



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 12, 2007 REPORT NO. HRB-07-024

ATTENTION: Historical Resources Board
Agenda of April 26, 2007

SUBJECT: **ITEM # 12 – Marie Louise Biggar/Herbert J. Mann House**

APPLICANT: Vonn Marie May, on behalf of Judith Newman, owner

LOCATION: 409 Dunemere Drive, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Marie Louise Biggar/Herbert J. Mann House, located at 409 Dunemere Drive, as a historical resource.

STAFF RECOMMENDATION

Designate the Marie Louise Biggar/Herbert J. Mann House, located at 409 Dunemere Drive, as a historical resource under HRB Criterion C as an excellent example of the Pueblo Revival style and under Criterion D as the work of Master Architect Herbert J. Mann.

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 house is a one-story, Pueblo Revival style, single-family residence built by Philip Barber in 1923 as temporary lodging and guest house and significantly remodeled by Herbert J. Mann in 1931.



City Planning and Community Investment

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ANALYSIS

A historical report was prepared by Vonn Marie May and proposes designation under HRB Criterion A, C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C (Architecture) and HRB Criterion D (Master Architect) 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.

Although 409 Dunemere Drive was built in 1923 as temporary lodging and as a guest house for the Philip Barber family, because of the considerable changes to the appearance of the structure by Herbert J. Mann in 1931, the property has lost integrity as far as its association with Philip Barber and the early development of the Barber Tract. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

This house was originally built as a guest house and temporary lodging for the Philip Barber family. The structure was built in 1923 and started out as a very simple box form. In 1931, Marie Louise Biggar purchased this simple structure and hired Master Architect Herbert J. Mann to enlarge it for her residence. With the Mann remodel, the square footage doubled and the front elevation became more prominent towards the front of the lot with its Pueblo Revival style. Now 409 Dunemere Drive, the rectilinear shaped house has a concrete foundation, stucco over wood framed walls, wood frame casement windows and a flat roof. The house features thick stucco walls, an extant stucco chimney, a stepped parapet roofline and a recessed entry with a rustic wood door. Nine rectangular shaped glass backed vents are on the front façade, near the front door, in a pattern of three across and three down. The north-east elevation has a section of the façade that pops out at a slight angle while the windows maintain the same angle. In 1955, the house experienced a fire. The original doors and windows were sanded down and repainted and a 5' x 17' addition was added to the rear of the house. The walled courtyard and garage in the rear of the house were added in the 1931 remodel.

The subject property, 409 Dunemere Drive, is an excellent example of the Pueblo Revival style, remodeled by Herbert J. Mann. As such, staff recommends designation of the Marie Louise Biggar/Herbert J. Mann House, as a significant historical resource, under HRB Criterion C (Architecture).

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

Herbert J. Mann was born in Chicago in 1883 and attended the Massachusetts Institute of Technology from 1902 to 1906. After earning his degree, Mann returned to Chicago and served as a construction superintendent for the Mueller Company. When he moved to the west, he started the Mann Building Company in Phoenix and Los Angeles. In 1925, Mann set up the H. J. Mann Company in La Jolla. Mann was commissioned frequently by the innovative developer Harold Muir and noted land subdivider and speculator W. F. Ludington. His most known works are centered within the La Jolla Community; the Spanish Tower addition to the La Valencia Hotel, the La Jolla Country Club, the La Jolla Stables, the First National Trust and Savings Bank and several notable residences. Mann also remodeled the Grand Rapids Furniture Company, in the Art Moderne style, located in downtown San Diego. Between 1927 and 1932, Mann formed an architectural partnership with Thomas L. Shepherd. Mann often provided design and technical support for several of Shepherd's projects. Both Mann and Shepherd's designs reflected the Spanish Eclectic styles of the day. In 1931, Mann served as the president of the San Diego Association of California Architects. Mann left San Diego for opportunities in Los Angeles around World War II. There he joined KFI as a radio commentator on home building. In 1948, he founded and acted as president of the Member Association of Advancement Home Building. Mann remained in Los Angeles until his death.

HRB Sites designated under Criterion D (Master Architect) Herbert J. Mann:

- HRB #560 – Henry and May Turner/Herbert Mann-Thomas Shepherd House (391 Via del Norte)
- HRB #596 – Carlos Tavares/Herbert Mann House (6425 Muirlands Drive)
- HRB #689 – Lester Palmer/Herbert Mann-Thomas Shepherd House (6751 Muirlands Drive)
- HRB #690 – Henry and Bethel Hoffman House (4552 E. Talmadge Drive), Mann and Shepherd
- HRB #763 – Ada Black/Herbert Mann and Thomas Shepherd House (7781 Hillside Drive)

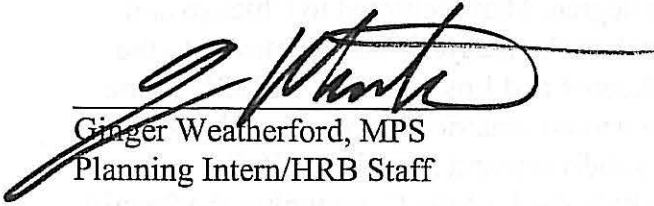
The subject property, 409 Dunemere Drive, is the work of Master Architect Herbert J. Mann. As such, staff recommends designation of the Marie Louise Biggar/Herbert J. Mann House, as a significant historical resource, under HRB Criterion D (Master Architect).

CONCLUSION

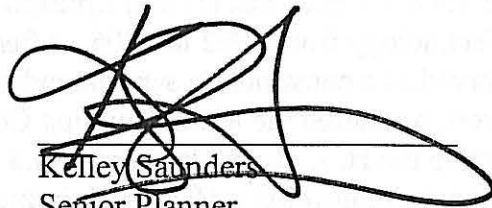
Based on the information submitted and staff's field check, it is recommended that the Marie Louise Biggar/Herbert J. Mann House be historically designated under HRB Criterion C (Architecture) as an excellent example of Pueblo Revival architecture and under Criterion D (Master Architect) as the work of Master Architect Herbert J. Mann.

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.



Ginger Weatherford, MPS
Planning Intern/HRB Staff



Kelley Saunders
Senior Planner

GW/ks

Attachment: 1. Applicant's Historical Report under separate cover.