



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 11, 2020 REPORT NO. HRB-20-022

HEARING DATE: June 25, 2020

SUBJECT: **ITEM #5 – 1174 Prospect Street**

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

APPLICANT: La Jolla Cove Shops LLC; represented by Brian F. Smith and Associates, Inc.

LOCATION: 1174 Prospect Street, La Jolla Community, Council District 1
APN 350-040-11-00

DESCRIPTION: Consider the designation of the property located at 1174 Prospect Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1174 Prospect Street under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The subject property is located at the rear of the sloped parcel off Prospect Street facing toward the Pacific Ocean.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

ANALYSIS

A Historical Resource Research Report was prepared by Brian F. Smith and Associates which concludes that 1174 Prospect Street is not significant under any HRB Criteria and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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.*

The property located at 1174 Prospect Street was constructed in ca. 1895 and was identified as a named beach cottage, the "Newtonian (originally The Burbeck)", in Howard S.F. Randolph's *La Jolla Year by Year*. The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank Botsford and was the first subdivision to have identified lots and streets. The first permanent residence in La Jolla was constructed that same year. Historian Patricia Schaechlin described La Jolla's early history as follows: *"In 1888, the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope.... La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents."*¹

Beach Cottages were the dominant housing type in La Jolla during this early period through the 1930's. The Beach Cottage style was ideal for use as a summer or winter retreat or, even though lacking in many modern conveniences, they could be and were used as permanent residences. Early beach cottages were characterized (in part) as smaller dwellings, typically one story, with a low-pitched roof and exposed rafters; wood siding; a small front porch and garden area; and an orientation toward any available beach or coastal view. Originally known by name, the cottages were not given proper addresses until 1913. By the 1920s, the population had increased to over 2,500 people and the tourism industry was firmly established. Hotels were constructed in increasing numbers, and as the famous and wealthy began to vacation there, the cottages were no longer seen as suitable accommodations. Increased population, tourism and wealth, coupled with shifting architectural preferences, caused Beach Cottages to fall out of favor through the late 1920s and 1930s. In the following decades, many of these early cottages were relocated to less desirable inland lots.

In its current condition the property exhibits few of the primary characteristics typical of La Jolla beach cottages; wood siding and orientation toward an available coastal view. Due to substantial modifications outside the La Jolla Beach Cottage's 1880-1930 period of significance (as discussed in detail under Criterion C), the property no longer represents a La Jolla beach cottage and no longer retains integrity of feeling and association which are the fundamental aspects of integrity related to historical, cultural, social and economic development under HRB Criterion A. The property does not retain its feeling and association, two aspects of integrity that are important to significance under Criterion A, as the physical features of the property have been altered, enclosed, or replaced with modern materials, such as the windows and doors, to no longer convey and evoke an aesthetic sense of past time and place. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property located at 1174 Prospect Street did not reveal any individuals who could be considered historically significant in local, state or national history. For the property to be eligible under HRB Criterion B for a significant person, the individual must rise to a level of significance on the local, state, or national scale and then it must be determined that they

¹ Patricia Schaechlin, *La Jolla: The Story of a Community 1897-1987* (San Diego: Friends of the La Jolla Library, 1988).

resided in the subject property when they completed their most significant work. Two owners of the subject property, Edward Burbeck and Oliver Moorshead, were successful businessmen, but their achievements were not significant to local, state, or national history. Additionally, even if Burbeck or Moorshead rose to the level of individual significance, neither resided at the property full time, therefore it would not be best associated with them or their most significant work.

The property was originally constructed as a vacation rental for Edward Burbeck, who hired Irving Gill and Joseph Falkenhan in ca. 1895. Burbeck helped establish the Dodge and Burbeck bookstore as well as the EM Burbeck bookstore located in downtown San Diego. He eventually went on to become a member and ultimately president of the City Civil Service Commission in 1918 when he sold the subject property. While the Burbeck family were early business owners of downtown San Diego, Edward Burbeck does not rise to the level of local significance nor does the subject property best reflect his association as a business owner of downtown San Diego.

Oliver Moorshead was the general manager of Hanlin Supply Company in Newton, Kansas and while residing in Kansas, he commissioned architects Frank Mead and Richard Requa to remodel the vacation property which he owned for over almost 50 years. Moorshead was responsible for bringing the Hanlin Supply Company to California, however his individual significance and his most important work occurred in Kansas where he was vice president and director of the Kansas State Bank of Newton.

The additional owners and tenants of 1174 Prospect Street did not rise to the level of individual designation for their association with the property. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The property located at 1174 Prospect Street has undergone substantial exterior alterations to the point that it no longer reflects its original ca. 1895 design nor its remodeled appearance during the La Jolla Beach Cottage's 1880-1930 period of significance.

Modifications which occurred to the property within the La Jolla Beach Cottage's 1880-1930 period of significance include the enclosure of the rear partial wrap around porch, replacement of the original wood batten with shake shingles, the single basement level addition, a roof extension over the front porch, the addition of decorative brackets on every façade, and verge boards in the west and east gable ends. However, due to substantial alterations which occurred after the La Jolla Beach Cottage 1880-1930 period of significance, there has been a loss of design, workmanship, and materials. Unknown remodels occurred in 1939, 1941, 1945, 1948 and 1951 and a complete remodel occurred in 1984 per documentation from the Assessor on the Assessor's Build Record. Modifications on the east, street facing elevation include the enclosure of the front entranceway after 1949 with the addition of a semi hipped roof, a front porch extension and the replacement of all windows with aluminum sliders as well as the removal of all decorative brackets. Modifications on the south elevation include the removal of the southwest cross-gable roofline between 1983-1984, the removal and replacement of wood windows with aluminum replacements, and the removal of all decorative brackets. Modifications on the west elevation include the addition of an elevator shaft after the 1950s with a

gabled roof added in 1983, the infill of the pedimented gable end, as well as the addition of two rear decks after 1970. Fenestration openings also occurred and have resulted in the addition of sliding glass doors flanked by windows in the west facade gable end. Modifications on the north elevation include the replacement of original windows, removal of rafter ends after 1970, as well the use of vertical siding. Overall these modifications have resulted in a significant impact to integrity of design, workmanship, and materials.

When the property was first constructed, it was constructed in the Queen Anne Free Classic style and featured character defining features such as wood batten cladding, a cross gabled roof, wood windows, as well as a full width porch. After the 1918 remodel, the property exemplified the Queen Anne style with Craftsman elements and featured wood shake shingles, which replaced the original batten cladding and belt courses, divided lite wooden windows, new wooden brackets and open gable ends with verge boards. In its current condition, the property does not exemplify the characteristics of either style due to the aforementioned modifications and does not feature historically appropriate materials or retain exemplary craftsmanship for either architectural style. Therefore, staff does not recommend under HRB Criterion C.

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

The subject property at 1174 Prospect Street was originally constructed by Joseph Falkenhan and Master Architect Irving Gill, and in 1918 was remodeled by Master Architects Frank Mead and Richard Requa with construction being executed by Master Builders Harry Brawner and Harmon Hunter. A property which is eligible under HRB Criterion D must be a notable example of the work of a Master and must retain most of the physical features and design quality attributable to that Master. When a property has lost some historic material or details, it can be eligible for designation if it retains the majority of the features that illustrate its style in terms of massing, proportion, pattern of windows and doors, materials, and ornamentation.

Irving Gill, one of San Diego's most significant architects, moved to San Diego and originally began designing Queen Anne Style homes. In 1897, Gill partnered with William S. Hebbard and in the beginning of the 1900's Hebbard and Gill were commissioned to stabilize the ruins of the Mission San Diego de Alcalá. The mission style architecture influenced Gill's future projects as he began to blend Mission style into his Craftsman designs. Gill eventually helped to simplify the popular Southern California Mission style with a Modernist approach of structural simplicity with the use of natural material and color palette. Notable, historically designated examples of Gill's work in the City of San Diego include:

- HRB# 49 - Klauber House, 3565 Seventh Avenue
- HRB# 79 - La Jolla Women's Club, La Jolla, 715 Silverado Street
- HRB# 97 - Mary Cassitt House #4, 3526 7th Avenue

While the ca. 1895 design of the property was likely a notable, early example of Gill's work, in its current condition with the removal of the original wood batten, decorative belt course and exposed rafter ends no longer reflects the original design, materials, or workmanship and therefore is not eligible under HRB Criterion D.

Frank Mead arrived in San Diego in 1903, and initially worked at the architectural firm of William Hebbard and Irving Gill. He established a partnership with Gill after the firm dissolved in 1907, and together they designed several notable projects throughout the area. The partnership ended just seven months later, however, when Mead left San Diego to travel throughout the American Southwest. In 1912, Mead returned to San Diego, and established a partnership with Richard Requa. Richard Requa was best known as the creator of the Southern California style of architecture, a mixture of Spanish Eclectic style with influences from his foreign travels. One of Requa's many achievements included designing the Federal and Ford buildings in Balboa Park. Together Mead and Requa helped develop the "Southern California Style" of architecture, which had both Spanish and Mediterranean influences and worked well with the arid, Mediterranean-like climate of the Southwest. Mead and Requa designed multiple residences, as well as a few public and commercial structures. Notable, designated examples of Mead and Requa's work in the City of San Diego include:

- HRB #200 – A.H. Sweet Residences, 3141 Curlew St. & 435 W. Spruce St.
- HRB #334 – Palomar Apartment Building, 536 Maple Street
- HRB #470 – Brackenbury House, 1008 Edgemont Street

While the 1918 remodel was extensive, the majority of the character-defining features and stylistic elements, such as divided lite wooden windows, open entrance porch, decorative brackets and entrance trellis designed by Mead and Requa are no longer present. Therefore, the property is not a notable example of their work nor eligible under HRB Criterion D.

Harry Brawner and Harmon Hunter were building partners during the 1910s and 1920s. They were known for their quality of construction as well as their methods and techniques. Because of that, they were chosen by many of the important architects of the era to construct their designs. Notable, designated examples of Brawner and Hunter's work within the City of San Diego include:

- HRB #50 – Arthur Marston House, 3575 Seventh Avenue
- HRB #392 – Bartlett/Webster House, 2850 Cedar Street
- HRB #572 – Mary Ward/Emmor Brooke Weaver House, 1824 Sheridan Avenue

Brawner and Hunter executed the 1918 remodel, however in its current condition the property does not feature the physical components they constructed such as original window and door openings, brackets, and divided lite wood windows. Brawner and Hunter's quality of workmanship is no longer reflected in the current condition of the property and therefore, it is not a notable example of their work nor eligible under HRB Criterion D.

In its current condition, the property does not exemplify the work of Master Architect Irving Gill as the property had its original cladding, fenestration, and ornamental details stripped for the 1918 Mead and Requa remodel. Additionally, the property does not represent the work of Mead and Requa nor Brawner and Hunter as the original windows, decorative brackets and vergeboards, original front entrance and entry porch have all been altered from their original design. While the massing of the structure has relatively remained the same, the original rear and front yard open balconies have either been enclosed and modified and the roof line has been extended to no longer retain the intent of the design associated with the Master architect or builders associated with the property. In its current condition, the property does not retain integrity of design, materials, or workmanship for any of the

Master Architects or Builders associated with the property. Therefore, staff does not recommend designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 1174 Prospect Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

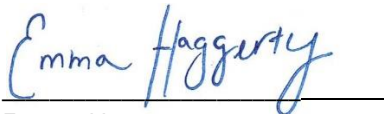
The property at 1174 Prospect Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation 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. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1174 Prospect Street not be designated under any HRB Criteria



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ERH/ss

Attachment(s):

1. Applicant's Historical Report under separate cover