



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: July 9, 2015 REPORT NO. HRB-15-030

ATTENTION: Historical Resources Board  
Agenda of July 23, 2015

SUBJECT: **ITEM #7 – May Somers Candee Spec. House #1**

APPLICANT: Medina Investments and Development represented by Scott A. Moomjian

OWNER: Cooper Rentals LLC and Josephine E. Cooper

LOCATION: 3612-3614 4<sup>th</sup> Avenue and 3616-3618 4<sup>th</sup> Avenue, 92103, Uptown  
Community, Council District 3

DESCRIPTION: Consider the designation of the May Somers Candee Spec. House #1  
located at 3616-3618 4<sup>th</sup> Avenue as a historical resource.

**STAFF RECOMMENDATION**

Designate the May Somers Candee Spec. House #1 located at 3616-3618 4<sup>th</sup> Avenue as a historical resource with a period of significance of 1902 under HRB C. The building located at 3612-3614 4<sup>th</sup> Avenue and the associated detached garage is excluded from the designation. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie Vernacular style and retains a good level of architectural integrity from its 1902 period of significance. Specifically, the resource maintains its low pitched hipped roof with a wide overhanging eave, horizontal lines, wood lap siding, wood tripartite double hung windows, angled bay windows, and a recessed front porch with square support columns.

**BACKGROUND**

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The buildings are located in the Hillcrest community in a neighborhood of mixed multi-family residential and commercial uses.

The building is located on APN 452-285-17-00. The properties were identified in the 2007 Draft Uptown Survey. The building addressed as 3612-3614 4<sup>th</sup> Avenue was given a Status Code of 5S3, “Appears to be individually eligible for local listing or designation through survey evaluation.” The building at 3616-3618 4<sup>th</sup> Avenue was given a Status Code of 5B, “Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.”

The property at 3612-3614 4<sup>th</sup> Avenue was evaluated by staff and cleared through the Potential Historic Resource Review process. This property dates to 1937 and was constructed in the Minimal Traditional style.

The historic name of the resource at 3616-3618 4<sup>th</sup> Avenue, the May Somers Candee Spec. House # 1 has been identified consistent with the Board’s adopted naming policy and reflects the name of May Somers Candee who constructed the property as a speculation house.

### ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian, which concludes that the resource is not significant under any HRB Criteria. Staff does not concur and believes that the house at 3616-3618 4<sup>th</sup> Avenue is a significant historical resource under HRB Criterion C, but not HRB Criterion A, B, D, E, or F. 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.*

Research into the history of the property at 3616-3618 4<sup>th</sup> Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City’s or Uptown’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 3616-3618 4<sup>th</sup> Avenue did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for 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.*

Constructed in 1902 in the Prairie Vernacular style, the house is two stories clad in wood lap siding. The house features a low pitched hipped roof sheathed with dimensional asphalt shingles with a wide overhanging eave. The house was designed with horizontal lines as evidenced by

the low pitched roof, horizontal band at the first floor sill height and the use of the tripartite windows on the second floor. The recessed front entrance is located at the northeast corner creating an off center front entrance. The front porch is supported by two squared columns that rest upon a low wall. The front porch features two single light, wood and glass French door entrances. The southeastern portion of the first floor features an angled bay window. The bay has a fixed two-light window flanked by 1/1 double hung windows. The second floor of the front façade features identical tripartite windows.

The north façade of the house features a number of windows and a bay window towards the rear that matches the front façade. The south façade features a similarly placed bay window on the first floor and a single fixed, two-light window at the southeast corner. The upper floor features two evenly spaced tripartite window that match the front façade. Between 1906 and 1921 an addition was added to the rear of the house that protrudes slightly from the south side.

Modifications to the property include a rear addition, a wood lattice connecting 3612-3614 4<sup>th</sup> Avenue with 3616-3618 4<sup>th</sup> Avenue, and construction of a detached duplex identified as 3612-3614 4<sup>th</sup> Avenue which was cleared by staff. Additionally, in ca. 1926 the house was converted to a duplex and likely a secondary door was added to the front porch at this time.

The Prairie style originated in Chicago and was popular primarily in the Midwest for the early part of the 20<sup>th</sup> century. An indigenous American style, the Prairie School shared the ideals of the British Arts and Crafts movement and was popularized by architects including Frank Lloyd Wright, George Maher and others. Character defining features of Prairie style architecture include low-pitched, usually hipped roofs, wide overhanging eaves, and façade detailing emphasizing horizontal lines. A house termed as vernacular is not designed by an architect and is generally designed and built by either a builder or a property owner.

Significance Statement: The house continues to convey the historic significance of the Prairie Vernacular style by embodying the historic characteristics associated with the style; including low pitched hipped roof with a wide overhanging eave, horizontal lines, wood lap siding, wood tripartite double hung windows, angled bay windows, and a recessed front porch with square support columns. Therefore, staff recommends designation under HRB Criteria C.

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

Research into the construction of the property at 3616-3618 4<sup>th</sup> Avenue failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 3616-3618 4<sup>th</sup> Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

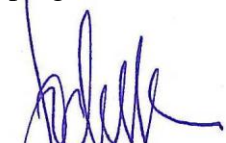
The property at 3616-3618 4<sup>th</sup> Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

#### 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 May Somers Candee Spec. House #1 located at 3616-3618 4<sup>th</sup> Avenue be designated with a period of significance of 1902 under HRB Criterion C as a good example of a Prairie Vernacular style house. The building located at 3612-3614 4<sup>th</sup> Avenue and the associated detached garage is excluded from the designation. 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.



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Jodie Brown, AICP  
Senior Planner



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Kelley Stanco  
Senior Planner/HRB Liaison

JB/ks

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 7/23/2015

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/23/2015, to consider the historical designation of the **May Somers Candee Spec. House #1** (owned by Cooper Rentals LLC and Josephine E. Cooper, 4380 N. Talmadge Drive, San Diego, CA 92116) located at **3612-3614 4th Avenue and 3616-3618 4th Avenue, San Diego, CA 92103**, APN: **452-285-17-00**, further described as BLK 9 LOT 15 N 1/2 LOT 14 & ALL 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 May Somers Candee Spec. House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics Prairie Vernacular style and retains a good level of architectural integrity from its 1902 period of significance. Specifically, the resource maintains its low pitched hipped roof with a wide overhanging eave, horizontal lines, wood lap siding, wood tripartite double hung windows, angled bay windows, and a recessed front porch with square support columns. 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 designation shall exclude the building located at 3612-3614 4<sup>th</sup> Avenue and the associated detached garage.

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: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
INGA LINTVEDT,  
Deputy City Attorney