



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 11, 2011 REPORT NO. HRB-11-014

ATTENTION: Historical Resources Board
Agenda of March 24, 2011

SUBJECT: **ITEM #7 – Walter J. and Grace Ogden/Ralph L. Frank House**

APPLICANT: B & E Trust represented by IS Architecture

LOCATION: 1007 Cypress Avenue, 92103, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Walter J. and Grace Ogden/Ralph L. Frank House located at 1007 Cypress Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Walter J. and Grace Ogden/Ralph L. Frank House located at 1007 Cypress Avenue as a historical resource with a period of significance of 1931 under HRB Criteria C and D. The designation excludes the 2002 rear addition equaling approximately 2,200 sq. ft. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Monterey Revival style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a two story structure, L shaped floor plan, asymmetrical front façade, stucco exterior, cantilever balcony with decorative ironwork, multi-light wood French doors with full-length shutters, multi-light wood framed casements, six-over-six double hung wood windows, and a Colonial style paneled front door.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

2. The resource is representative of a notable work of Master Ralph L. Frank and retains integrity as it relates to the original design. Specifically, the resource is representative of one of three homes built on Cypress Avenue by Ralph L. Frank and contributes to his body of work while at the firm of Hurlburt, Frank and Slaughter. Moreover, 1007 Cypress Avenue is recognized as the recipient of the first local chapter AIA design award.

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 residence is a two-story home located in the Marston Hills subdivision, which includes homes designed by several prominent San Diego architectural firms.

The historic name of the resource, the Walter J. and Grace Ogden/Ralph L. Frank House has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners, who constructed the house as their personal residence and the name of Ralph L. Frank, the Master Architect who designed the residence.

ANALYSIS

A historical resource research report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criteria B, C, D. Staff concurs that the site is a significant historical resource under HRB Criteria C, D, but not HRB Criterion B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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

The applicant's report suggests that the house is significant due to its association with Dr. Lyell Cary Kinney who resided at the property for ten years from 1941 to 1951, with his wife Beatrice Sillifant Kinney. In the early 1900's, Dr. Kinney received his Bachelor's of Science from the University of Chicago and later in 1908, he received his medical degree from the University of Pennsylvania. In 1911, he moved to California and continued his work in Roentgenology. He also served as a lieutenant in the Naval Reserve and was on active duty during WWI. He was a member of several medical organizations and was elected president of the San Diego County Medical Society in 1920. During the 1920's and 1930's Dr. Kinney was a leading pioneer in the early detection and diagnosis of cancer.

Due to his recognition in the medical society, in 1935 he was appointed chairperson of the committee, responsible for securing the National Medical Exhibit for the 1936 California-Pacific International Exposition. Under the direction of Dr. Kinney and Dr. Geistweit, the California Medical Association and the San Diego County Medical Society sponsored the Hall of Medical

Science exhibit for the Exposition. The focus was to promote organized medicine in California and emphasize education, research, and public health.

While Dr. Kinney resided at 1007 Cypress Avenue (1941-1951), his involvement in the medical society continued. He was the President of the American Roentgen Ray Society, and the director of the California Division of the American Cancer Society, which he participated in the early development of the organization. Additionally, while contributing to the initial formation of the California Medical Association, he served as the vice-chair from 1931 to 1948, and later was elected chairperson. In the final days of his career, education of the early detection of cancer was his focus. He promoted continued education and gave speeches on the private physician's role to the cancer control program.

In 1947, his wife died, and in 1951 he sold the residence to Arthur DeFever a naval architect. Dr. Kinney's was associated with two other properties in San Diego, which include his previous residence at 1284 Brookes Terrace where he lived from 1936 to 1940, which was a very productive time in his career. Moreover, his office located at 1831 4th Avenue, where he worked from c.1923 to 1951, is best associated with his contributions to San Diego's medical history. This property is extant and appears to have few modifications. Due his career's longer association with this property staff feels it is more closely related to his contributions to San Diego's history. Therefore, staff does not recommend designation under Criterion B for the house's association with Dr. Lyell Cary Kinney.

The applicant's report also suggests that the property is significant under Criterion B, due to its association with Mr. Arthur DeFever who resided at the residence for 47 years, from 1951 to 1998. Mr. DeFever was born in San Pedro in 1918. In his early years, he studied engineering at the University of Southern California and naval architecture at the University of California, Berkley. He began his career designing boats in the late 1930's. Mr. DeFever designed boats for the military during WWII. He was employed by naval architects Carl Shield and Ted Geary and worked at the Hodgson-Greene-Haldeman yard in San Diego. After the war demand shifted, the company began building large tuna clippers. In the 1960's Mr. DeFever designed fishing vessels, ferries, sport fishers and yachts, but his most significant design was his introduction of the trawler-type yacht. His design was recognized in boat yards worldwide. In San Diego he had an office at 701 Harbor Drive from c.1951-1964, and relocated his office in 1965 to 2740 Shelter Island, where he still has an office today. Although Mr. DeFever's introduction of the trawler-type yacht design is significant to San Diego's maritime architectural history, his success and recognition are best associated with his time spent in his office on Shelter Island located at 2740 Shelter Island, which is extant and best associated with his design success in the 1960's to present day. Therefore, staff does not recommend designation under Criterion B for the house's association with Arthur DeFever.

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 two-story, single-family residence at 1007 Cypress Avenue was designed in the Monterey Revival style by Ralph L. Frank, built by Nelson Anderson, and constructed in 1931. The building features a medium, pitched, hipped roof clad in faux shingles. The exterior is sheathed in medium texture stucco and features an eave-wall chimney on the front façade. The main entrance is asymmetrical; it features a Colonial style door surrounded by fluted pilasters with simplified egg and dart motif, and leaded sidelights.

The north elevation consists of two sections, a two-story portion and a one-story wing on the northwest corner. A full-length balcony extends across the second story; fenestration consists of multi-light French doors with full-length shutters. At the northeast corner of the balcony, the sill was raised, replacing one of the original French doors with a simulated divided light slider. The balcony is supported by Colonial style wood post and features exposed rafters, and a metal balustrade decorated with Colonial style egg and dart motif. Two small one-over-one casements are located east of the chimney on the second story. On the ground floor there are three large six-over-six double hung windows, shutters surround the full-length window on the northeast corner. Also on the northeast corner of the front façade is a large projecting, multi-light bay window, sheathed by a copper roof, designed by the original architect in 1937. The original drawings are included with the nomination report.

The northwest wing is covered with a medium pitched, side, gable roof and has a two-over-two double hung window surrounded by shutters. Located beneath the window is a pair of square vents. A set of original French doors lead out to the arbor on the side of the house. Adjacent to the west wing is a stucco wall with a central metal gate, providing access to the rear yard and pool. The stucco wall supports a reconstructed arbor, which is depicted in the historic photographs. The original fence was rebuilt when the pool was added due to pool fence regulations.

Since the property is set back from the street, visibility to the east, west and south elevation are very limited. A rear addition totaling approximately 2,200 square feet was approved by the City of San Diego on March 26, 2001. Approval of this addition was based on the fact that the addition is not visible from the public right of way; and therefore it is consistent with the Standards, as interpreted by staff at the time. Modifications included a new two-car garage at the southeast corner, conversion of the original garage to an office and the construction to the rear one and two story addition. The east elevation fenestration consists primarily of double hung vinyl windows, which are all part of the 2001-02 addition. A covered side porch provides access from the east elevation. An electronic security gate is recessed from the front façade and bay window on the east elevation. This gate is a replica of the original design.

The west elevation is primarily new construction, the fenestration consists of multi-light double hung and fixed vinyl windows. A half circle balcony sits above a ground floor outdoor entertainment area. The balustrade design mimics the ironwork found on the front balcony. Also

the original shed roof covered patio with wooden post and Colonial caps was modified by the addition of stucco square columns and segmental arch entryway.

Although modifications have occurred over time, the majority of them are not visible from the public right of way and do not appear to affect the integrity to the point that the property would no longer be eligible for designation. Based on its distinctive characteristics representative of Monterey Revival architecture, staff recommends designation of the Walter J. and Grace Ogden/Ralph L. Frank House under Criterion C.

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

Ralph L. Frank a Master Architect in San Diego designed 1007 Cypress Avenue in the Monterey Revival style in 1931. Prior to an established partnership, Frank maintained his own office, and worked for Ralph E. Hurlburt, a prominent real estate agent and builder. By the mid-1930s, Hurlburt and Frank teamed with Jim Slaughter to form Hurlburt, Frank and Slaughter, a design-build firm. Hurlburt, Frank and Slaughter were responsible for the development of the Marston Hills Tract, along with a number of high style homes in San Diego. Their firm was known for high quality design and construction as well as excellent interior design. Frank continued to be associated with the firm until the mid-1940s.

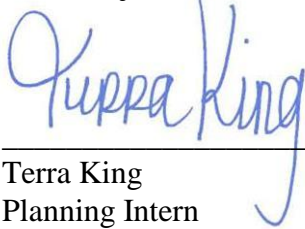
In addition to 1007 Cypress Avenue, Frank was responsible for his own residence at 2288 San Juan Road, the Burton/Telford House (HRB Site #534), the Strawn House (HRB Site #718), and the Philip and Helen Gildred/Ralph Frank House (HRB Site #722). Frank was established as a master architect with the designation of San Diego Historical Site #722 in July of 2005. Frank worked in several architectural styles including Greek Revival, Colonial Revival, Monterey Revival, and Spanish Eclectic. Frank's specialty was also creating high-end, custom, single-family homes including designs for C. Arnholt Smith, a prominent real estate developer. In addition to his residential work, Frank designed 20 branches of the U.S. National Bank (owned by C. Arnholt Smith) in southern California. Staff recommends designation of the Walter J. and Grace Ogden/Ralph L. Frank House under Criterion D as an example of a notable work by master architect, Ralph L. Frank.

OTHER CONSIDERATIONS

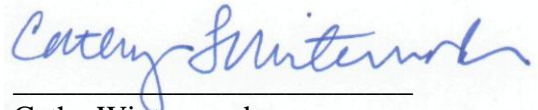
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Walter J. and Grace Ogden/Ralph L. Frank House located at 1007 Cypress Avenue be designated with a period of significance of 1931 under HRB Criteria C and D. The designation excludes the 2002 rear addition equaling approximately 2,200 sq. ft. 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.



Terra King
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

TK/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/24/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/24/2011, to consider the historical designation of the **Walter J. and Grace Ogden/Ralph L. Frank House** (owned by B & E Trust 05-20-08, 1007 Cypress Avenue, San Diego, CA 92103) located at **1007 Cypress Avenue, San Diego, CA 92103**, APN: **452-310-02-00**, further described as LOT 2.0.83 AC M/L IN 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 Walter J. and Grace Ogden/Ralph L. Frank House on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Monterey Revival style and retains a good level of architectural integrity from its 1931 period of significance. Specifically, the resource features a two story structure, L shaped floor plan, asymmetrical front façade, stucco exterior, cantilever balcony with decorative ironwork, multi-light wood French doors with full-length shutters, multi-light wood framed casements, six-over-six double hung wood windows, and a Colonial style paneled 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 resource is representative of a notable work of Master Architect Ralph L. Frank and retains integrity as it relates to the original design. Specifically, the resource is representative of one of three homes built on Cypress Avenue by Ralph L. Frank and is recognized as the recipient of the first local chapter AIA design award.

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**. The designation shall exclude the 2002 rear addition equaling approximately 2,200 sq. ft.

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: _____
NINA FAIN
Deputy City Attorney