

Planning Department

# Melhorn & Son Historic District Property Owner Workshop & Webinar

August 11<sup>th</sup> and 15<sup>th</sup>, 2018

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# Presentation Overview

- ◆ **Understanding Historic Districts**
- ◆ **The History and Significance of the Melhorn & Son Historic District**
- ◆ **The Process for Establishing a New Historic District**
- ◆ **How a Historic District Impacts Property**
- ◆ **Schedule**
- ◆ **Questions**



# Understanding Historic Districts

## What is a Historic Resource?

- Building, Site, Structure, Object, Landscape or District
- Meet One or More of the City's Designation Criteria
  - A: Special Element of Development
  - B: Significant Person or Event
  - C: Architecture
  - D: Work of a Master
  - E: Eligible for or Listed on State or National Register
- Must Retain Integrity
  - Not Significantly Altered Since Its Period of Significance



# Understanding Historic Districts

## A Geographically Defined Concentration Of Resources

- Collectively Convey Significance Under Designation Criteria.
- Individual Buildings May Not Be Significant In Their Own Right.

## The Sum of Its Parts

- Contributing Resources that Convey the Significance of the District.
- Non-Contributing Resources that Do Not.

## All Properties Regulated

- Contributors More, Non-Contributors Less.



# Understanding Historic Districts

## Initially Identified Through Reconnaissance Survey...

- General Historic Context of the Survey Area
- A "Windshield Survey" Noting the General Distribution of Buildings; Does Not Provide Parcel-Specific Information



## ...Verified Through Intensive Survey

- Identifies Precisely and Completely all Historic Resources in the Area
- Detailed Background Research
- Thorough Inspection and Documentation of all Historic Properties
- Produce all the Information Needed to Evaluate and List

# Understanding Historic Districts

## Components of a Historic District Nomination

- Historic Context Statement
- Statement of Significance
- Period of Significance
- Geographic Boundary Description and Justification
- Survey
- Classification of Contributing and Non-Contributing Resources



# Understanding Historic Districts



## Historic Context Statement

- Places the Historical and Architectural Development of the District Within a Broader Neighborhood, City -Wide, and Sometimes State or National Context.

## Statement Of Significance

- Evaluates the Historic District Under the City's Designation Criteria A-E.

## Period Of Significance

- Captures the Period of Time Reflected in the Statement of Significance.

## Geographic Boundary Description And Justification

- Must be Based Upon a Shared Relationship Among the Properties Constituting the District, as Established by the Historic Context and Statement of Significance.
- Contiguous, May be Adjusted Based on Concentrations of Contributing Resources.

# Understanding Historic Districts

## Survey

- Each Property Documented on Department of Parks and Recreation (DPR) Forms

## Classification of Contributing Resources

- Built Within Period of Significance and Retain Integrity
- Convey Why District is Significant

## Classification of Non-Contributing Resources

- Built Outside Period of Significance
- Built Within Period of Significance and Do Not Retain Integrity
- Do Not Convey Why District is Significant





# Understanding Historic Districts

## Modifications that Likely Will Not Result in Non-Contributing Status

- Non-Historic Window Replacements in Original Openings
- Enclosing a Porch with Glazing and Leaving All Framing and Walls Intact
- Replacing Historic Stucco with an Inappropriate Stucco Texture

## Modifications that Likely Will Result in Non-Contributing Status

- Window Replacements in Altered Openings
- Enclosing a Porch with Solid Walls and/or Demolishing the Original Exterior Wall
- Replacing One Siding Type with Another (i.e. Stucco to Wood, Wood to Aluminum, etc.)
- Significant Cumulative Modifications

# Questions?



# History & Significance of the Melhorn & Son Historic District

## Late 19<sup>th</sup> Century

- Marked by Boom and Bust Cycles
- Speculative Subdivisions and Development

## University Heights

- College Hill Land Association Formed 1886
- University Heights Subdivision Filed 1888
- Development Floundered Until the Early 1900s
  - Reliable Water Source
  - Reliable Transportation (Streetcar)
- Population Boom and Housing Shortage in 1920s Due to 1915-1916 Exposition and Veterans Returning from World War I.

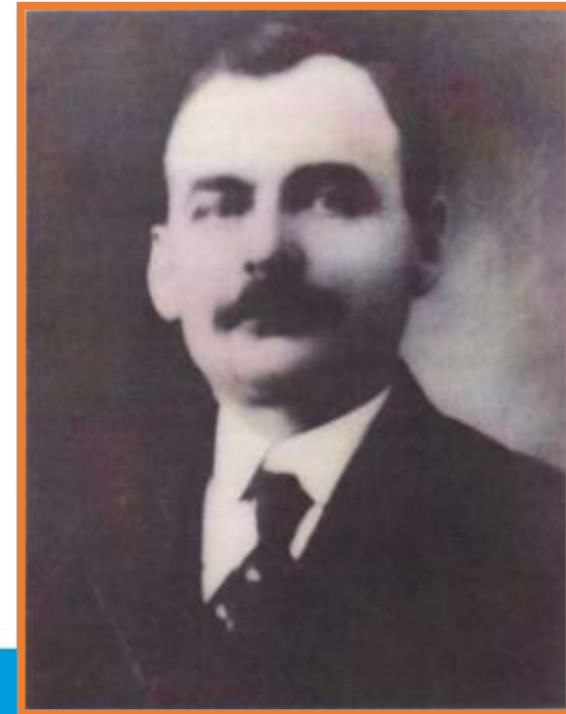
*Broadway between 5<sup>th</sup> & 6<sup>th</sup>.  
View Looking west.... 1887.*



# History & Significance of the Melhorn & Son Historic District

## Melhorn & Son

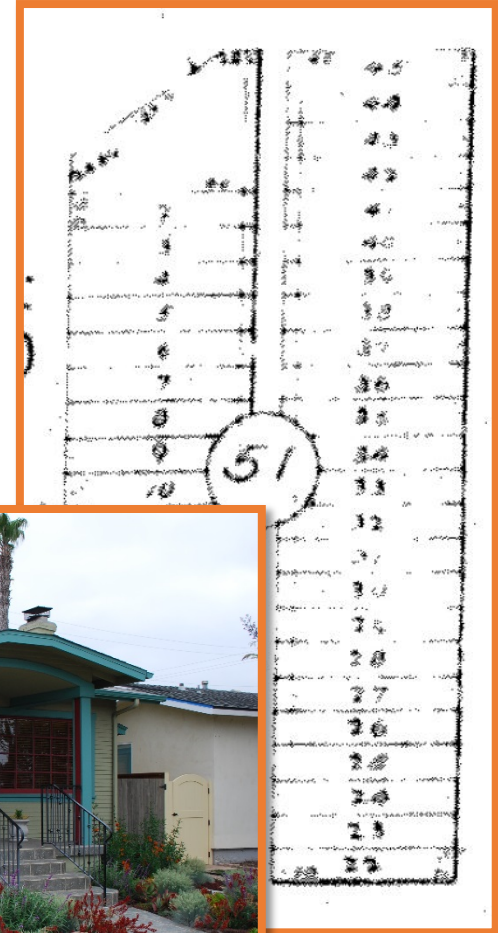
- Martin V. Melhorn Came to San Diego in 1910/1911.
- Immediately Started Work in Real Estate and Development as Partner of Bay City Construction Company.
- Formed Alberta Security Company in 1913 to Finance Construction.
- Martin Established His Own Development/Construction Company in 1916.
- Martin's Son William Joined him in 1922 and they Formed Melhorn & Son Construction.
- Built Larger Homes and Working Class Bungalows in Popular Styles.
- Established as Master Builders by the Historical Resources Board.

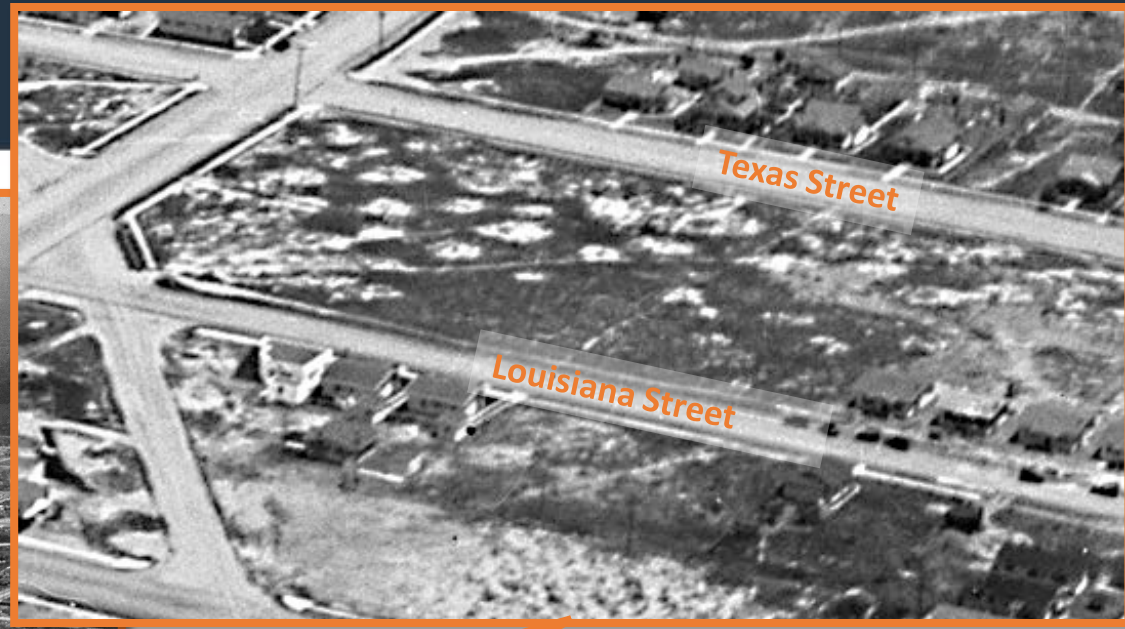


# History & Significance of the Melhorn & Son Historic District

## Development of the District

- In 1924, the Alberta Security Company Purchased Block 51 of University Heights
- Later that Same Year, the First Homes Were Constructed in the Craftsman Bungalow Style Along Louisiana and Texas Streets.
  - Homes Were Constructed on the Front 70-Foot of the Lots.
  - Lot & Block Books Indicate That the Lots Were Intentionally Developed to Provide Separate Lots and a New Street Along the Alley.





# History & Significance of the Melhorn & Son Historic District

## Development of the District

- The Vast Majority of Homes Along Louisiana Street and Texas Street – 25 of 30 - Were Completed in 1924 and 1925.
- Martin V. Melhorn Passed Away in August of 1925.
- William Completed Construction of the Last Homes on Texas Street in 1926.
  - Alberta Security Company was Dissolved and William Established His Construction Company.
  - William then Began Work on Shirley Ann Place, Which he Named After His Daughter and Built in the Spanish Eclectic Style.



# Significance of the Melhorn & Son Historic District

## Significant Under HRB Criterion A

- Historical Development
  - Reflection of Streetcar Suburban Development in Post-Expo/Post WWI Era.
- Economic Development
  - Reflection of the Efforts of Developer/Builder to Provide Working Class Housing on a Resubdivided Block Intended to Maximize Developable Lots During Housing Shortage.
- Architectural Development
  - Reflects Craftsman Architecture in a Vernacular, Working Class Expression, as well as Minimal Traditional Architecture Popularized During Depression.

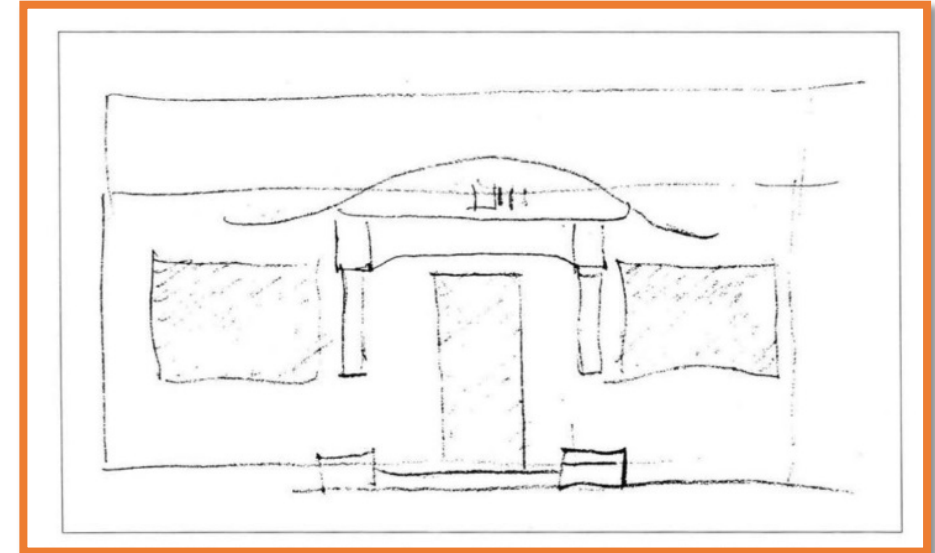




# Significance of the Melhorn & Son Historic District

## Significant Under HRB Criterion D

- Reflects the Notable Work of Two Master Builders, Martin V. Melhorn and William Melhorn.
  - Their Last Larger-Scale Collaborative Effort Building Modest Working Class Housing.
  - Exhibits the Design and Construction Which the Melhorns Were Noted For.
  - Represents a Unique Period of Transition for the Melhorn Family.



# Significance of the Melhorn & Son Historic District

## Periods of Significance

- Criterion A: 1924-1948
  - Construction through Build-Out
- Criterion D: 1924-1926
  - Melhorns' Involvement



# What About Expanding the Shirley Ann Place District?

## Shirley Ann Place Historic District

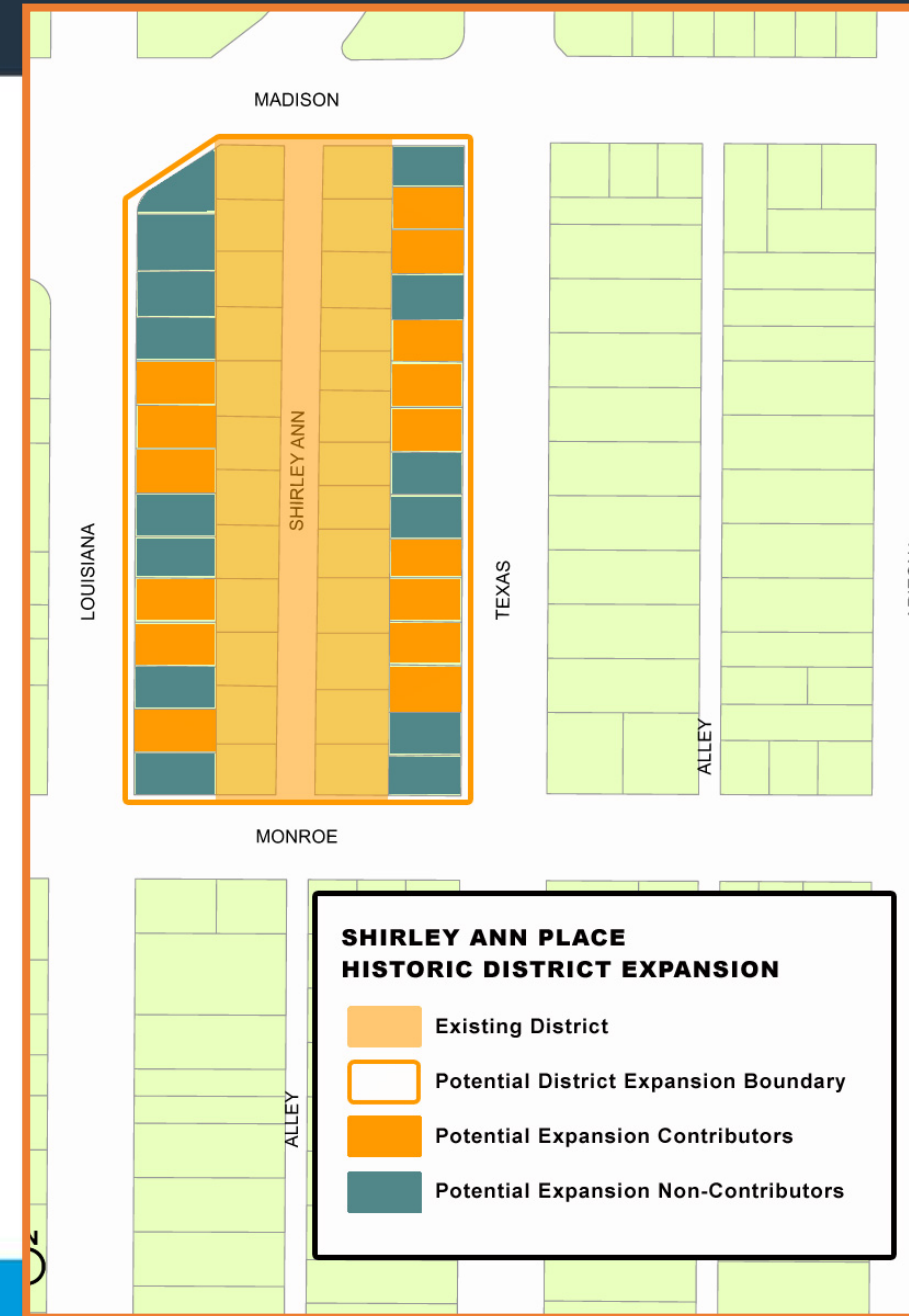
- Designated in 2000
- Criterion F
  - Well-preserved representation of a pre-planned post-WWI speculative tract housing development typical for its time.
  - Example of changing styles in the first half of the century (Spanish Eclectic and Minimal Traditional).
  - M.V. Melhorn & Son and William Melhorn
  - Period of Significance of 1920s and 1939-1949
- 25 Contributing Resources



# What About Expanding the Shirley Ann Place District?

## Shirley Ann Place Expansion Historic District

- Identified in 2016 North Park Survey
- Proposed Expansion to Existing District
  - Both Developed by Alberta Security Company/Melhorn
  - Developed Circa 1924-1934
  - Eligible Under HRB Criterion A
- 15 Contributing Resources
- 14 Non-Contributing Resources



# 2018 Intensive Survey & Evaluation of the New District

## Results

- Research Found a Similar Historic Context to the Shirley Ann Place Historic District.
- However, Subtle Yet Distinct Differences in the Significance of the Two Districts Emerged from the Research.

Shirley Ann Place Historic District	Melhorn & Son Historic District
Developed Beginning in 1926	Developed Beginning in 1924
Spanish Eclectic and Minimal Traditional	Craftsman/Colonial and Minimal Traditional
Built by William Melhorn Alone	Built by Melhorn & Son (Martin V. and William) Just Prior to Martin's Death

- Therefore, the Intensive Survey Area Has Been Identified as a New Historic District Enveloping the Existing Shirley Ann Place Historic District.

# Melhorn & Son Historic District

## Boundary

- Block 51 Along Louisiana Street and Texas Street.
- 29 Parcels
  - 21 Contributing Resources
  - 9 Non-Contributing Resources
- Envelops the Existing Shirley Ann Place Historic District



# Questions?



# The Process for Establishing a New Historic District

## Historical Resources Board

- Established by SDMC Section 111.0206
- Volunteer Board
  - Appointed by Mayor, Confirmed by Council
  - 11 Members
  - 2 Year Term; 4 Consecutive Terms
  - Required Professionals: Architecture, History, Architectural History, Archaeology, Landscape Architecture
  - Others with Special Interest in Historic Preservation
  - No More Than Three Historic Property Owners
- 6 Members Constitute a Quorum
- 3 Standing Subcommittees
  - Design Assistance, Policy, and Archaeology and Tribal Cultural Resources





# The Process for Establishing a New Historic District



HRB Policy Subcommittee	Reviews Context, Statement of Significance, Period of Significance and Boundary for Adequacy
Property Owner Workshop	Inform Property Owners of the District Nomination, the Process, the Responsibilities and Benefits of Designation and Answer Questions
Property Owner Polling	Poll Property Owners to Determine Level of Support
First HRB Hearing (Noticed)	Board Reviews the Adequacy of the Nomination and Discusses Classification of Contributing and Non-Contributing Resources
Second HRB Hearing (Noticed)	Board Finalizes the Classification of Properties and Designates the District
Appeal Period	Board Action to Designate May be Appealed to the City Council Within 10 Business Days of Board's Action

# Questions?



# How a Historic District Impacts Property

- ◆ Overview of Benefits and Responsibilities
- ◆ U.S. Secretary of the Interior's Standards
- ◆ Project Examples
- ◆ Permitting
- ◆ Mills Act and Other Benefits

# How a Historic District Impacts Property

## Overview of Benefits

- Indirect Benefits for All Properties:
  - Increased Property Values
  - Preservation of Community Character
- Direct Benefits for Contributing Resources:
  - Application of State Historic Building Code
  - Conditional Use Permits to Allow Otherwise Unpermitted Uses
  - Mills Act Property Tax Reduction
  - New Benefits to Allow Zoning Deviations

# How a Historic District Impacts Property

## Overview of Responsibilities

- Maintain the Property Consistent with City Regulations:
  - All Properties within a Historic District are Regulated
    - No “Opting-In” or “Opting-Out”
  - All Work within a Historic District Requires Review and Approval by the City’s Historical Resources Staff.
    - Permit exemptions no longer apply.
    - Historic review occurs concurrently with other reviewing/approval disciplines.
    - All modifications must comply with the US Secretary of the Interior’s Standards.



# How a Historic District Impacts Property

## US Secretary of the Interior's Standards for the Treatment of Historic Properties

- Federal Standards Used at all Levels of Government
- A Series of Concepts About Maintaining, Repairing, and Replacing Historic Materials, as well as Designing New Additions or Making Alterations.
- Intended to Apply to All Types of Resources
- Four Different Treatment Standards
  - **Preservation:** Halt further deterioration, but do not restore (aka stop the clock)
  - **Restoration:** Restore the building back to its appearance at a particular period in time (aka turn the clock back)
  - **Rehabilitation: Allow for continued use or adaptive reuse through new construction/additions (aka move the clock forward)**
  - **Reconstruction:** Accurately rebuild a missing historic resource (aka reset the clock)

# How a Historic District Impacts Property

## US Secretary of the Interior's Standards for Rehabilitation

- 10 Standards
- Different for Contributing and Non-Contributing Resources
  - More Limitations on Contributing Resources
    - Maintenance of original materials, character and massing is important.
  - Fewer Limitations on Non-Contributing Resources
    - Maintenance of original materials is not important, but compatibility with the character of the district is.

# How a Historic District Impacts Property

## US Secretary of the Interior's Standards for Rehabilitation

- Key Points

- Maintain and Repair Existing Historic Materials.
- Replace In-Kind when Repair is Not Possible.
- Retain Character Defining Features and Elements.
- Do Not Add "Historic Features" that were Not Present on the House Historically.
- New Additions Must Not Disrupt Character Defining Features or Spatial Relationships.
- New Additions Must be Compatible with the Character of the House but Differentiated.
  - Must always be able to distinguish the authentic historic resource from a later addition.
- New Additions Should be Reversible.



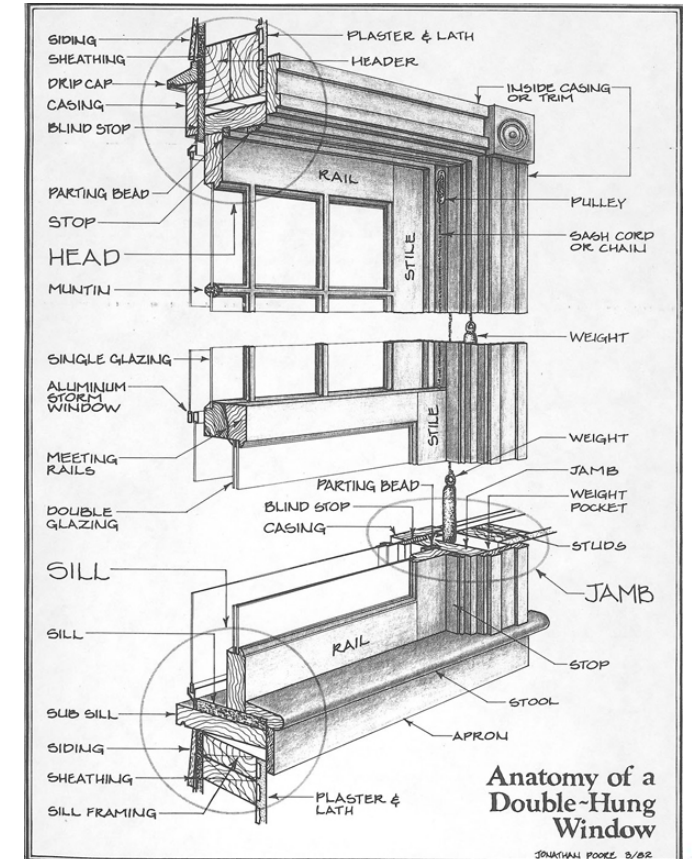


# How a Historic District Impacts Property

## US Secretary of the Interior's Standards for Rehabilitation

### Examples of Proper Treatment

- Maintain and Repair Existing Original Windows (Wood, Steel, etc):
  - Replace on a Limited Basis Only when Deteriorated Beyond Repair.
  - Replace In-Kind to Match Existing Material, Operation and Appearance.
- Maintain and Repair Existing Siding:
  - Wood Siding:
    - Replace on a limited basis only when deteriorated beyond repair.
    - Replace in-kind to match existing material and appearance.
  - Stucco
    - Patch and avoid complete re-stuccoing when possible.
    - Patch work and new stucco must match existing or historic finish and texture.

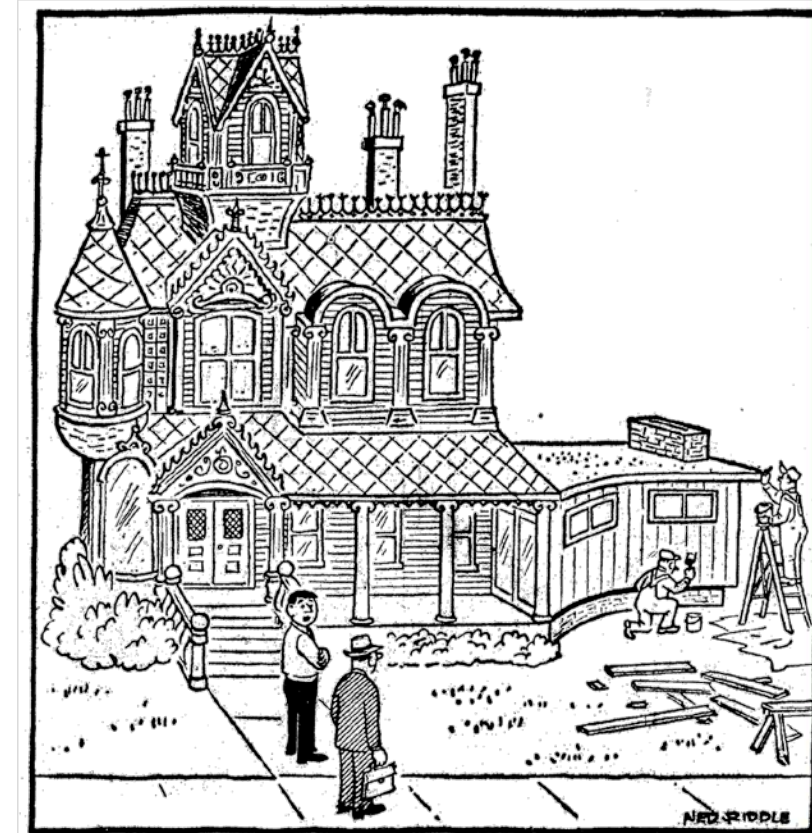


# How a Historic District Impacts Property

## US Secretary of the Interior's Standards for Rehabilitation

### Examples of Proper Treatment

- Additions:
  - Should be located away from publically visible facades.
  - Should be compatible with the character of the house but differentiated.
    - EX: Slightly different siding, different rafter/eave treatment, simplified windows.
  - Should not impact character-defining or unique features.
  - Should not overwhelm the existing house.
  - Should not try to copy existing house or make the existing house "more historic".
  - Should not be more ornate or detailed than the existing house.



*"Does it look too tacked-on?"*

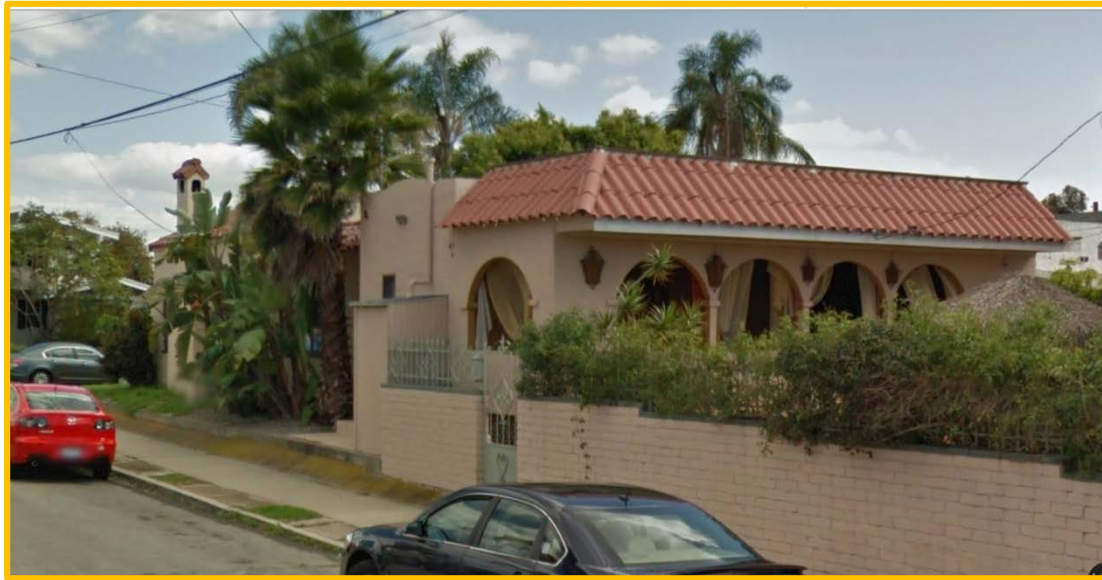
# How a Historic District Impacts Property

## US Secretary of the Interior's Standards for Rehabilitation

### Examples of Proper Treatment

- Garages:
  - Original Garages that Retain Integrity Must be Retained.
  - Additions to Garages are Permissible (Consistent with the “Additions” Bullet Points)
  - New Garages Can be Constructed (Consistent with the “Additions” Bullet Points)
- Fencing:
  - New Fencing Should Not Obscure Visibility of the House.
    - 3' at front and street side yards preferred, 3' solid and 3' open can be approved.
    - Design and materials should be consistent with the character of the house.

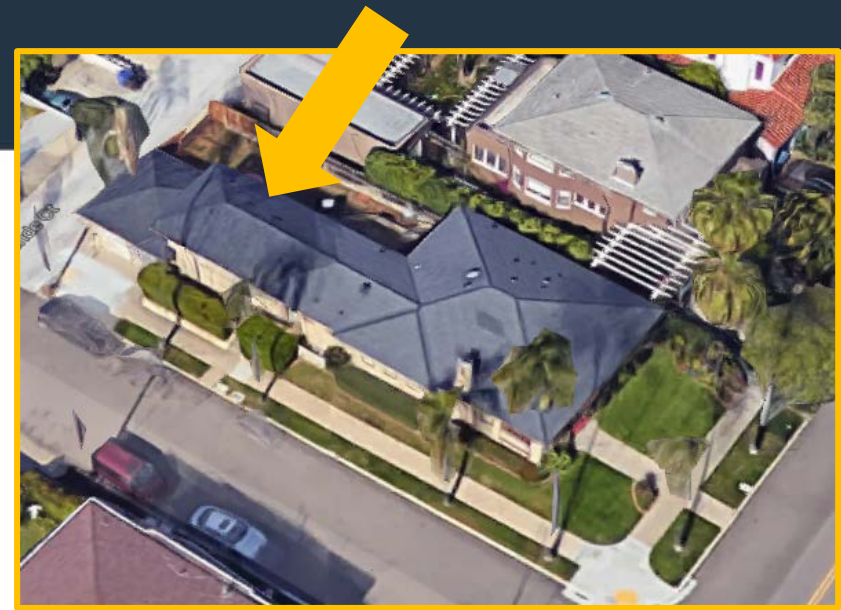
# How a District Impacts Property Project Examples



HRB Site #1008-061, 3448 Pershing Avenue: Removal & Replacement of Rear Porch Addn & New Rear Addn

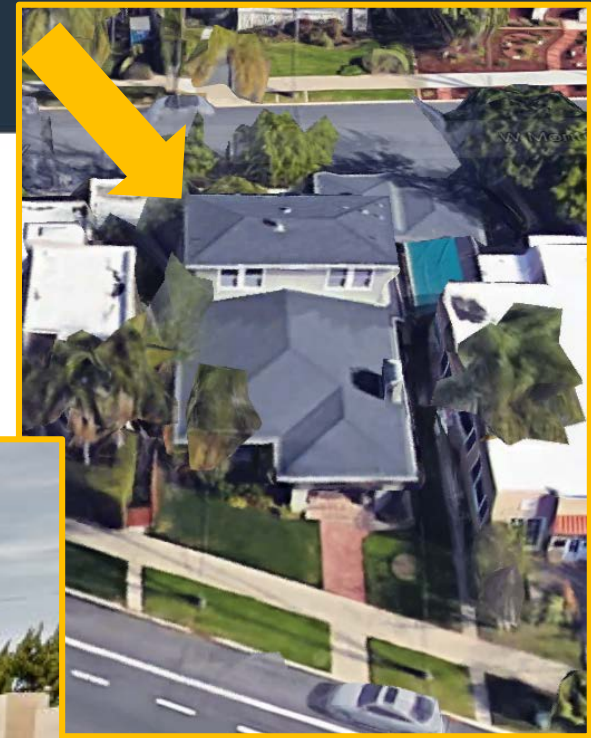
# How a District Impacts Property

## Project Examples



HRB Site #822-49, 2255 Fort Stockton Drive: One Story Rear Addition

# How a District Impacts Property Project Examples



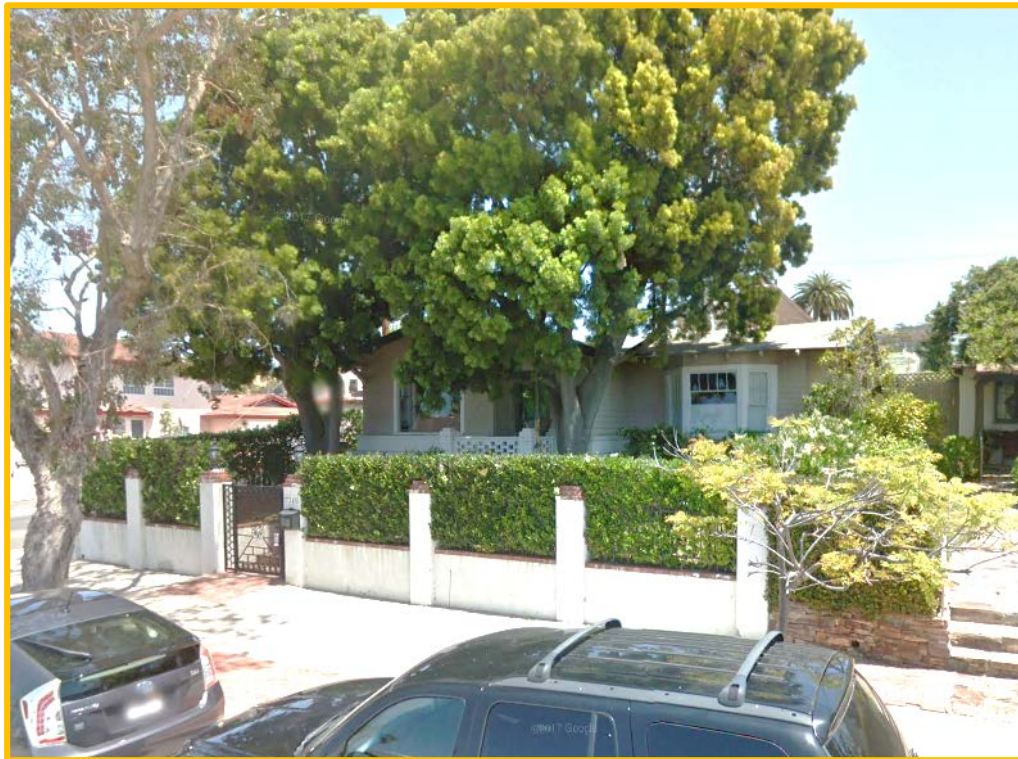
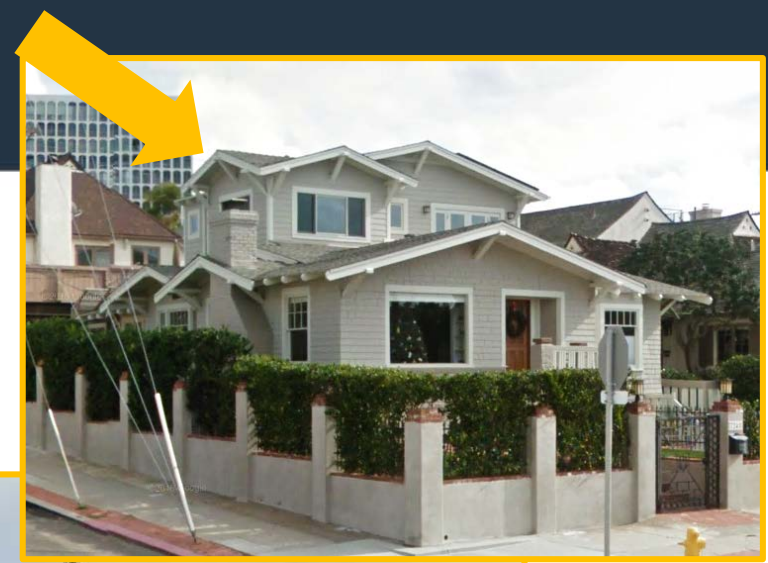
HRB Site #730 & 822-18, 1866 Fort Stockton Drive: Second Story Addition at Rear

# How a District Impacts Property Project Examples



HRB Site #526-128, 2608 San Marcos Blvd: 2 Story Addition at Rear with Roof Deck

# How a District Impacts Property Project Examples



HRB Site #498, 7245 Eads Avenue: Second Floor Addition, New Garage Below House



# How a District Impacts Property Project Examples



HRB Site #498, 7245 Eads Avenue: Second Floor Addition, New Garage Below House

# How a District Impacts Property

## Project Examples



HRB Site #526, 3150 Maple Street: New Construction on Non-Contributing Lot



# How a Historic District Impacts Property

## Permitting

- Most Improvements to a House in the City of San Diego Requires City Review and Permits, with Few Exceptions:
  - Small Accessory Buildings (Sheds, etc)
  - Walls and Fences (Within Height Limits)
  - Above-Grade Water Tanks, Pools and Spas
  - Paving, Decks and Platforms (Not More Than 30" Above Grade)
  - Patio Covers & Awnings (<300 sq ft)
  - Temporary Buildings
  - Some Interior Remodeling
  - Roofs Repair/Replacement (No Structural Element)
  - In-Kind Siding Repair <\$1000
  - Window Repair/Replacement (Same Opening, etc)
- Within a Historic District, this Work is Not Exempt from a Permit and Requires Review by Historic Staff
  - [Refer to Information Bulletin 581 for More Information](#)

# How a Historic District Impacts Property Permitting

- Early contact assistance:
  - Historic Resources staff encourages property owners to contact us and set up a meeting before developing a project and investing in plans.
  - Initial consultations to discuss a conceptual or future project and consistency with the U.S. Secretary of the Interior's Standards is a service provided at no cost.
- Project review fees once project is submitted:
  - Development Services Department fees applicable to all permits.
  - Only additional fee would be the hourly rate for Historic Resource staff review (\$161/hr).
    - Typically charged in 30 minute increments.
    - Most reviews for simple residential projects 30 min-2 hours.



# Questions?



# How a Historic District Impacts Property

## Mills Act

- Property Tax Reduction of 20%-70%
- 10 Year Contract, Automatically Renewed Every Year
- Requires Visibility from a Public Right-of-Way
- Requires Maintenance of the Property
- Requires All Work Be Consistent with the U.S. Secretary of the Interior's Standards and Approved by the City
- May Require Specific Restoration Elements
- Application Period of January 1 – March 31st
- Application Fee of \$471 With the Application
- Monitoring Fee of \$234 With Signature & Every 5 Years Thereafter



# Questions?



# Schedule for Melhorn & Son District District Processing



<input checked="" type="checkbox"/>	Policy Subcommittee	July 9, 2018
<input checked="" type="checkbox"/>	Property Owner Workshop	August 11, 2018
<input checked="" type="checkbox"/>	Property Owner Webinar	August 15, 2018
<input type="checkbox"/>	Property Owner Polling	August 15 <sup>th</sup> – September 5 <sup>th</sup> 2018
<input type="checkbox"/>	First HRB Hearing (Noticed)	September 27, 2018
<input type="checkbox"/>	Second HRB Hearing (Noticed)	October 25, 2018
<input type="checkbox"/>	Appeal Period	Within 10 Business Days of Board's Action



# Questions?

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