



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 11, 2009 REPORT NO. HRB-09-038

ATTENTION: Historical Resources Board
Agenda of June 25, 2009

SUBJECT: **ITEM #10 – Harry and Meta Pollock/Wayne McAllister House**

APPLICANT: Theo and Wendy ven den Helder, owners; represented by Scott Moomjian

LOCATION: 1068 Santa Barbara Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Harry and Meta Pollock/Wayne McAllister House located at 1068 Santa Barbara Street as a historical resource.

STAFF RECOMMENDATION

Designate the Harry and Meta Pollock/Wayne McAllister House located at 1068 Santa Barbara Street as a historical resource with a period of significance of 1930-38 under HRB Criteria C and D. The designation shall include the detached guest house built in 1938. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic architecture and retains a very good level of architectural integrity from its 1930-38 period of significance.
2. The resource is representative of a notable work of Master Architect Wayne McAllister and retains integrity as it relates to the original design.



City Planning & Community Investment
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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 house is a two story Spanish Eclectic style structure located in the residential subdivision of Riviera Villas.

The historic name of the resource, the Harry and Meta Pollock/Wayne McAllister House has been identified consistent with the Board's adopted naming policy and includes the name of Harry and Meta Pollock, who constructed the house as their personal residence and the name of Wayne McAllister, a Master Architect. The applicant's report states that the Pollocks are not listed at 1068 Santa Barbara Street in the City Directory, and identifies no listings for 1068 Santa Barbara in the Directory from the years 1925 (prior to the construction of the house in 1930) to 1933. Staff research found that Harry and Meta Pollock were listed in the City Directory for the years 1930-1934 as follows:

Year	Address
1930	304 W Ivy
1931	1095 Santa Barbara
1932	1095 Moana Drive
1933	1095 Moana Drive
1934	not listed

The subject property is located at the corner of Santa Barbara Street and Moana Drive. The house directly to the southwest of the subject property is addressed at 1085 Moana Drive. No property is currently addressed at either 1095 Santa Barbara or 1095 Moana Drive. The applicant failed to identify water or sewer permits for the subject house; however, staff found water and sewer permits for 1095 Moana Drive (Attachment 1), with Harry Pollock listed as the owner and the legal description identified as Lot 12 in Block H of Riviera Villas. That legal description matches the legal description for the subject property. One possible explanation for the address on Moana can be found in section "c" of the deed signed by the Pollocks, which stated that any residence constructed on the lot must front onto Moana Drive. Given that the structure itself did not front on Moana Drive, the property may have been addressed on Moana to satisfy this requirement. This additional research completed by staff provides sufficient evidence to document that Harry and Meta Pollock did indeed live in the subject property for three years upon completion of the house.

ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criteria B, C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D, but not Criterion B, as follows:

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

The applicant's report states that the property is significant under HRB Criterion B for its association with Isaac Machlin (I.M.) Laddon, who owned and lived in the property from 1937-

1955. Laddon was born in Garfield New Jersey in 1895. Following his graduation with a degree in sciences in 1915, Laddon joined the experimental division of the Cadillac Motor Car Company. During the First World War he joined the U.S. Army and was assigned to the engineering division of the Air Services. He was stationed at McCook Field in Dayton, Ohio where he served as the chief of Design Branch Number 2. In this capacity, he designed the Ground Attack Experimental (GAX) prototype twin-engine army attack plane and later designed single-engine Army fighters. In 1922 Laddon designed the CO-1 monoplane, the first all-metal aircraft built in the United States. In 1927 he joined Consolidated Aircraft in Buffalo, New York and was involved in the design and construction of the XPY1 flying boat and the P2Y1 seaplane, which was the first seaplane to make a non-stop formation flight to Honolulu. Laddon moved to San Diego in 1935 at Fleet's request to work on the B-24 and B-32. Laddon served as chief engineer for Consolidated from 1927 to 1941 when he became executive vice-president and general manager, a position he held through the merger with Vultee in 1943 until he retired in 1948.

While it appears that Laddon may be a historically significant individual, there is inadequate information and analysis in the report to fully support that conclusion. The discussion of Laddon in the consultant report is a restatement of information in Laddon's obituary without any additional research or analysis. A cursory search for Laddon's name on the internet revealed additional information and photographs not included in the report. Should the Board be inclined to establish Laddon as a historically significant individual, staff would recommend that the Board continue the item and return the report to applicant for additional research and analysis regarding Laddon's work and accomplishments.

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 at 1068 Santa Barbara Street is a two story single family home designed in the Spanish Eclectic style and features intersecting hipped and gable roofs with single barrel clay tile; slightly overhanging eaves; exposed rafter tails; generally smooth stucco walls; and a concrete foundation. The house is sited on a corner lot and backs-up onto an alley, which results in three highly visible public facades and partial visibility of the rear façade. The house is generally "U" shaped with an attached two-car garage to the east/southeast. The entry is accessed off of Santa Barbara Street and is accented by a porch consisting of a clay tile shed roof supported on decorative wood posts and a low stucco wall with integrated seating that incorporates period tile. Fenestration consists primarily of multi-lite wood frame and sash casement windows in various sizes and configurations. Unique detailing includes the built-up walls with stepped stucco detailing around some of the windows on the first and second floors; a very unique "pleated" detailing in the stucco at the eaveline; and the use of ornately carved wood rafters, beams and posts. A detached guest house was added by Laddon in 1938 in a compatible style.

Modifications to the house include a pool which was added to the rear yard in 1974. Upon review of the report, staff was initially concerned that modifications had occurred to the porch. This concern came from review of the architectural rendering of the house provided in Attachment D.1 of the report, which came from the Wurster Construction Company's promotional booklet. The rendering was unclear when it came to its depiction of the porch, which appeared to either be

an arched opening, or a shadow. Upon completing the site visit and inspecting the porch, staff noted that the posts and beams are consistent in design and weathering to other wood detailing on the house, including the rafters and rear balcony. In addition, the applicant recently contacted the Tile Heritage Foundation to determine the age of the tiles located on the built-in stucco bench seat within the front recessed porch area. The tiles were determined to be manufactured by Malibu Potteries, and date to the year the home was constructed. In light of the site visit and the information obtained by the applicant, it is staff's belief that the porch is original to the house.

Therefore, staff recommends designation of the property at 1068 Santa Barbara under HRB Criterion C as an excellent example of Spanish Eclectic architecture retaining a high degree of integrity. The designation shall include the guest house, which was designed in a compatible style and scale. The period of significance shall be 1930-1938, to include the construction date of the guest house.

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

Wayne McAllister was born in 1907 in San Diego, one of two sons of Albert and Mary McAllister. McAllister dropped out of high school to help his mother financially, obtained a GED in night school and took drafting courses. During drafting school Wayne met his wife Corinne Fuller, an interior designer, and the two were married in 1926. The two worked together in architectural practice until Corinne retired in 1938 to raise their children. After completing school McAllister took a job with P. Brainerd Hale and his San Diego Architectural Services Bureau (SDASB). The SDASB sold standardized plans to lumber companies and through ads in the Union-Tribune. According to the book, *Leisure Architecture of Wayne McAllister* by Chris Nichols, McAllister designed many of the plans sold by SDASB, and quoted him as saying, "I would draw a plan a day... there are houses all over San Diego using my one-day plans". One such house, according to Nichols, is located at 4356 Trias Street and was designated as HRB Site #674.

McAllister is known primarily for the design of the Agua Caliente resort in Tijuana for Baron Long that opened in 1927, a commission he received when he was just 19 years old. He would work with Long again on the Balboa Beer Company, and eventually relocated to Los Angeles at Long's request to work on other projects, including a remodel for the Biltmore Hotel in Los Angeles and several Las Vegas hotel casinos including the El Rancho, the Desert Inn and the Sands. In 1942, he accepted a commission from mobster Bugsy Siegel to restore the El Cortez hotel. Wayne McAllister furthered his architectural fame later by creating carhop restaurant designs and prototypes in the Los Angeles area, including the original Bob's Big Boy, the Pig & Whistle, the Brown Derby expansion, and influencing the McDonalds "golden arches." The Bob's Big Boy restaurant in Toluca Lake was declared a California State Point of Historical Interest in 1992. McAllister also designed the Smiley/Rueben Fleet home in Point Loma among other homes, car-hop drive-ins and car-culture hotels, motels, restaurants and coffee shops in the space-age "Googie," Art Deco and Streamline Moderne styles.

In 1953, Wayne began designing hotels for the Marriot Corporation. In 1956, the McAllisters moved to Washington D.C., where Wayne became a vice-president of the Marriot Corporation.

After 1960, the family returned to Southern California, settling in Pasadena. In 1998, the Los Angeles Conservancy's Modern Committee sponsored an exhibit of Mr. McAllister's work at the Pacific Design Center in Los Angeles entitled "A Place in the Sun: The Architecture of Wayne McAllister." Architect Alan Hess also advanced Wayne McAllister's fame with the publication of his books, the 1986 "Viva Las Vegas", and the 1993 "Googie: Fifties Coffee Shop Architecture" that featured his work. In 2000, Wayne McAllister passed away in Pasadena at the age of 92. Corinne McAllister died later in 2001 at the age of 96.

McAllister is widely known for his larger scale projects, including the Agua Caliente Resort and his work in Los Angeles and Las Vegas. His residential work is less known, and limited to the work he did at SDASB along with a few custom home commissions. HRB Site #519, located at 4357 Ridgeway Drive, is one example of a custom-built home, as is the subject property. The original owner of 1068 Santa Barbara, Harry Pollock, was the publicity director for the Agua Caliente Resort, and was likely familiar with its architect. Both the Ridgeway Drive property and the subject property exhibit fanciful Spanish design reminiscent of the Agua Caliente Resort buildings, and show great attention to detail and expression of the style.

Therefore, HRB staff recommends designation of the property at 1068 Santa Barbara Street under HRB Criterion D as a notable work of Master Architect Wayne McAllister, representing one of his few known custom residential designs.

The applicant's report also states that the property is eligible under HRB Criterion D as the work of Wurster Construction Company, which has not yet been established by the Board as a Master Builder. The report provides a copy of an undated promotional booklet from the Wurster Construction Company which illustrates a number of high-profile and significant buildings which were constructed by Wurster. The booklet does appear to indicate that the Wurster Construction Company was sought after for many significant projects and worked with a number of significant architects. However, the applicant's report fails to provide any analysis of the information or research beyond the attached booklet. Without this analysis, staff is unable to recommend establishing Wurster Construction Company as a Master Builder. Should the Board be inclined to establish Wurster as a Master Builder, staff would recommend that the Board continue the item and return the report to applicant for additional research and analysis.

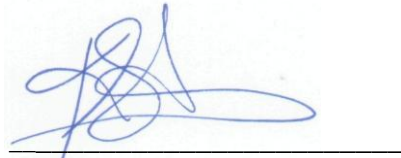
OTHER CONSIDERATIONS

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. Additional 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.

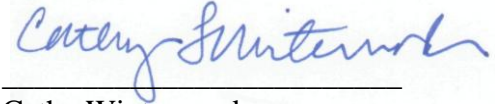
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that Harry and Meta Pollock/Wayne McAllister House located at 1068 Santa Barbara Street be designated as a historical resource with a period of significance of 1930-38 under HRB Criterion C as an

excellent example of Spanish Eclectic architecture; and Criterion D as a notable work of Master Architect Wayne McAllister. The designation shall include the detached guest house built in 1938. 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.



Kelley Saunders
Senior Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

KS/cw

- Attachments:
- 1) Water and Sewer Permits
 - 2) Draft Resolution
 - 3) Applicant's Historical Report under separate cover

OPERATING DEPARTMENT, CITY OF SAN DIEGO

APPLICATION AND ORDER FOR WATER SERVICE

Location 1095 Moana St. between Parents St.
 and Moana St. Lot 12, Blk. H, Parents Add.

The undersigned hereby applies to the City of San Diego, for water service and meter at the above location. And in consideration of the installation of such service and meter, agrees to pay all charges incurred upon such location for such water service and to abide by all rules, regulations and provisions prescribed by said city, by ordinance or otherwise, relating to water service, regulation or rates.

Owner H. M. Pollok

Date 4/1/30 By J. H. Lukens

GENERAL FOREMAN: Please install 1" service and meter at above location

REMARKS: Alley bet Moana and Parents

Location 40 Ft. S of S Line of Ste Barbara St.
 on Alley St. H Service Clerk OR

Meter size and make 1" Trident

No. of meter 3905592 Reading 0

REMARKS:

Receipt No. 29250

Amt. paid 54⁰⁰

Date 4/1/30

Completed 4-3-30

Cost 3970

Order No. R

Checked By	Statistician	Investigator	Cost Clerk	Meter Clerk
		<u>Z</u>		

1-08B
 68A
 4/28
 M

Operating Department—Sewer Connection Order

Location 1095 Moana No. 32588

Between St. Barbara/Hill Date 4/2/30

Lot 12 Block H Amt. Pd. 20

Addition Riv. W. S.

Owner Harry Pollock

SEWER INSPECTOR. You will make alley
sewer connection at above location--Page

Remarks: Keep low as possible
4-9-30

W.H. PERMIT CLERK

Service Taps at prop line on Santa Barbara
Main ft. from line of St.

Service Enters
Property ft. from line of St.

Dover Chg. W. O.
FOREMAN

RESOLUTION NUMBER N/A
ADOPTED ON 6/25/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/25/2009, to consider the historical designation of the **Harry and Meta Pollock/Wayne McAllister House** (owned by Theo B. M. & Wendy J. van den Helder, 1068 Santa Barbara Street, San Diego, CA 92107) located at **1068 Santa Barbara Street, San Diego, CA 92107**, APN: **531-082-11-00**, further described as Northeasterly 30 feet of Lot 11 and all of Lot 12, Block H, Riviera Villas, Map 1929 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 historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, 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.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Harry and Meta Pollock/Wayne McAllister House on the following findings:

(1) The property is historically significant under CRITERION C as it embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic architecture and retains a very good level of architectural integrity from its 1930-38 period of significance. Specifically, the building retains intersecting hipped and gable roofs with single barrel clay tile; slightly overhanging eaves; exposed rafter tails; generally smooth stucco walls; multi-lite wood frame and sash casement windows; decorative wrought iron window grilles; built-up walls with stepped stucco detailing around some of the windows on the first and second floors; a very unique "pleated" detailing in the stucco at the eaveline; and the use of ornately carved wood rafters, beams and posts. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing; and

(2) The property is historically significant under CRITERION D as a notable work of Master Architect Wayne D. McAllister. Specifically, the house is notable as one of his few custom-designed residences and exhibits fanciful Spanish design with great attention to detail and expression of the style. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

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 above named property. The designation includes the parcel, detached guest house and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded 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: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney