



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: June 14, 2012 REPORT NO. HRB-12-039

ATTENTION: Historical Resources Board
Agenda of June 28, 2012

SUBJECT: **ITEM #7 – George Hawley Investment Co./Hurlburt and Tifal Spec. House #1**

APPLICANT: Carole A. Bunker Trust represented by Legacy 106, Inc

LOCATION: 2140 Upas Street, 92104, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the George Hawley Investment Co./Hurlburt and Tifal Spec. House #1 located at 2140 Upas Street as a historical resource.

STAFF RECOMMENDATION

Designate the George Hawley Investment Co./Hurlburt and Tifal Spec. House #1 located at 2140 Upas Street as a historical resource with a period of significance of 1926 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a cross gable roof with an irregular foot print, sand finish stucco exterior with half timbering in the gable end, decorative brick work, diamond paned leaded glass casement windows, and an arched front door.
2. The resource is representative of a notable work of Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal and retains integrity as it relates to the original design. Specifically, the resource is prominently located at the corner of Upas and Mississippi Streets across from Balboa Park. The house displays decorative diamond paned leaded glass casement windows, decorative brick at the windows sill and randomly placed on the chimney, a cross gable roof with a prominent arched front entry.

Development Services Department

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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 at the corner of Upas and Mississippi Streets across from Balboa park in a single family neighborhood.

The historic name of the resource has been identified consistent with the Board's adopted naming policy and reflects the name George M. Hawley Investment Company who constructed the house as a speculation house and the name of Ralph E. Hurlburt, a Master Designer, and Charles H. Tifal, a Master Builder.

ANALYSIS

A historical resource research was prepared by Legacy 106, Inc. which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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 1926 at the corner of Upas and Mississippi Streets in the Tudor Revival style, the house features an irregular floor plan with a cross gable roof. The roof is sheathed with brown dimensional asphalt shingles and the exterior walls feature sand stucco with half timbering in the gable ends. The windows are wood casement with diamond paned leaded glass on the south and east elevations and 8-lights on the west elevation. The window sills have brick sills and two of the windows feature wood shutters. Brick is also placed randomly on the chimney.

The front door is prominently located in a small gable entrance. The door is a vertical wood paneled arched door with a wicket and iron detailing. The front door is accessed via a raised cement porch outlined by brick in a soldier course and a winding scored sidewalk. The front door is complimented by the arched windows on either side of the chimney.

The rear of the house features the U-shaped floor plan with a patio constructed between the projecting gables. The house also features a two car garage at the northwest corner. The garage has a gable roof with a stucco exterior and two sets of carriage style doors. The carriage style doors are a flat wood doors with a small square window in each door.

The house has had a few modifications which include modification to the roofing material, the original roof was a staggered wood shingle roof), rear patio roof, interior remodel which included the replacement of the rear divided light wood door with a similar door in metal and the addition of a sliding glass door at the rear. A water fountain was also added to the east lawn. Overall, the modifications are limited in scope and do not impact the historic resource.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style

houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include the use of stucco as well as wood cladding and veneer, depending upon the subtype, and tall wood windows. Decorative half-timbering is present on only about half of the examples. The house continues to convey the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style; therefore, staff recommends designation under Criteria C.

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

Constructed in 1926 by Master Builder Charles H. Tifal and designed by Master Designer Ralph E. Hurlburt, the house was marketed by George M. Hawley Investment Company as a speculation house.

Charles H. Tifal was born in 1882 in Wisconsin and relocated to San Diego in approximately 1920. In the early 20s, Hurlburt and Tifal designed and constructed structures, primarily high-end custom residences, in a myriad of styles. In 1942 Tifal was no longer working with Hurlburt but was partnered with Scott King. The firm of Tifal and King installed the Alvarado Road Pump House, cottage, and garage. Charles Tifal died at the age of 86 in 1968. There are currently 7 houses built by Tifal and listed on the local register.

- HRB Site #613-Alfred LaMotte/Hurlburt and Tifal House, 3557 3rd Avenue
- HRB Site #697-Edwin and Rose Emerson/Hurlburt and Tifal House, 2645 28th Street
- HRB Site #824-Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House, 3133 28th Street
- HRB Site #904-Frederick and Helen Thompson/Charles H. Tifal House, 1232 Myrtle
- HRB Site #906-John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #1, 2315 Fort Stockton Drive
- HRB Site #933-John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2, 4370 Trias
- HRB Site #1008-054-North Park Dryden Historic District Contributor, 3404 Pershing

Ralph E. Hurlburt was born in 1888 in Nebraska. He was trained by his grandfather in the construction trade. In 1916, he married and relocated to San Diego. Upon arrival, he was involved in real estate financing and law and later transferred to architectural design. Early in his career, Hurlburt partnered with builder Charles H. Tifal, a partnership that lasted until shortly before Hurlburt's death in 1942. There are currently 10 houses designed by Ralph E. Hurlburt listed on the local register.

- HRB Site #464-The Wonder House of Stone, 4386 Adams Avenue
- HRB Site #523-James C. & Lillie Byers / Ralph E. Hurlburt House, 4230 Arguello Street
- HRB Site #613-Alfred LaMotte/Hurlburt and Tifal House, 3557 3rd Avenue
- HRB Site #697-Edwin and Rose Emerson/Hurlburt and Tifal House, 2645 28th Street
- HRB Site #824-Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House, 3133 28th Street
- HRB Site #906-John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #1, 2315 Fort Stockton Drive
- HRB Site #929- Ralph Hurlburt/ Alexander Schreiber Spec House # 1, 3917 Hawk Street

- HRB Site #933-John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2, 4370 Trias
- HRB Site #948- Ralph Hurlburt/ Alexander Schreiber Spec House #2, 3907 Hawk Street
- HRB Site #1008-054-North Park Dryden Historic District Contributor, 3404 Pershing

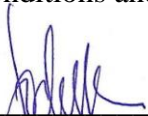
The subject property, 2140 Upas Street, is a notable work of Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal, in the Tudor Revival style. Based on the research provided in the applicant’s historical report, as well as staff’s own research and field visit, staff recommends designation of the George Hawley Investment Co./Hurlburt and Tifal Spec. House #1 as a significant historical resource 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 George Hawley Investment Co./Hurlburt and Tifal Spec. House #1 located at 2140 Upas Street be designated with a period of significance of 1926 under HRB Criterion C as a resource embodying the distinctive characteristics through the retention of character defining features of Tudor Revival style and under Criterion D as representative of a notable work of Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal. 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.



 Jodie Brown, AICP
 Senior Planner



 Cathy Winterrowd
 Principal Planner/HRB Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/28/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/28/2012, to consider the historical designation of the **George Hawley Investment Co. / Hurlburt and Tifal Spec. House #1** located at **2140 Upas Street, San Diego, CA 92104**, APN: **453-361-08-00**, further described as BLK 20 LOTS 8-12 ST CLSD ADJ& 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 George Hawley Investment Co./ Hurlburt and Tifal Spec. House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics resource embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a cross gable roof with an irregular foot print, sand finish stucco exterior with half timbering in the gable end, decorative brick work, diamond paned leaded glass casement windows, and an arched front door. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of a notable work of Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal and retains integrity as it relates to the original design. Specifically, the resource is prominently located at the corner of Upas and Mississippi Streets across from Balboa Park. The house displays decorative diamond paned leaded glass casement windows, decorative brick at the windows sill and randomly placed on the chimney, a cross gable roof with a prominent arched front entry. 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: _____
KEITH BAUERLE
Deputy City Attorney