



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: August 11, 2011 REPORT NO. HRB-11-053

ATTENTION: Historical Resources Board
Agenda of August 25, 2011

SUBJECT: **ITEM #8 – The Harry and Leola Glover House and 4635 North Avenue**

APPLICANT: John Kudela, *not the owner*, represented by Scott A. Moomjian

LOCATION: 4635 and 4637 North Avenue, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Harry and Leola Glover House, located at 4637 North Avenue, and the property at 4635 North Avenue as historical resources.

STAFF RECOMMENDATION

Designate the Harry and Leola Glover House, located at 4637 North Avenue, as a historical resource with a period of significance of c.1912 under HRB Criterion C; and do not designate the property located at 4635 North Avenue. This recommendation is based on the following finding:

The resource at 4637 North Avenue embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its c.1912 period of significance. Specifically, the resource exhibits a steeply pitched side gable roof; overhanging eaves; exposed rafter tails; triangular wood braces at the gable peak and ends; a centered, front-facing shed roof dormer with exposed rafter tails; narrow wood lap siding over wood frame construction; a brick chimney; a covered front porch spanning the entire width of the front façade supported by slightly tapered wood columns on a half-height wall and open railing; and fenestration consisting of one-over-one double hung and single lite casement wood frame and sash windows.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the buildings on site are historically significant as part of a constraints analysis for future development. The property consists of a one-and-one-half story Craftsman style house built c.1912 addressed at 4637 North Avenue, and a one story Craftsman style house built in 1925 addressed at 4635 North Avenue.

The historic name of the resource located at 4637 North Avenue, the Harry and Leola Glover House, has been identified consistent with the Board's adopted naming policy and reflects the name of Harry and Leola Glover, who constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the buildings at 4635 and 4637 North Avenue are not significant under any HRB Criteria. Staff concurs that the property at 4635 North Avenue is not significant under any HRB Criteria; however staff disagrees with the applicant's determination regarding 4637 North Avenue, and finds that the house is a significant historical resource under HRB Criterion C. 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 finds no evidence to suggest that the buildings at 4635 North Avenue and 4367 North Avenue would be considered a special element of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Staff concurs, and therefore does not recommend designation under HRB Criterion A.

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

The applicant's report finds no evidence to suggest that the buildings at 4635 North Avenue and 4367 North Avenue are associated with significant persons or events. Staff concurs, and therefore does not recommend designation under HRB 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.

Sited at the front of the lot, 4637 North Avenue is a one-and-one-half story Craftsman style house built c.1912 and features a steeply pitched side gable roof with asphalt shingles; overhanging eaves; exposed rafter tails; triangular wood braces at the gable peak and ends; a centered, front-facing shed roof dormer with exposed rafter tails and three one-over-one double hung wood frame and sash windows; narrow wood lap siding over wood frame construction; and a concrete foundation. A covered front porch spans the entire width of the front façade and is supported by

slightly tapered wood columns on a half-height wall and open railing. The entry door is centered on the façade and flanked by large fixed picture windows with 8-lite fixed upper panes. The north, side façade features a red brick chimney set forward of the ridgeline. Fenestration on this elevation consists of a tall one-over-one double hung wood window in the gable end flanked by two smaller one-over-one double hung wood windows. Small single lite wood casement windows are present on the ground floor. The south, side elevation features varying sizes of metal frame double hung windows in the original window openings. Finally, at the rear elevation a sun porch addition that was subsequently enclosed is located at the north east corner and a front-facing gable addition is located where a one story rear porch once stood, based on Sanborn Map documentation. Fenestration at the rear elevation is limited and is comprised of metal double hung windows.

Modifications at 4637 North Avenue are limited to metal sash windows within the original openings on the south façade and the rear additions described above. The window replacements occurred within the original openings with a historically appropriate operation and do not impair the integrity of the building to a significant degree. The rear additions are not readily visible and do not appear to have impacted significant character defining features of the building. The applicant has submitted an email to staff (Attachment 2) which states that the home may be a Sears Kit Home, and is a “common, unremarkable, mass-produced, and altered example of this type of design/construction, the home is not architecturally significant and not eligible for local designation.” A photo of a Sears Kit Home is included in the email. While it cannot be confirmed at this time whether or not the house is a Sears Kit Home, the fact remains that the house continues to convey the character defining features of the Craftsman style and retains sufficient integrity from its c.1912 date of construction. Therefore, staff recommends designation of the Harry and Leola Glover House at 4637 North Avenue under HRB Criterion C.

Sited at the rear of the lot nearer the south property line, 4635 North Avenue is a one story Craftsman style house built in 1925 and features a medium pitch gable roof with asphalt shingles; overhanging eaves; boxed rafter tails; slatted attic vents in the gable ends; narrow wood lap siding over wood frame construction; a stucco-coated masonry chimney; and a concrete foundation. A recessed porch is located at the southwest corner and is supported by a simple squared wood column on a half-height wall at the corner. Wood lattice has been added at the porch opening for privacy. Two entry doors are located at the porch, one on the west-facing wall and one on the south-facing wall. Fenestration consists of one-over-one double hung wood frame and sash windows, fixed wood frame windows with divided lite uppers, single lite wood casement windows, and one pop-out window at the rear elevation. Modifications at 4635 North Avenue are minimal and consist of the pop-out window at the rear and the lattice added at the porch. While the house does embody some distinctive characteristics of the Craftsman style, it is staff's position that the house does not embody a sufficient number or quality of characteristics to be eligible for individual designation as a Craftsman style resource. Further, 4635 North Avenue, which was built 13 years after the construction of 4637 North Avenue by a different owner, has no significant historical association with the original house. Therefore, staff does not recommend designation of the house at 4635 North Avenue 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 applicant's report was unable to identify an architect or builder for the house located at 4637 North Avenue. A Notice of Completion was filed in 1925 for the construction of 4635 North Avenue, which was built by Jim C. Slaughter. By the mid-1930s, Slaughter would form a design/build partnership with Ralph Frank and Ralph Hurlburt under the name Hurlburt, Frank and Slaughter. The construction of the subject house at 4635 North Avenue occurred prior to Slaughter's partnership with Hurlburt and Frank. It should be noted that while Frank and Hurlburt had been established as Masters, neither the firm of Hurlburt, Frank and Slaughter nor Slaughter himself have been established as such. In addition, there is insufficient evidence at this time to establish Slaughter as a Master. Therefore, staff does not recommend designation under HRB Criterion D.

OTHER CONSIDERATIONS

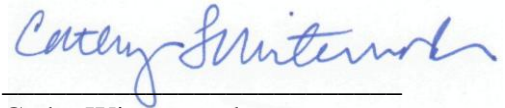
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract. As the property addressed at 4365 North Avenue is not recommended for designation, it would not be eligible for inclusion in the Mills Act calculations and demolition of the building would be permitted without a Site Development Permit to allow future development at the site consistent with the Standards.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Harry and Leola Glover House, located at 4637 North Avenue, be designated with a period of significance of c.1912 under HRB C as a resource that embodies the distinctive characteristics of the Craftsman style and retains integrity. It is further recommended that the house located at 4635 North Avenue not be designated, as the building does not meet designation criteria. 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 Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment(s):

1. Draft Resolution
2. Email from Scott Moomjian dated Tuesday, July 26, 2011
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 8/25/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/25/2011, to consider the historical designation of the **Harry and Leola Glover House** (owned by Michael and Margaret Shoecraft, 8905 Gainsborough Avenue, San Diego, CA 92129) located at **4637 North Avenue, San Diego, CA 92116**, APN: **445-041-06-00**, further described as BLK 25 LOT 15 & LOT 16 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 Leola Glover House on the following findings:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its c.1912 period of significance. Specifically, the resource exhibits a steeply pitched side gable roof; overhanging eaves; exposed rafter tails; triangular wood braces at the gable peak and ends; a centered, front-facing shed roof dormer with exposed rafter tails; narrow wood lap siding over wood frame construction; a brick chimney; a covered front porch spanning the entire width of the front façade supported by slightly tapered wood columns on a half-height wall and open railing; and fenestration consisting of one-over-one double hung and single lite casement wood frame and sash 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 as Designated Historical Resource **Site No. 0**. The property addressed at 4635 North Avenue located at the rear of the lot does not meet designation criteria and was not designated.

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: _____
KEITH BAUERLE
Deputy City Attorney

Stanco, Kelley

From: Scott Moomjian [smoomjian@earthlink.net]
Sent: Tuesday, July 26, 2011 8:58 AM
To: Stanco, Kelley
Cc: John Kudela
Subject: North Avenue as a Sears Kit Home

Hello Kelley:

Based upon common physical characteristics of other known Sears Kit Homes, we have reason to believe that the 4637 North Avenue building (constructed c.1912) was constructed as a Sears Kit Home (see similar example below). According to one source, "between 1908 and 1940, Sears sold about 70,000 homes in 48 states through their mail-order Modern Homes program, with 370 designs....Sears kit homes were shipped via boxcar and came with a 75-page instruction book. Each kit contained 10,000 - 30,000 pieces and the framing members were marked to facilitate construction." We believe that as a common, unremarkable, mass-produced, and altered example of this type of design/construction, the home is not architecturally significant and not eligible for local designation.

Please do not hesitate to contact me should you have any questions.

Thank you.

Scott



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