



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 15, 2010 REPORT NO. HRB-10-045

ATTENTION: Historical Resources Board
Agenda of September 23, 2010

SUBJECT: **ITEM #8 – Glenn A. & Ruth Rick House**

APPLICANT: Mary Donnelly Trust represented by Happy Hazard LLC

LOCATION: 1439 Brookes Avenue, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Glenn A. & Ruth Rick House located at 1439 Brookes Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Glenn A. & Ruth Rick House located at 1439 Brookes Avenue as a historical resource with a period of significance of 1927 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. Specifically, the character defining features reflected in the design of the resource include a flat roof with a narrow tile-covered shed roof extending across the front façade covering the exposed rafter tails; asymmetrical composition; stucco exterior finish; casement style windows; a heavy wood paneled door with a Moorish influence; and decorative tile surrounding the windows on the front façade.



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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 property is located on Brookes Avenue where Albert Street ends, within the T.J. Higgins Addition, in a primarily single family residential area in the Uptown Community.

The historic name of the resource, the Glenn A. & Ruth Rick House, has been identified consistent with the Board's adopted naming policy and includes the names of the first occupants who designed and built the property for their personal residence.

ANALYSIS

A historical resource research report was prepared by Janet O'Dea of Happy Hazard LLC, which concludes that the resource is significant under HRB Criteria B and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not under HRB Criterion B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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

The applicant's report states that the house is significant due to its association with Glenn A. Rick, who played a significant role in San Diego's history. Before moving to San Diego Rick was a home builder as well as a designer in Iowa. He moved to San Diego in 1926, where he began selling building plans to the Dennstedt Company. In May of 1927, he purchased the lot at 1439 Brookes Avenue where the Dennstedt Company built a home from his personal design.

This was his first residence in San Diego which he and his family lived at from 1927 to 1938. His career with the City of San Diego began when he accepted a temporary position as an Assistant City Planning Engineer in 1927. In 1931 he was promoted to the position of City Planning Engineer, and in 1935 he outlined the detailed plans for Mission Bay Park. In 1936, he was elected president of California Planning Commission Association. His achievements while residing in his home on Brookes Avenue were significant relative to the beginning of his influence in San Diego's history; however his accomplishments while living in the home located at 3609 Lotus Drive in Loma Portal from 1942 to 1950, better reflects the time frame of his most significant achievements. From 1942 to 1947, he played an extensive role in the initial implementation of the Mission Bay Park project. In 1943, he was promoted to the position of City Manager and in 1944 his title was changed to the Director of City Planning. While the Director, he approved a resolution to proceed with the Mission Bay Park project. Rick was responsible for signing all the contracts and collecting millions of dollars in state and federal grants to help develop Mission Bay Park.

Throughout his life in San Diego he lived in other homes but ultimately his most influential period in local history was his work as Planning Director and the implementation of Mission Bay Park. Although the project was not completed prior to his retirement in 1955, Rick played a

significant role in the park's development. This achievement was associated with his time spent at 3609 Lotus Drive, which was recognized and documented in the Quieter Home Program survey as being potentially significant under National Register Criteria B and C.

In the Criteria Guidelines it clarifies that eligibility under Criterion B for a significant person is determined by establishing the importance of the individual, the length and nature of the individual's association with the resource in comparison to other resources, and establishing if the resource best identifies with the person's significance role history. After reviewing the nomination report and analyzing the information provided, staff concludes that the Brookes Avenue property is not the most significant resource associated with the influence and success of Glenn A. Rick. Therefore, staff does not recommend designation of the property at 1439 Brookes Avenue 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.

Built in 1927, the 1,134 square-foot house embodies many distinctive characteristics of the Spanish Eclectic style influenced by the Panama Pacific Expo in 1915-1916. This style was a popular California building style from 1915 to 1940. The Glenn A. & Ruth Rick House is a good example of this style retaining various character defining features including, a primarily flat roof with a red tile-covered shed roof on the front façade, a rectangular floor plan, asymmetrical façade, a stucco finish and decorative tile work.

Fenestration consists of primarily eight pane divided light casement style windows covered with security iron grilles. The windows on the front façade are surrounded with the original decorative tile. There are a few double hung windows and four pane divided light windows throughout the structure. An original scored concrete walkway with two steps leads up to the front door which has a Moorish influence, arched at the pinnacle with a small rectangular fixed opening. At some point large hardware straps were added to the door for additional support. The chimney is stucco with a simple cap and located on the east elevation.

A few modifications to the original structure have occurred, although it appears that they do not affect the overall integrity to the extent that the building is no longer eligible for designation. There is an original detached garage, with an addition believed to have been built as a workshop by Glenn A. Rick. Originally there was a small porch on the east elevation which has been enclosed. These modifications appear to have been done during the 1930's when the Rick family lived at the residence, according to the oral history provided in the report, and are not highly visible from the street. The current owner built an addition on the rear portion of the house which is consistent with the Standards providing clear demarcation between the historic structure and the new addition. The use of glass block windows emphasizes the distinction of the 2004 addition.

In the report an assortment of historic photos of the subject property were provided, further documenting the preservation of character defining features from the period of significance. The property embodies the distinctive characteristics of its original Spanish Eclectic architectural

style with integrity of location, design, setting, materials, workmanship and feeling. Therefore staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

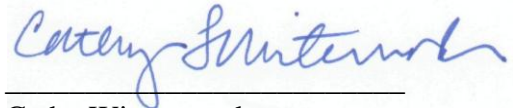
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Glenn A. & Ruth Rick House located at 1439 Brookes Avenue be designated with a period of significance of 1927 under HRB Criterion C as a resource that exhibits the character defining features of the Spanish Eclectic architectural style and retains integrity. 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.



Terra King
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

TK/cw

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/23/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/23/2010, to consider the historical designation of the **Glenn A. & Ruth Rick House** (owned by Mary T. Donnelly Trust 05-04-06, 1439 Brookes Avenue, San Diego, CA 92103) located at **1439 Brookes Avenue, San Diego, CA 92103**, APN: **452-331-60-00**, further described as BLK 9 LOTS 9 TO 11 S 10 FT OF CLSD ST ON N & W 1/2 FT OF 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 Glenn A. & Ruth Rick House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. Specifically, the character defining features reflected in the design of the resource include a flat roof, with a narrow tile-covered shed roof extending across the front façade, covering the exposed rafter tails; asymmetrical composition; stucco exterior finish; casement style eight pane divided light, double hung and fixed pane windows; a heavy wood paneled door with a Moorish influence; and decorative tile surrounding the windows on the front façade. 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 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