



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: June 14, 2012 REPORT NO. HRB-12-041
ATTENTION: Historical Resources Board
Agenda of June 28, 2012
SUBJECT: **ITEM #10 – 2251 San Juan Road**
APPLICANT: Schick Family Trust represented by Scott A. Moomjian
LOCATION: 2251 San Juan Road, 92103, Uptown Community, Council District 2
DESCRIPTION: Consider the designation of the 2251 San Juan Road as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2251 San Juan Road under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The resource is a one and two story single family home in a Transitional Colonial Revival/Monterey architecture style constructed in 1935 by the firm of Hurlbert, Frank and Slaughter, Inc.

ANALYSIS

A historical resource research was prepared by Scott Moomjian, which concludes that the resource is significant under HRB Criterion D. Staff does not concur that the site is a significant historical resource under HRB Criterion D. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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

Constructed in 1935 in a Transitional Colonial Revival/Monterey architecture style, it was designed and built by Hurlbert, Frank and Slaughter, Inc. The house is an essentially "L" shaped one and two story structure sheathed with a stucco and a modified board and batten wood siding. The roof is a combination of a hipped and gable roof sheathed with wood shingles and decorative exposed rafter tails. The windows are primarily 6/6 double hung wood windows.

A one story two-car garage protrudes out towards the street with a smaller second story portion set back approximately 20'. The front porch is located to the right of the garage and is recessed under the main roof. Under the same roof there is a breezeway located at the rear of the garage that accesses the front porch. To the right of the front porch is a gable end portion of the house with a centered window with shutters. The second story portion of the house is essentially a hipped roof box with a setback shed roof on the right side. The upper story and the recessed porch are sheathed with the modified board and batten siding and the remainder of the first floor is the sand finish stucco.

The rear of the house is located on a slope and presents with additional levels. There have been several additions and modifications to the rear of the house. In addition to the modifications at the rear of the house, the house has been restuccoed with a sand-smooth finish, it is unclear what the original finish was, the space between the battens on the board and batten has been filled in to create a flush finish, a door has been added to the breezeway at the front porch, and a railing and tile have been added to the front porch.

The house at 2251 San Juan Road was designed by the firm of Hurlburt, Frank, and Slaughter, Inc. The firm was formed in the 1920s and included Ralph E. Hurlburt, Ralph L. Frank, and James Slaughter.

Ralph E. Hurlburt was born in 1888 in Nebraska. He was trained by his grandfather in the construction trade. In 1916, he married and relocated to San Diego. Upon arrival, he was involved in real estate financing and law and later transferred to architectural design. Hurlburt worked both with the firm of Hurlburt, Frank, and Slaughter and partnered with Charles H. Tifal on several projects until shortly before his death in 1942.

Ralph L. Frank was born in Kansas in 1898, and arrived in San Diego in 1920. Prior to an established partnership, Frank maintained his own office, and worked for Ralph E. Hurlburt. By the mid-1920s, Hurlburt and Frank teamed with Jim Slaughter to form Hurlburt, Frank and Slaughter, a design-build firm. Hurlburt, Frank and Slaughter were responsible for the development of the Marston Hills Tract, along with a number of high style homes in San Diego. Frank continued to be associated with the firm until the mid-1940s.

Little information is provided about James Slaughter. It appears that he was responsible for the construction aspect of the firm and completed the designs created by the architects.

The consultant has concluded that the house is significant for its association with Hurlburt, Frank, and Slaughter, Inc. and in particular it is significant as designed by Ralph L. Frank. The consultant has contended that the firm should be considered Master Builders and that the house is representative as a notable work by the firm and Ralph Frank. The consultant has not provided adequate information to establish the firm of Hurlburt, Frank, and Slaughter as a Master Builder. The Historical Research Report Guidelines and Requirements state that the consultant should:

“...discuss how the property is representative of their body of work. If the individual is not already recognized as a Master, provide enough evidence through an analytical narrative and supporting documentation in the attachments to show the breadth of the individual’s body of work; the high quality of their craftsmanship and/or whether peers considered them to be a Master; as well as how the property in question fits into the overall body of work and how it is representative of that body of work.”

While the consultant provided ample information on projects completed by either Hurlburt or Frank, there is a lack of projects directly connected to the firm. The consultant has also speculated that the house was designed by Ralph Frank, but there is no evidence that connects him to the house design. There are neither plans nor any permits that connect Frank to the design of the house.

The consultant has stated that the house is in a Transitional Colonial Revival/Monterey style; however, the house is not indicative of any particular style. The Colonial Revival style typically features an accentuated front door with a decorative crown supported by pilasters and extended forward, doors with overhead fanlights, and a symmetrically balanced façade. The Monterey style typically features door and window surrounds, a second story balcony cantilevering over the first floor and covered by the principal roof, and paired windows. The house lacks definitive character-defining features of either style and is not representative of either style. There is also a lack of information on the significance of the transitional nature of the style. Since the house has had a number of modifications and does not reflect a particular style, nor is it does a notable work of a Master Builder or Master Designer, staff does not recommend designation under Criterion D.

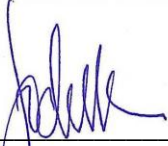
OTHER CONSIDERATIONS

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 2251 San Juan Road not be designated under and HRB Criteria due to a lack of any association with a Master Builder or Master Designer. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JB/cw

Attachment(s):
Applicant's Historical Report under separate cover