



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 7, 2024 REPORT NO. HRB-24-041

HEARING DATE: November 21, 2024

SUBJECT: **ITEM #3 – Florence Baker/Glen Funcheon House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Leary Thomas A Trust 07-11-01; represented by BFA Environmental Services

LOCATION: 3023 1st Avenue, Uptown Community, Council District 3
APN 452-615-04-00

DESCRIPTION: Consider the designation of the Florence Baker/Glen Funcheon House located at 3023 1st Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Florence Baker/Glen Funcheon House located at 3023 1st Avenue as a historical resource with a period of significance of 1929 under HRB Criteria C and D. The designation includes the modified detached 1929 garage. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1929 period of significance. Specifically, the resource features asymmetrical facades, varied roof forms of low-pitched cross-gabled and flat roofs, Mission tile roof covering, clay tile attic vents, cantilevering second-floor balcony with wood post-and-lintel and brackets, hand-troweled stucco exterior, deeply inset arched window and door openings, arched rusticated wooden entry door, divided-lite wooden French doors, arched casement wooden divided-lite windows, arched wooden windows with circular metal-framed glass units, decorative window shutters, and ornamental window grilles and metal window railing.
2. The resource is representative of the notable work of Master Builder Glen Funcheon and retains integrity as it relates to the original 1929 design. Specifically, the resource was designed during his most productive years as a builder and effectively demonstrated a matured taste in the Spanish Colonial Revival style and expresses the same exceptional quality of craftsmanship seen in his other known works.

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 was identified in the [2016 Uptown Historic Resources Survey Report](#) and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Florence Baker/Glen Funcheon House, has been identified consistent with the Board's adopted naming policy and reflects the name of Florence M. Baker, who constructed the house as her personal residence, and the name of Glen Funcheon, a Master Builder. Alice B. Gist was also the owner of the property at the time of construction and listed on the deed; however, she has never lived at the subject resource and staff is not recommending that she be included in the name of the resource.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 3023 1st Avenue is a two-story, Spanish Colonial Revival style residential building constructed in 1929 in the Uptown Community Planning Area. It was converted to a law office in the 2000s. Other buildings and structures present on site include a detached one-story garage, a rear yard fountain, and a raised back patio. The property is located in a developed residential neighborhood among similarly scaled single-family residences and low-rise apartments. The property is in its original location.

Since its construction in 1929, the property has been modified as follows: circa 1940s metal awning addition over the east elevation laundry room entrance; post-1974 detached garage conversion to a meeting space and stained-glass windows installation; post-1981 west elevation hardscape improvements and metal railing addition; and a circa 2005-2018 driveway hardscape replacement. Other site features like the rear yard fountain and a raised patio are absent from the Assessors

Building Record and are likely additions, date unknown. A retroactive application is currently being reviewed to permit the post-2006 garage door infill project.

A Historical Resource Research Report was prepared by BFS Environmental Services, which concludes that the resource is significant under HRB Criteria C and D, and staff concurs. 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.

The subject property was built by Master Builder Glen Funcheon in 1929 in the Spanish Colonial Revival Style. The roof is primarily low-pitched cross-gabled and covered in Mission tiles. A two-story flat roof wing projects from the east (rear) elevation and features a simple parapet. Roof details include exposed rafter tails and circular tile attic vents. The building is clad in a uniform hand-troweled stucco texture. A stucco-clad chimney is located at the south (side) elevation. Windows consist of wooden fixed and wooden divided-lite casement sets, both rectangular and arched. Some windows, such as those along the south, north, and west elevations, have decorative wooden shutters.

The west elevation is the primary elevation and features an asymmetrical façade, a second-floor cantilevering wooden post-and-lintel balcony with a wood railing and bracket detailing, a recessed arched entry with an arched rusticated paneled wooden door, arched and rectangular wooden windows (with circular metal-framed glass units), and decorative ironwork over windows. The north (side) elevation features the side gable and the flat roof projection and contains casement windows of various sill heights. The south elevation contains deeply inset arched casement wood windows with decorative shutters. The east (rear) and courtyard elevations reveal a laundry door entrance and four wood-framed double French door sets that open out to a covered patio. The tile roof patio cover is supported by wooden posts and lintels with decorative brackets.

The rectangular-plan detached garage is original to the property based on the Assessor's Building Record. City staff is currently reviewing an application to permit a garage door infill project with a stucco wall, paneled double doors, and two windows. Because the detached garage has maintained its original stucco exterior and the original building footprint, and the original garage door opening is legible despite the infill, staff recommends including this accessory building in the designation as it dates to the 1929 period of significance.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be inspired by Moorish, Byzantine, Gothic, or Renaissance and are unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival Style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains overall integrity of design, materials and workmanship despite the modifications. Specifically, a majority of the alterations have impacted the rear elevation, the side yard landscape, and the detached garage and not affect any of the property's architecturally significant character-defining features. The post-1981 front entry staircase, railing, and hardscape improvements, although located on the primary façade, are visually compatible in character with the Spanish Colonial Revival style. Therefore, the property retains its integrity to its 1929 period of significance under HRB Criterion C.

Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including asymmetrical facades, varied roof forms of low-pitched cross-gabled and flat roofs, Mission tile roof covering, clay tile attic vents, cantilevering second-floor balcony with wood post-and-lintel and bracket detailing, hand-troweled stucco exterior, deeply inset arched window and door openings, arched rusticated entry wood door, divided-lite wood French doors, arched casement wooden divided-lite windows, arched wooden windows with circular metal-framed glass units, decorative window shutters, and ornamental window grilles and metal window railing. Therefore, staff recommends designation 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.

Glen Funcheon moved to San Diego around 1920. In the following years, he worked at a bus line and an auto service station and established a potato chip company. His career as a builder began in 1925, and by 1926, Funcheon was hired by J. P. Mills of the Pantages, Mills, Shreve and Co. as a design associate. During this time, Glen Funcheon studied the plans for Eugene Hoffman's 1004 Devonshire Dr property and learned construction techniques with the company. He worked as a builder for the company for a few years, constructing large Spanish Eclectic (Spanish Colonial Revival) style residences on the Pantages, Mills, Shreve and Co. subdivision in Sunset Cliffs until the company defaulted during the Great Depression. He erected at least four houses for the Pantages, Mills, Shreve and Co. and designed and built houses for patrons who bought vacant lots in the subdivision. Meanwhile, he constructed various bungalow courts and apartment courts independently. His work includes the Aztec Court on Hamilton St, Las Casitas Court on 3rd Avenue, and the El Cantorral Court (HRB #1468) on Adams Avenue. In 1933, Funcheon worked as a building manager for Ruth S. Albright, the owner of the New Palace Hotel, whom he later married and co-invested with to start a travel trailer manufacturing and sales business. He later returned to the construction industry by winning FHA housing projects for defense plant workers in the Linda Vista Area. His last documented projects were in 1952-1953, where he remodeled older buildings on Washington Street and constructed a personal residence in La Mesa.

Funcheon's works included many residences and residential courts in San Diego that were primarily designed in the Spanish Eclectic style. His works demonstrate a commitment to high quality and attention to detail. At least five of Funcheon's works in San Diego have been historically designated, including:

- HRB #533 – Glen Funcheon/Douglas T. Kelley House, 4423 Alhambra St, built in 1927 in the Spanish Eclectic style
- HRB #1073 – John Steven McGroarty Spec House #1, 1004 Devonshire Dr, built in 1927 in the Spanish Eclectic style
- HRB #1161 – Eva Hill and Pantages, Mills & Shreve Company Spec House #1, 1007 Cordova St, built in 1927 in the Spanish Eclectic style
- HRB #1352 – Genevieve Howard House, 1025 Devonshire Dr, built in 1927 in the Spanish Eclectic style
- HRB #1468 – El Cantorral Court, 2454 - 2474 Adams Ave, built in 1928 in the Pueblo Revival style

The subject resource was built in 1929 by Glen Funcheon during the most productive years of his building career, 1925-1933. The building shares a quality of design and craftsmanship seen in Funcheon's other known works that are historically designated. Funcheon's design and detailing in the Spanish Colonial Revival style are readily conveyed, such as the prominent use of arched motifs throughout the building.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion D as a resource that represents the notable work of Master Builder Glen Funcheon. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains the overall integrity of design, materials and workmanship despite the modifications. Specifically, nearly all the original 1929 design features attributable to Glen Funcheon are preserved, and nearly all of the alterations have been limited to the rear elevation, the hardscape, and the original garage. The post-1981 front entry staircase, railing, and hardscape improvements, although located on the primary façade, are visually compatible in character with the Spanish Colonial Revival style. Therefore, the property retains its integrity to its 1929 period of significance under HRB Criterion D.

Significance Statement: The subject building is representative as the notable work of Master Builder Glen Funcheon, a self-taught builder, and retains integrity as it relates to the 1929 original design. Specifically, the resource was designed during his most productive years as a builder and effectively demonstrated a matured taste in the Spanish Colonial Revival style and expresses the same exceptional quality of craftsmanship seen in his other known works. Therefore, staff recommends the designation of the subject property under HRB Criterion D.

OTHER CONSIDERATIONS

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. 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 Florence Baker/Glen Funcheon House located at 3023 1st Avenue be designated with a period of significance of 1929 under HRB Criterion C as an example of the Spanish Colonial Revival Style and Criterion D as a notable work of Master Builder Glen Funcheon. The designation includes the detached, modified 1929 garage.



Alvin Lin
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

AL/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 11/21/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/21/2024, to consider the historical designation of the **Florence Baker/Glen Funcheon House** (owned by Thomas A Leary Trust 07-11-01, 3023 1st Avenue, San Diego, CA 92103) located at **3023 First Avenue, San Diego, CA 92103**, APN: **452-615-0400-00**, further described as BLK 351 LOT E S 30 FT LOT D & N 40FT 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 Florence Baker/Glen Funcheon House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1929 period of significance. Specifically, the resource features asymmetrical facades, varied roof forms of low-pitched cross-gabled and flat roofs, Mission tile roof covering, clay tile attic vents, cantilevering second-floor balcony with wood post-and-lintel and brackets, hand-troweled stucco exterior, deeply inset arched window and door openings, arched rusticated wooden entry door, divided-lite wooden French doors, arched casement wooden divided-lite windows, arched wooden windows with circular metal-framed glass units, decorative window shutters, and ornamental window grilles and metal window railing. 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 Master Builder Glen Funcheon and retains integrity as it relates to the original 1929 design. Specifically, the resource was designed during his most productive years as a builder and effectively demonstrated a matured taste in the Spanish Colonial Revival style and expresses the same exceptional quality of craftsmanship seen in his other known works. 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 the modified detached 1929 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:

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
TIM HUTTER, Chair
Historical Resources Board

BY: _____
JEANNE MACKINNON,
Deputy City Attorney

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