

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: January 14, 2010

TO: Historical Resources Board

FROM: Kelley Saunders, Senior Planner, Historical Resources

SUBJECT: ITEM 7 – Ralph Hurlburt/Alexander Schreiber Spec House #1 Interiors

The Ralph Hurlburt/Alexander Schreiber Spec House #1 located at 3917 Hawk Street was designated under HRB Criterion C as an example of Colonial Revival style architecture, and Criterion D as a notable work of Master Designer Ralph Hurlburt and Master Builder Alexander Schreiber on August 27, 2009. At this hearing, members of the Board encouraged the property owners to come back to the HRB and include interior elements of the house in the designation as well, if they were interested in doing so. The property owners indicated that they were amenable to this.

The property owner has since submitted to staff the attached addendum to the historical report, which indicates the areas of the interior that the owner wishes to add to the existing designation under Criteria C and D. The features in the living room and dining room proposed to be included are:

- The gumwood crown molding, window trim and baseboards in both rooms;
- The oak floors in both rooms;
- The tile fireplace, gumwood mantle, hearth, and adjacent built-in gumwood secretary/telephone desk and bookcase on the north wall of the living room;
- The built-in gumwood china cabinet/buffet on the east wall of the dining room; and
- The gumwood interior doors and French doors between the living room and dining room.

Staff has reviewed the attached addendum and conducted a site visit to the interior of the property and recommends the addition of these interior elements to the existing designation under HRB Criteria C and D based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining interior features of Colonial Revival style architecture and retains integrity from its 1920 period of significance.
2. The interior of the resource is representative of a notable work of Master Designer Ralph Hurlburt and Master Builder Alexander Schreiber and retains integrity as it relates to the original design.



Kelley Saunders
Senior Planner

Attachments: 1. Draft Resolution
2. Staff report dated August 14, 2009
3. Addendum to historical report prepared by the property owners

RESOLUTION NUMBER N/A
ADOPTED ON 1/28/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/28/2010, to consider the historical designation of the interior of the **Ralph Hurlburt/ Alexander Schreiber Spec House # 1** (owned by Chris & Julia Pallia, 10537 Sand Crab Place, San Diego, CA 92130) located at **3917 Hawk Street, San Diego, CA 92103**, APN: **444-614-03-00**, further described as the south fifteen feet of Lot 5, all of Lot 6 and the north ten feet of Lot 7 in Block 75 of Arnold and Choate's Addition according to Map no. 334 filed in the office of the County Recorder of San Diego County, November 29, 1872. Also the east 10 feet of Hawk Street adjoining said Lots on the west closed November 23, 1914, by Resolution no. 18617 of the Common Council of the City of San Diego, in the City of San Diego, County of San Diego, State of California; and

WHEREAS, the property was designated by the Historical Resources Board on August 27, 2009 and added to the Register of Designated Historical Resources as **Site No. 929** under HRB Criterion C as an example of Colonial Revival style architecture, and Criterion D as a notable work of Master Designer Ralph Hurlburt and Master Builder Alexander Schreiber (Resolution Number R-09082705), and

WHEREAS, the property owner has submitted a supplemental nomination for specific interior elements in the living room and dining room; 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, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) and as such any modifications to interior elements so designated shall be approved by the City; this includes painting, sanding, refinishing, repair or replacement of any interior features identified in finding (1) of this resolution.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the interior of the Ralph Hurlburt/ Alexander Schreiber Spec House # 1 on the following findings:

(1) The interior of the property is historically significant under CRITERION C as it embodies distinctive characteristics of Colonial Revival style architecture through the retention of character defining features and retains architectural integrity from its period of significance, the construction date of 1920. Specifically, the house retains the following features in the dining room and living room: gumwood crown molding, window trim and baseboards in both rooms; oak floors in both rooms; the tile fireplace, gumwood mantle, hearth, and adjacent built-in gumwood secretary/telephone desk and bookcase on the north wall of the living room; built-in gumwood china cabinet/buffet on the east wall of the dining room; and gumwood interior doors and French doors between the living room and dining room. 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 interior of the property is historically significant under CRITERION D as a notable work of Master Designer Ralph Hurlburt and Master Builder Alexander Schreiber. Specifically, the house stands out as a rare and remarkably intact example of Hurlburt and Schreiber's collaboration. 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 those interior elements of the living room and dining room specifically identified in finding (1) of this

resolution, in addition to the parcel and exterior of the building previously designated with the adoption of Resolution Number R-09082705 as Designated Historical Resource **Site No. 929**.

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:

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

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

BY: _____
NINA FAIN
Deputy City Attorney

DRAFT