



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 11, 2011 REPORT NO. HRB-11-018

ATTENTION: Historical Resources Board
Agenda of March 24, 2011

SUBJECT: **ITEM #10 – Gilbert and Alberta McClure Rental House and Apartments**

APPLICANT: John Stone represented by Christianne Knoop

LOCATION: 4050-4056 Hamilton Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Gilbert and Alberta McClure Rental House and Apartments located at 4050-4056 Hamilton Street as a historical resource.

STAFF RECOMMENDATION

Designate the Gilbert and Alberta McClure Rental House and Apartments located at 4050 and 4052-4054 Hamilton Street as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the 1912 Neo-Classical cottage located in the center of the property addressed as 4056 Hamilton Street. This designation also excludes the one story apartment at the northeast corner of the rear apartments addressed as 4050 ½ Hamilton Street. This recommendation is based on the following finding:

1. The house and apartments embodies the distinctive characteristics through the retention of character defining features of the English Tudor style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the house retains



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

its multi-gabled steeply pitched roof, decorative half-timbering embedded in stucco clad walls, varying styles of wood framed windows including several large wooden double sash windows and small casement windows, an arched portal entry with sculpted stucco Roman quoin accents, and a tapered stucco chimney featuring a decorative “S” shaped metal ornament. The 1929 apartment buildings in the rear of the property retains its cross gabled roof, decorative half timbering, as well as two smaller projecting front gables supported by round columns.

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 subject property is located on two standard city lots on Hamilton Street in the Greater North Park community. The property consists of a two story house located on the front of the property, a 1912 Neo-Classical house located behind the main house, and a set of 1929 apartment buildings connected to the 1912 house by an apparent later one story apartment addition. This property is similar in architectural style to the neighboring residence to the South, HRB #909 the Gilbert & Alberta McClure House which was also built by Gilbert McClure.

The historic name of the resource, the Gilbert and Alberta McClure Rental House and Apartments has been identified consistent with the Board’s adopted naming policy and reflects the names of Gilbert and Alberta McClure, who constructed the house as a rental property.

ANALYSIS

A historical resource research was prepared by Christianne Knoop, which concludes that the resource is significant under HRB Criteria A, C, and D. Staff concurs that the site is a significant historical resource under HRB Criterion C but not HRB Criteria A and D. 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 applicant’s report states that the house and apartments are significant under HRB Criterion A because they contributed to the local neighborhood and economic development in San Diego history by providing much needed housing during WWII. According to the report a 50% increase in population occurred during WWII due to both increased numbers of Navy personnel and the arrival of Consolidated Aircraft Corp in 1935. The Consolidated Aircraft Corp employed over 30,000 persons by 1943 which presented a housing shortage as well as a threat to production in the factories. Because of this shortage, properties such as the subject property became increasingly important in providing housing for the influx of population while also accommodating the increased numbers of workers in the factories. While staff concurs that this property was present as much needed housing during WWII, the building was constructed far before the wartime era. Because of this the house and apartments are not a special or individually

unique property to the local or economic development of San Diego during the WWII era as is required per the HRB designation criteria. Therefore staff cannot recommend designation under HRB Criterion A.

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 subject property was built in 1929 and embodies the distinctive characteristics of the two-story English Tudor style. The main house, addressed as 4050 Hamilton Street, features a steeply pitched, multi-gabled, composition shingle roof with decorative half timbers embedded in a stucco cladding. The windows are wood, double hung sash and small casement units. The house features a central shed roof dormer with three 4-pane transom windows and clapboard siding. The house also has a front gable entry portico with an arched entry including a sculpted faux Roman quoin masonry surround flanked by small arched portal windows. There is a tapered stucco chimney on the south elevation of the house with a decorative “s” shaped metal ornament. Also present is a cement walkway to the front door and another leading down the south side of the property towards the central courtyard and apartment buildings located in the rear of the property.

The two-story English Tudor apartment buildings, addressed as 4052-4054 Hamilton Street, in the rear of the property were built concurrent with the main house in 1929. The apartments feature a cross-gable composition roof pierced by three front gables. A center faux front gable is present with embedded half timbers set in stucco and centered with a colonial style metal porch lamp with yellow glass. There are two projecting front facing gables covering entry porches atop the arched staircases leading from the center of the courtyard below. Each porch gable is supported by round columns set on the stucco balustrade of the staircase. At the southwest corner of the east elevation is an arched portal leading down a hallway to the rear of the apartments.

The Neo-Classical cottage behind the main house, addressed as 4056 Hamilton Street, was originally built on this site in 1912. When McClure purchased the property and constructed his Tudor style buildings in 1929, this cottage was relocated to the center of the lot and re-oriented from east-facing to south facing. More recent alterations, including replacement of all windows with vinyl windows and additions at the northwest corner have also adversely impacted the building's integrity. In addition, staff questions whether the building was originally stucco-clad or whether it was refinished in stucco to match the Tudor style of the 1929 buildings on site. These significant adverse impacts to the building's integrity have resulted in this building being excluded from the designation by both the applicant and the staff recommendations.

Lastly, it appears that a one-story apartment was added at the northeast corner of the apartments. This element is referred to in the applicants report as a “modern hyphen” addressed as 4050 ½ Hamilton Street. This apartment building is distinct from the 1929 apartment buildings in that it does not exhibit the same Tudor style elements or design quality leading staff to believe this was a later addition from the original 1929 buildings. Staff recommends this element be excluded from the designation.

The Gilbert and Alberta McClure Rental House and Apartments retain integrity and embody many distinctive characteristics of the English Tudor style architecture. Therefore, staff recommends designation 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 consultant report proposes to establish Gilbert McClure as a Master Builder, and designate the Gilbert and Alberta McClure Rental House and Apartments under HRB Criterion D as an example of his work. According to the report, Gilbert McClure was born on August 30, 1877 and was originally from Ohio. Gilbert and his wife Alberta Crites were first listed as living in San Diego in 1922. Gilbert spent most of his time doing construction and went into business with his brother, Homer McClure. Together, the brothers built various homes throughout the city, especially in the North Park area. Some were speculative homes while others may have been commissioned. While McClure is attributed to building the Gilbert & Alberta McClure House HRB # 909, at 4044 Hamilton Street, he has not been recognized as a Master Builder.

In order for a proposed Master Builder to be considered for recognition the applicant needs to provide sufficient supporting documentation showing the breadth of the individual's body of work, examples of a high quality of craftsmanship, proof showing that peers considered the individual to be a Master, as well as demonstrate how this property fits into their overall body of work. Sufficient information and analysis of the builder has not been provided to establish Gilbert McClure as a Master Builders at this time as is required. Therefore staff does not recommend designation under HRB Criterion D.

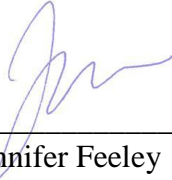
OTHER CONSIDERATIONS

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.

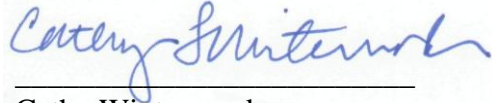
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Gilbert and Alberta McClure Rental House and Apartments located at 4050 and 4052-4054 Hamilton Street be designated with a period of significance of 1929 under HRB Criteria C as an example of the English Tudor style architecture retaining integrity from its 1929 period of significance. The designation excludes the 1912 Neo-Classical cottage addressed as 4056 Hamilton Street and the one story addition at the northeast corner of the rear apartments addressed as 4050 ½ Hamilton Street.

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.



Jennifer Feeley
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

JF/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/24/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/24/2011, to consider the historical designation of the **Gilbert and Alberta McClure Rental House and Apartments** (owned by John Stone, PO Box 122588 San Diego CA 92112) located at **4050-4056 Hamilton Street, San Diego, CA 92104**, APN: **445-582-23-00**, further described as BLK 170 LOTS 37 & 38 of the University Heights Subdivision 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 Gilbert and Alberta McClure Rental House and Apartments 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 English Tudor style architecture and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the house and apartments exhibits a multi-gabled steeply pitched roof, decorative half-timbering, wooden double sash and small casement windows, an arched portal entry with sculpted stucco Roman quoin accents, projecting front gables supported by round columns and a tapered stucco chimney featuring a decorative "S" shaped metal ornament. 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**. The designation shall exclude the 1912 Neo-Classical Cottage addressed at 4056 Hamilton St. and the one story addition at the northeast corner of the apartments addressed at 4050 ½ Hamilton St.

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