



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: February 9, 2012 REPORT NO. HRB-12-011

ATTENTION: Historical Resources Board
Agenda of February 23, 2012

SUBJECT: **ITEM #7 – Oakley J. Hall House**

APPLICANT: Owner represented by IS Architecture

LOCATION: 3510 Dove Court, 92103, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Oakley J. Hall House located at 3510 Dove Court as a historical resource.

STAFF RECOMMENDATION

Designate the Oakley J. Hall House located at 3510 Dove Court as a historical resource with a period of significance of 1926 through 1938 under HRB Criteria A, B, and C. This recommendation is based on the following findings:

1. The resource is a special element of the neighborhood's Spanish Eclectic development and retains integrity. Specifically, the resource was the flagship development that influenced the architectural development of a number of other homes in Inspiration View.
2. The resource is identified with Oakley J. Hall a historically significant person and retains integrity for that association. Specifically, the resource was Oakley J. Hall's residence from 1927 to 1938 during which time he pursued and expanded San Diego's water transportation and shipbuilding business.
3. The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features multiple hipped and gable roofs sheathed with clay tile, an irregular floor plan, wood sash multi-pane windows, and stucco wall sheathing.

Development Services Department

1222 First Avenue, MS 512 • San Diego, CA 92101-4155
Tel (619) 235-5200 Fax (619) 446-5499

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 on a cul-de-sac in Inspiration View with a number of other single family Spanish Eclectic style houses.

The historic name of the resource, the Oakley J. Hall House has been identified consistent with the Board's adopted naming policy and reflects the name of Oakley J. Hall, who is a historically significant individual.

ANALYSIS

A historical resource research report was prepared by IS Architecture which concludes that the resource is significant under HRB Criteria A, B, and C. Staff concurs that the site is a significant historical resource under HRB Criteria A, B, and C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, 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.

Inspiration View subdivision was recorded on September 2, 1925 by Henry and Ella Bear. Originally plotted to have 11 lots that were 50' wide and 100' deep and irregularly sized lots that fanned out in the cul-de-sac along the canyon edge, lot 5 was the first to have a house constructed on it. Lot 5, 3510 Dove Court, was completed in the Spanish Eclectic style by 1926 and remained vacant until it was purchased by the Hall family. By 1927, nine of the original lots had been sold. In all, there are twenty houses in the subdivision 16 of which are constructed in the Spanish Eclectic or Spanish Colonial styles. The particular style persisted in the neighborhood even though the lots were individually purchased and no architectural style restrictions were imposed on the lots. Therefore, given the significance and influence of the construction of 3510 Dove Court, this house appears to reflect a special element of Inspiration View's development and staff recommends designation under Criterion A.

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

The property at 3510 Dove Court remained vacant until it was purchased by Oakley J. and Grace P. Hall in 1927. Oakley was born in Seattle, Washington in 1878 and by 1892 his family had relocated to San Diego. Hall's stepfather, Captain Rufus M. Creswell, purchased an iron boat named Hercules, which he used as a passenger ferry between San Diego and Ballast Point to start his business in San Diego. By ca. 1895-1898 Creswell and his wife organized the Point Loma Ferry Company added to their passenger ferry fleet. Hall worked as an engineer and operator for the ferry service.

By 1908, the ferry company acquired the Star Boat Company. The expanded business could now provide additional harbor excursions and passenger ferries to San Diego, Point Loma, and Coronado Islands of Mexico. In 1915, a rival, the Crescent Boat Company, and the Point Loma

Ferry Company merged and changed their name to Star & Crescent Boat Company with Creswell as the president and Hall as secretary and superintendant of boating. In 1918, according to Hall's World War I Draft Registration Card, he was listed as manager of the Star & Crescent Boat Company. During this time, the number of runs increased greatly and Hall became a pivotal member of the company. Upon the death of this mother and stepfather, Hall became the face of the company and continued to build on the company's interests.

In 1918-1920, the business acquired the San Diego Marine Construction Company which provided ship building and repair services. By 1923-24, the company had obtained a franchise from Associated Oil and created the Star & Crescent Oil Company which used barges and tankers to transport petroleum to San Diego. In 1928 through the late 1930s, the Star & Crescent Boat Company ventured into the sport fishing excursions. By the 1940s the company focused on transporting oil, tug boats, and ferry service in the bay. By 1943 Hall purchased the Spreckels Building and retained ownership until 1964. The Star & Crescent Boat Company remained in operation with descendants of the Hall family until 1984 when it was sold and the name was changed to San Diego Harbor Excursions.

During his tenure at 3510 Dove Court, Hall expanded the Star & Crescent Boat Company to provide a number of services associated with San Diego harbor's recreational activities, ferry service, tugs, shipbuilding, and petroleum acquisition in the region. Hall has made significant contributions to San Diego history and therefore staff recommends designation under Criterion B for its association with Oakley J. Hall.

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 house was constructed in 1926 in the Spanish Eclectic style with Mediterranean influences. Constructed with an irregular floor plan, the house has a combination of hipped and gabled roofs sheathed with barrel clay tile. The exterior walls are sheathed with a sand finish stucco and the windows are wood casements and double hung sashes.

The front entrance features an arched opening which accesses a covered porch with an arched front door. The access to the front porch is provided through a decorative wrought iron gate. There is a small Juliette balcony above the front door. The living room to the right of the front door features arched multi-light casement windows on the first floor with casement and fixed windows on the second floor. The north east corner features a band of windows that wraps around to the rear of the house.

To the left of the front entrance, there are three vertical bays that range from one story to two stories. This elevation has a stepped appearance with a number of windows and two side entrances. The rear (south) elevation is three stories with an asymmetrical façade. The first floor features an open porch with arched pillars. The two upper floors feature several different facades that protrude and recess on the wall plane creating an undulating appearance.

Throughout the years several modifications have occurred to the home. A dining room addition was added to the house sometime between 1931 and 1959 although permits for the addition were

not located. In 1983 the original smooth stucco exterior was redone with a sand finish. A chimney cap with a brick course was added ca. 2000 after the chimney was rebuilt. In 2010, window sills on the south and east elevations were covered with aluminum for protection purposes. Overall, the modifications do not detract from the historic character of property and the house retains its character defining features. Therefore staff recommends designation under Criterion C.

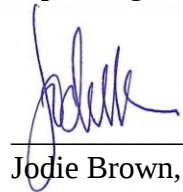
OTHER CONSIDERATIONS

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 Oakley J. Hall House located at 3510 Dove Court be designated with a period of significance of 1926-1938 under HRB Criteria A as a special element of the neighborhood's Spanish Eclectic development. Specifically, the resource was the flagship development that influenced the architectural development of a number of other homes in Inspiration View. Designation under HRB Criteria B for its association with Oakley J. Hall a historically significant person with a period of significance from 1927 to 1938 during which time Hall pursued and expanded San Diego's water transportation and shipbuilding business. Under HRB Criteria C for its Spanish Eclectic style architecture and retaining a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features multiple hipped and gable roofs sheathed with clay tile, an irregular floor plan, wood sash multi-pane windows, and stucco wall sheathing.

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 2/23/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/23/2012, to consider the historical designation of the **Oakley J. Hall House** located at **3510 Dove Court, San Diego, CA 92103**, APN: **451-400-22-00**, further described as LOT 5 (EX DOC 09-0656510) ST CLSD & ALL N&E OF N LI OF WALNUT ST&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 Oakley J. Hall House on the following findings:

- (1) The property is historically significant under CRITERION A with a period of significance of 1926 as a special element of the neighborhood's Spanish Eclectic development and retains integrity. Specifically, the resource was the flagship development that influenced the architectural development of a number of other homes in Inspiration View. 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 B with a period of significance of 1927 to 1938 for an association with Oakley J. Hall a historically significant person and retains integrity for that association. During his tenure at the property Hall pursued and expanded San Diego's water transportation and shipbuilding business. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.
- (3) The property is historically significant under CRITERION C with a period of significance of 1926 as a resource that embodies the distinctive characteristics of Spanish Eclectic style architecture and retains integrity to the date of construction. Specifically, the resource features multiple hipped and gable roofs sheathed with clay tile, an irregular floor plan, wood sash multi-pane windows, and stucco wall sheathing. 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

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

BY: _____
KEITH BAUERLE
Deputy City Attorney