider the historical designation of the **Melhorn & Son Historic District** (with various property owners as identified in the tables below) **located at various addresses within the Historic District boundaries**, which includes the 29 parcels bounded by Louisiana Street to the west, Texas Street to the east, Madison Avenue to the north, and Monroe Avenue to the south, as identified in the tables below; 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 historic district nomination prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the historic district and heard public testimony presented at the hearing; and

WHEREAS, the Melhorn & Son Historic District would be added to the Register of Designated Historical Resources as **Site No. XXXX**, 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, for both contributing and non-contributing resources.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Melhorn & Son Historic District on the following findings, which are further supported by the information in the staff report, the historical district nomination, and written and oral evidence presented at the designation hearing:

(1) 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; 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; and as a reflection of infill housing constructed in the immediate post-WWII period, when an influx of defense workers and a shortage of construction materials created a renewed and immediate demand for economically designed and constructed bungalows. 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.

(2) 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. Specifically, 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.

BE IT FURTHER RESOLVED, that the following 23 resources have been identified as Contributing Resources to the Melhorn & Son Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
XXXX-01	4509	Louisiana Street	4451531300	BLK 51 POR	GALARNEAU MICHAEL R 4509 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-02	4515	Louisiana Street	4451531200	BLK 51 LOT 18 W 70 FT OF S 20 FT LOT 17 & W 70 FT OF N 20 FT	SCHURR LOTTE E 4515 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-03	4521	Louisiana Street	4451531100	BLK 51 POR	HANEY LISA L 4521 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-04	4531	Louisiana Street	4451531000	BLK 51 LOT 15 W 70 FT LOT 14 & W 70 FT OF N 15 FT	BICKERT FAMILY TRUST 05-23-17 4531 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-05	4535	Louisiana Street	4451530900	BLK 51 LOT 13 W 70 FT OF S 15 FT LOT 12 & W 70 FT	DOSTER STEPHEN A TRUST 07-09-08 4535 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-06	4541	Louisiana Street	4451530800	BLK 51 POR	ANNICCHIARICO JUDITH L 4541 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-07	4549	Louisiana Street	4451530700	BLK 51 LOT 10 W 70 FT OF S 20 FT LOT 9 & W 70 FT OF N 20 FT	SARA TONY P & HEATHER A 6951 GOLDSTONE ROAD CARLSBAD, CA 92009	5D1
XXXX-08	4555	Louisiana Street	4451530600	BLK 51 POR	CASTLE TRACY 4555 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-09	4561	Louisiana Street	4451530500	BLK 51 LOT 7 W 70 FT LOT 6 & W 70 FT ON N 15 FT	WISDA CHARLES & BROOKE 4561 LOUISIANA STREET SAN DIEGO, CA 92116	5D1



HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
XXXX-10	4573	Louisiana Street	4451530300	BLK 51 POR	RANDALL KESLER & TORI 4573 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-11	4579	Louisiana Street	4451530200	BLK 51 POR	TAYLOR DANIEL A R 4579 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-12	4581	Louisiana Street	4451530200	BLK 51 POR	TAYLOR DANIEL A R 4579 LOUISIANA STREET SAN DIEGO, CA 92116	5D1
XXXX-13	2305	Mission Avenue	4451530100	BLK 51 LOT 1 POR	BARNES MEREDITH B 2305 MISSION AVENUE SAN DIEGO, CA 92116	5D1
XXXX-14	4516	Texas Street	4451534200	BLK 51 LOT 26 E 70 FT OF N 20 FT LOT 25 & E 70 FT OF S 20 FT	OTAOLA EVE A TRUST 10-06-99 425 W BEECH STREET #341 SAN DIEGO, CA 92101	5D1
XXXX-15	4522	Texas Street	4451534300	BLK 51 POR	JONES TRUST 03-22-06 912 FOOTHILL DRIVE SAN JOSE, CA 95123	5D1
XXXX-16	4530	Texas Street	4451534400	BLK 51 LOT 29 E 70 FT OF N 15 FT LOT 28 & E 70 FT	KUDRON CHERYLE L 4530 TEXAS STREET SAN DIEGO, CA 92116	5D1
XXXX-17	4536	Texas Street	4451534500	BLK 51 LOT 31 E 70 FT LOT 30 & S 15 FT OF E 70 FT	WALLACE ROBERT J & DONNA L 4536 TEXAS STREET SAN DIEGO, CA 92116	5D1
XXXX-18	4558	Texas Street	4451534800	BLK 51 POR	HAZEN HEIDI 4558 TEXAS STREET SAN DIEGO, CA 92116	5D1
XXXX-19	4562	Texas Street	4451534900	BLK 51 LOT 37 E 70 FT OF N 15 FT LOT 36 & E 70 FT OF	TAN WEI-EN & SCHIFFER AMBER 4562 TEXAS STREET SAN DIEGO, CA 92116	5D1
XXXX-20	4564	Texas Street	4451535000	BLK 51 LOT 39 E 70 FT LOTS 38 & E 70 FT OF S 15 FT	PONCIANO CHRISTIAN R 4564 TEXAS STREET SAN DIEGO, CA 92116	5D1
XXXX-21	4570	Texas Street	4451535100	BLK 51 POR	ROBBINS FREEMAN & CECILIA REVOCABLE LIVING TRUST 03-02-08 4570 TEXAS STREET SAN DIEGO, CA 92116	5D1
XXXX-22	4576	Texas Street	4451535200	BLK 51 LOT 42 E 70 FT OF N 20 FT LOT 41 & E 70 FT OF S 20 FT	FALVEY ERIN C, HOGUE JANET A 4576 TEXAS STREET SAN DIEGO, CA 92116	5D1
XXXX-23	4586	Texas Street	4451535300	BLK 51 POR	KOCIS JON 4586 TEXAS STREET SAN DIEGO, CA 92116	5D1

BE IT FURTHER RESOLVED, that the following 7 resources have been identified as Non-Contributing Resources to the Melhorn & Son Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non- Contributing resources:

HRB Site #	St #	St Name	APN	Legal Description	Owner Name	Status Code
XXXX-NC	4503	Louisiana Street	4451531400	BLK 51 LOT 21 W 70 FT OF S 15 FT LOT 20 & W 70 FT	SUNDQUIST ALFRED R & EMIR 4503 LOUISIANA STREET SAN DIEGO, CA 92116	6L
XXXX-NC	4567	Louisiana Street	4451530400	BLK 51 LOT 5 W 70 FT OF S 15 FT LOT 4 & W 70 FT	NORTON MATTHEW & SARAH 4567 LOUISIANA STREET SAN DIEGO, CA 92116	6L
XXXX-NC	4502	Texas Street	4451534000	BLK 51 LOT 23 E 70 FT LOT 22 & E 70 FT OF S 15 FT	TSINBERG PAVEL 4502 TEXAS STREET SAN DIEGO, CA 92116	6L
XXXX-NC	4510	Texas Street	4451534100	BLK 51 POR	DEMENDOZA IRMA J, MENDOZA NANCY 4510 TEXAS STREET SAN DIEGO, CA 92116	6Z
XXXX-NC	4542	Texas Street	4451534600	BLK 51 POR	GABRIEL SERGIO V 4542 TEXAS STREET SAN DIEGO, CA 92116	6L
XXXX-NC	4548	Texas Street	4451534700	BLK 51 LOT 34 N 20 FT OF E 70 FT LOT 33 & S 20 FT OF E 70 FT	KG INVESTMENTS 2635 E 15 <sup>TH</sup> STREET NATIONAL CITY, CA 91950	6L
XXXX-NC	4594	Texas Street	4451535400	BLK 51 LOT 45 N 15 FT OF E 70 FT LOT 44 & E 70 FT	NAJOR VINCENT 2329 MADISON AVENUE SAN DIEGO, CA 92116	6Z

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 Melhorn & Son Historic District. The designation includes the entire boundary of the district as Designated Historical Resource Site No. **Site No. XXXX**.

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City's Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects which will impact the proposed district.

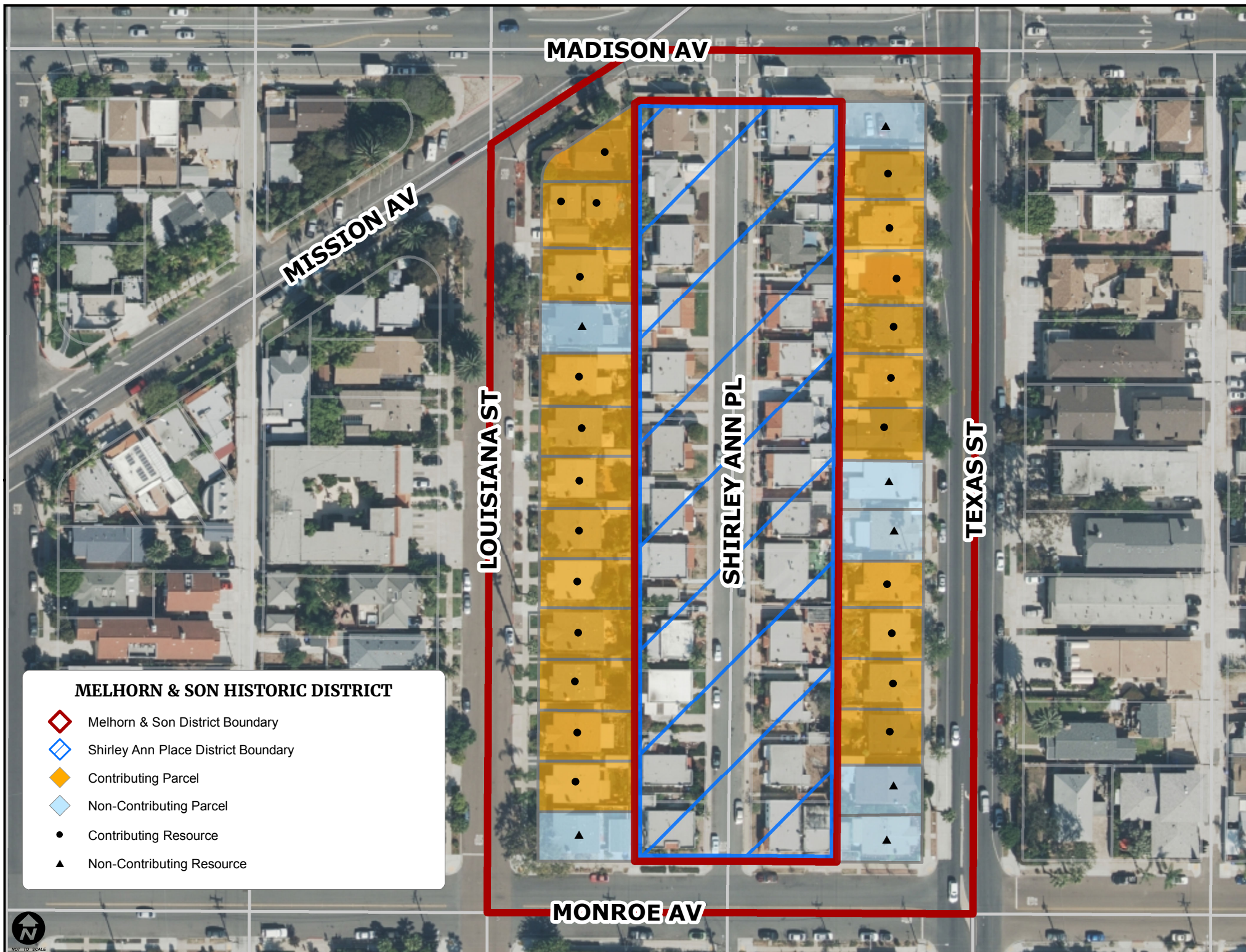
BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded against each property within the Melhorn & Son Historic District Boundary, in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: X-X-X







BY: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
JEREMY JUNG,  
Deputy City Attorney













### MELHORN & SON HISTORIC DISTRICT

-  Melhorn & Son District Boundary
-  Shirley Ann Place District Boundary
-  Contributing Parcel
-  Non-Contributing Parcel
-  Contributing Resource
-  Non-Contributing Resource















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	Contributing	5D1							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 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
	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	Contributing	5D1							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					








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	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																									
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	4502	Texas Street	4451534000	Craftsman Bungalow with Colonial Revival Influences	1924	Alberta Security Company	Martin V. Melhorn and William Melhorn	Non-Contributing	6L							X				X		X			
	4510	Texas Street	4451534100	Craftsman Bungalow with Colonial Revival Influences	1924	Alberta Security Company	Martin V. Melhorn and William Melhorn	Non-Contributing	6Z												X	X			
	4516	Texas Street	4451534200	Craftsman Bungalow with Colonial Revival Influences	1924	Alberta Security Company	Martin V. Melhorn and William Melhorn	Contributing	5D1							X									
	4522	Texas Street	4451534300	Craftsman Bungalow with Colonial Revival Influences	1924	Alberta Security Company	Martin V. Melhorn and William Melhorn	Contributing	5D1	X						X				X					
	4530	Texas Street	4451534400	Craftsman Bungalow with Colonial Revival Influences	1925	Alberta Security Company (1925); Benson Lumber Co (1927)	Martin V. Melhorn and William Melhorn	Contributing	5D1																



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	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 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
	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																