



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: October 9, 2009 REPORT NO. HRB-09-070

ATTENTION: Historical Resources Board
Agenda of October 22, 2009

SUBJECT: **ITEM #8 –The Francis and Dorothy Harvey House**

APPLICANT: Richard Haas and Suzanne Floyd, property owners
represented by Legacy 106, Inc., consultant

LOCATION: 5801 Adelaide Avenue, Mid-City: Eastern Area Community, Council
District 7

DESCRIPTION: Consider the designation of 5801 Adelaide Avenue as a historical
resource.

STAFF RECOMMENDATION

Designate The Francis and Dorothy Harvey House at 5801 Adelaide Avenue as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics through retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1932 period of significance.



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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 house and site designated as a historical resource. The house at 5801 Adelaide Avenue is a single family home that was originally designed in 1932 by Kenneth Messenger for Francis and Dorothy Harvey in the Spanish Eclectic style.

The historic name of the house is based on the first owner of the house and is consistent with the adopted naming policy.

ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc. on behalf of the property owners, Richard Haas and Suzanne Floyd, which concludes that the resource is significant under HRB Criteria A, B, C and D. Staff concurs with Criterion C, but does not concur with any of the other determinations, 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.

Staff does not believe that the subject structure 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 consultant does not fully develop the argument for defining Criterion A nor express what element of the design and construction of the residence make it unique other than as one of the first homes constructed in El Cerrito Heights subdivision. Being the first home within a particular subdivision is not full justification for designation under Criterion A. Additionally, the argument for small scale development has not been fully developed. For that reason, staff does not recommend designation of the 5801 Adelaide Avenue based on HRB Criterion A.

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

The consultant has stated that the property is significant for its association with Dorothy Harvey, who was one of the early women faculty at the San Diego State College Botany Department. Born in Pennsylvania in 1896, she and her family moved to California in 1906. By age 18, she had graduated from San Diego State Normal School with a two year teaching certificate. In 1916, Dorothy accepted a teaching position in Jamul where she met her future husband, Francis Harvey. Francis was from a large ranching family in the Jamul/Dulzura area. The couple married in 1917 and their only child, Margaret, was born in 1919.

By 1924, she had graduated from the newly renamed and expanded San Diego State Teacher's College with a Bachelor of Arts. Upon graduation, she joined the faculty at the school. She taught botany, biology and bacteriology. In 1928, she earned a Masters degree from University of Southern California.

In 1932, San Diego State Teacher's College relocated to Mission Valley and Dorothy commuted from 5801 Adelaide Avenue. In 1956, the renamed San Diego State College created a new Department of Botany and named Professor Harvey as its first chair. In total Dorothy taught for 37 years and retired in 1961. During her career and after, Dorothy collected plant specimens during her travels. Many of her plantings are still maintained in the botanical collection at the college and at her Adelaide house.

While Dorothy taught at the San Diego State College and ultimately became the Botany Department's first chair after 32 years of teaching it does not appear that she contributed significantly to San Diego's history. Therefore, staff does not recommend designation under 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.

Constructed in 1932 in the Spanish Eclectic style, this house is a wood frame and stucco house. The windows on the house are primarily wood divided light casements. The medium pitched roof is sheathed with clay tile with shallow eaves.

The north (front) elevation features a protruding two car garage with a single car carport to the east and the main body of the house to the west. The east portion of the main house is two stories with an intersecting gable roof. The north gable houses the main entrance with a small balconet and French doors above the main entrance. The one story portion to the west has a centrally located stucco chimney with a small casement window to the east of the chimney. The chimney top is built up with clay tile and topped with a fanciful "hat."

The west elevation features a tripartite three light casement window with a small tiled shed roof. The south elevation features a small first floor balcony on the one story portion of the house. The balcony is covered by a non-historic pergola. The two story portion features a hipped roof on the back slope. The second story is cantilevered over the first story and the windows are evenly spaced on this façade.

The east elevation features an enclosed second story porch which was enclosed in 1941. This elevation also features a single car carport attached to the garage. The rear yard on this portion of the house was enclosed with a low stuccoed wall and a wood slated gate.

The front yard with an original solid stucco wall has been laid with brick, a non-historic fountain and several plantings—some of which date to Dorothy Harvey. The courtyard area has been laid with brick throughout.

The property owner is also proposing to designate the interior of the house. The majority of the original beeswax walls are extant throughout the house. The owner proposes to designate the entry, hallway, living room, office and dining room. These areas contain original features such as the beamed ceiling, woodwork, wrought iron staircase and balustrade, hardware and lighting fixtures in addition to the beeswax wall finish.

Upon staffs' initial visit to the site it was noted that the house had been restuccoed with a modern texture. With a second visit to the house, staff was able to view the original texture that is still remaining in the enclosed second story porch. The modern texture which was completed with integral color did not match the historic finish. The integral color created numerous dark textured spots. Staff recommended that the house was painted to create a consistent color texture similar to the original texture and reduce the appearance of the dark spots. The property owner completed a 3'x3' painted area which staff viewed on a third visit to the property. Paint has evened the texture variations of the stucco. The property owner will endeavor to complete the front face of the house prior to the Historical Resources Board hearing. Aside from repairing the stucco issue there are still several areas of concern: the roof was replaced in 1984 and cement bird blocks were added to the end of the clay tile, the garage door was replaced (the original garage door was a sliding door, and several windows on the east side have been replaced). Once the stucco is painted to create an appearance similar to the historic stucco, staff believes that the other modifications to the property do not seriously detract from the overall integrity of the building. Therefore, staff recommends that the house is designated under Criterion C as a good example embodying the distinctive characteristics of Spanish Eclectic style architecture.

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

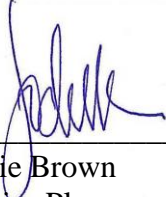
The applicant has proposed that the house is significant under Criterion D for its association with Kenneth Messenger. The applicant is also proposing Messenger as a Master Architect. Messenger received his training from the University of California and had just received his license when he designed 5801 Adelaide in 1932. During his career he worked with several established master architects: Richard Requa, Lloyd Ruocco, Frank Hope, Jr., etc. In 1924, Messenger joined Requa and Jackson's architectural firm as a draftsman, possibly garnering influence of several up and coming Modernist architects. By 1932, Messenger had completed his training and received his architect's license. At the time that he received his license, Messenger was working for Frank Hope, Jr. It appears that during this time he was also an Agricultural Inspector with the San Diego County Agricultural Commissioner's Office. Messenger lived with his parents intermediately through 1948. During 1943-1945, Messenger served in the US Navy. After 1948, there is no record of Messenger in any directories or indices.

While the consultant has provided adequate information on Messenger's background, there is a lack of information on actual houses that were built and still exist. There is insufficient evidence to support the claim that this limited body of work elevates him to the level of a Master Architect. Staff believes that the case to establish Kenneth Messenger as a Master Architect has not been made and therefore staff does not recommend that the house at 5801 Adelaide Avenue is designated under HRB Criterion D.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that 5801 Adelaide Avenue designated as a historical resource under HRB Criterion C as a good example embodying the distinct characteristics of Spanish Eclectic style architecture. 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
Senior Planner



Kelley Saunders
Acting Principal Planner

jb/ks

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

RESOLUTION NUMBER N/A
ADOPTED ON 10/22/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/22/2009, to consider the historical designation of the **Francis and Dorothy Harvey House** (owned by Richard Haas III, 5801 Adelaide Avenue, San Diego, CA 92115) located at **5801 Adelaide Avenue, San Diego, CA 92115**, APN: **472-103-01-00**, further described as Lots 1 and 2 in Block 12 of El Cerrito Heights Addition Unit 2, Map 2010 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 Francis and Dorothy Harvey House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1932 period of significance. Specifically, the house retains medium pitched intersecting gable roofs sheathed with clay tile; shallow eaves; stucco walls; and wood divided light casement windows. 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 and exterior of the building and specific elements of the interior as Designated Historical Resource **Site No. 0**. Interior elements included in the designation include the original beeswax walls in the entry, hallway, living room, office and dining room; as well as other original features in these rooms including the beamed ceiling, woodwork, wrought iron staircase and balustrade, hardware and lighting fixtures.

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