

MAURICE A. JAMES HOUSE
8336 Golden Avenue
Lemon Grove
San Diego County
California

HABS No. CA-435

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey
Pacific West Region
National Park Service
U.S. Department of the Interior
San Francisco, California 94102

HISTORIC AMERICAN BUILDING SURVEY

MAURICE A. JAMES HOUSE

HABS No. CA-435

- Location:** 8336 Golden Avenue
Lemon Grove, CA 91945
- Latitude: 32°44'28.86" N
Longitude: 117°01'01.88" W
- Present Owner:** California Department of Transportation
1120 N Street
Sacramento, CA 95814
- Present Use:** Residence
- Significance:** The Maurice A. James House illustrates the trend among residents of San Diego in the 1920s and 1930s to establish residences in the nearby countryside, a phenomenon associated with the rising popularity of the automobile. It is also an excellent example of the Monterey Revival style, and the work of a master, Frank L. Hope, Jr.
- Historians:** Margo Nayyar, Historian
California Department of Transportation
Cultural Studies Office, Division of Environmental Analysis
1120 N Street
Sacramento, CA 95814
- Project Information:** The Maurice A. James House recordation was completed as one of the mitigation measures for the State Route 54/125 improvement project (Caltrans #11-SD-54/125-PM 5.3/6.7 and 11.2/R15.6), and was prepared as stipulated in the Memorandum of Agreement submitted to the Advisory Council on Historic Preservation, in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, in February 1994. Photographs were taken by Don Tateishi in April 1996. The Maurice A. James House was determined eligible for inclusion in the National Register of Historic Places on November 3, 1992 under Criterion C for its Monterey Revival architecture and as a work of a master.

Date: January 2014

Part I. Historical Information

A. Physical History

- 1. Date of erection:** 1931
- 2. Architect:** Frank L. Hope, Jr.

Frank L. Hope, Jr. (June 1, 1901 – October 3, 1994)¹ was born in San Bernardino, California. He moved to San Diego in 1913 and attended San Diego High School until he dropped out his sophomore year to work in the Navy shipyards during WWI.

Hope attended the University of California at Berkeley, the Carnegie Institute of Technology in Pittsburgh, and San Diego State University. He maintained employment with various small architectural firms including Requa and Jackson and San Diego architects Lillian Rice and William H. Wheeler.

In 1928, Hope opened his firm, Frank L. Hope & Associates. Finding work was difficult during the depression forcing Hope to take small storefront remodeling and renovating projects. In 1930, Hope designed the Spanish styled Carmelite Monastery in Normal Heights, after which he worked extensively with the San Diego Roman Catholic Diocese. Projects included the Sacred Heart Catholic Church in Ocean Beach in 1946, Our Lady of the Sacred Heart Catholic Church in City Heights in 1947, the San Diego College for Women in 1950, and the Immaculata at the University of San Diego in 1964.

In 1940, Hope remodeled the First National Trust & Savings Bank of San Diego building. Hope's firm also worked on Palomar Hospital in Escondido (1953-1974), Mercy Hospital expansion (1966-1990), the Donald N. Sharp Memorial Hospital in Kearny Mesa (1967-1975), Coronado Hospital (1972), Scripps Memorial Hospital in La Jolla (1975), Pomerado Hospital in Poway (1977), Scripps Clinic-Molecular Biology Building in La Jolla (1983), and the La Jolla Cancer Research Center (1985).

Hope was the president of the California Council of the AIA in 1961 and made a fellow in the AIA in 1965. Hope retired in 1965, and his sons Frank L. Hope III and Charles B. Hope continued running the firm.²

- 3. Original Owner:** Maurice A. James

Maurice Alton (January 9, 1894 – September 12, 1979) and Hazel (July 19, 1895 – January 24, 1978)³ were the first owners of the house. Maurice was born in Mt. Vernon,

¹ Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.

² Historical Resources Board, "Biographies of Established Masters," Historical Resources Board: San Diego, 2011, <http://www.sandiego.gov/planning/programs/historical/pdf/201109biographies.pdf>, 16-17 (accessed March 2013).

Iowa⁴, Hazel in Ohio. Their two children Thomas and David were born in Illinois. They relocated to San Diego in ca. 1929 and lived in the Hillcrest neighborhood in San Diego.⁵ By 1930 they owned a house at 211 Golden Avenue in Lemon Grove – down the street from the house at 8336 Golden Avenue (original address was 346 Golden Avenue).⁶

In 1915, Maurice graduated Northwestern University in Illinois with a law degree.⁷ In the 1929 San Diego City Directory, Maurice is listed as the Assistant Trust Officer at the First National Trust & Savings Bank (FNT&SB). He lists himself as a lawyer in the 1930 United States Census, and by 1940 he is listed as the Vice President of FNT&SB.⁸

The James family lived at the house until ca. 1957 when it was sold to John and Elizabeth M. Daniels.⁹ John was a pilot for carrier fighters USS Essex and USS Bon Homme Richard for the United States Navy. He received the Air Medal for 1,000 safe landings.¹⁰

4. Builder: Unknown

5. Original plans and construction: The house maintains the same appearance as it did in 1931, with the exception of a small sunroom addition on the east façade.

6. Alterations and additions: The double-leaf sliding garage doors are not original.

A small sun room addition on the east façade was added at an unknown date.

Some original exterior light fixtures were replaced at an unknown date.

³ Ancestry.com. *California, Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.

⁴ Ancestry.com. *U.S. Passport Applications, 1795-1925* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.

⁵ Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002; Ancestry.com. *U.S. City Directories, 1821-1989 (Beta)* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁶ Ancestry.com. *U.S. City Directories, 1821-1989 (Beta)* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011; Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002; Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

⁷ Beta Theta Pi, "Catalogue of Beta Theta Pi," (Wagoner Printing Company: Illinois, 1917), 588.

⁸ Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002; Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; Ancestry.com. *U.S. City Directories, 1821-1989 (Beta)* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁹ Telephone interview with Elizabeth Daniels, March 16, 1992. Interview conducted by David W. Powers.

¹⁰ Helen M. Ofield and Pete Smith, *Images of America: Lemon Grove*, (Arcadia Publishing: San Francisco, 2010), 98-99.

B. Historical Context¹¹

The city of Lemon Grove is an incorporated city in San Diego County, and is located east of San Diego. It was first settled in 1869 and was known for sheep and poultry ranching and vegetable farming. Starting in the early 20th century, the town gained its name due to the shift from husbandry to citrus farming.

The area prospered during the 1880s when large transportation companies such as the Santa Fe Railroad and Southern Pacific Railroad completed their transcontinental rail service to San Diego, allowing easy transportation of trade goods in and out of San Diego County. As transportation improved throughout the San Diego County region, irrigation projects and real estate development boomed. Land developers quickly publicized the area's agricultural potential and salubrious climate, which resulted in rapid population growth. Rail access to Lemon Grove became available in 1889 after the completion of the San Diego, Cuyamaca and Eastern Railroad.¹²

The early 20th century in San Diego County saw a population increase due to three events. First, the completion of the transcontinental highway to San Diego in 1923 provided an easy cross country migration route. Second, San Diego was chosen to host the Panama California Exposition of 1915 which introduced many tourists to the area; and third, World War I military facility development stationed many new servicemen around the county.

The population increase accounted for the improved and expanded road systems around the county, and as road construction increased to outlying farming communities such as Lemon Grove, urban dwellers began relocating to the country.

Improved road construction around San Diego County, and the growing popularity of the automobile made suburban living far from rail and streetcar lines possible. San Diegans began building residences in the nearby countryside, especially wealthier individuals who could afford second homes. The Maurice A. James House illustrates this trend.¹³

The Maurice A. James House was part of the American Country Home Movement of the 1920s-1930s, a period when wealthy Americans purchased vacation homes in the countryside. The James House is located atop a ridge with a view of the countryside.

The Great Depression of the 1930s slowed real estate development, but World War II military growth in San Diego County instituted another wave of immigration and consequently, real

¹¹ This historic context was altered slightly from: David W. Powers, "Historic Architectural Survey Report for the Route 54/125 Project, Sweetwater Lemon Grove/Spring Valley, near San Diego, San Diego County, California." Dames & Moore, Inc.: San Diego, March 1992.

¹² Samuel F. Black, *San Diego County California: A Record of Settlement, Organization, Progress and Achievement*, Chicago: S. J. Clarke Publishing Co., 1913, 387; Alex Summers ed., *Travel and Transportation in the Far Southwest: Brand Book Number Five*, San Diego: San Diego Corral of the Westerners, 1978, 105-119.

¹³ Richard F. Pourade, *The Rising Tide: The History of San Diego 1920-1940*, (San Diego: Union-Tribune Publishing Co., 1967), 37-38.

estate development. Beginning in the 1950s, freeway construction created the opportunity for massive suburban developments, and transportation projects continue to affect the Lemon Grove area. In the late 1990s, the Maurice A. James House was located in the right-of-way of the six-mile State Route 125 extension project. The property required the construction of a sound barrier wall, thereby changing the historic setting.

Part II. Architectural Information

A. General Statement

- 1. Architectural character:** The Maurice A. James House illustrates the trend among residents of San Diego in the 1920s and 1930s to establish residences in the nearby countryside, a phenomenon associated with the rising popularity of the automobile. It is also an excellent example of the Monterey Revival style, and the work of a master, Frank L. Hope, Jr. Key architectural elements include the second story, façade, cantilevered porch, turned porch balusters, and casement windows.
- 2. Condition of fabric:** The house is in good condition.

B. Description of Exterior

- 1. Overall dimensions:** The two-story house has an L-shaped ground plan and a one-story wing on the southeast end of the house. A semi-detached double garage is located at the northwest end of the house.
- 2. Foundation:** Unknown. The foundation is covered with stucco.
- 3. Walls:** The walls are clad in stucco.

An arcade wing wall adjoins the house with the garage. Above the arched walkway is original tile work.

A second story room on the southwest façade is cantilevered with a stepped arched wall decoration between the first and second stories.

- 4. Structural system/framing:** The house is wood framed.
- 5. Balconies:** A second-story balcony is located on the southwest façade. The balcony roof is supported on carved wood posts, and the railing includes turned wood spindles. Large decorative wood brackets are located underneath the balcony.

A second-story balcony is located atop the sunroom on the northeast façade; it has a pergola.

6. **Chimneys:** An interior brick chimney is centered on the southeast façade, between the two-story main house and one-story wing; it is clad with stucco.

An exterior brick chimney is located on the sunroom on the northeast façade. The chimney is clad with stucco.

7. Openings

- a. **Doors:** The southwest façade contains three doors; one on the first story and two on the second story. The first-story entry door displays eight wood panels and is arched. Surrounding the door is decorative tile inlaid into the stucco wall. The second-story doors lead to the balcony and display eight glass panes. All three doors are wood framed.

A triple door is located on the northeast elevation on the one-story wing. The doors are wood framed with eight glass panes.

The double-leaf sliding garage doors are not original.

- b. **Windows:** Fenestration consists of multi-pane, metal casement windows. First-story windows are flanked by decorative wood shutters.

A small, fixed sash, multi-colored glass window is located on the southwest façade, south of the entry door.

All windows are wood framed with no surround, and have the original hardware.

8. Roof

- a. **Shape/covering:** The principle house has a low-pitched, cross-hipped roof is clad with composite shingles.

The garage roof is flat with a simple parapet.

The southeast one-story wing has a gabled roof clad with composite shingles.

- b. **Cornice/eaves:** The roof has a slight eave overhang with exposed decorative wood rafters, and a simple cornice.

C. Description of Interior

1. **Floor plan:** The first story contains an entry hallway, two living rooms, a bedroom, bathroom, sunroom and kitchen. The second story contains a hallway, three bedrooms, and two bathrooms.

2. **Stairway:** The staircase is located at the southwest entry, and has tile stairs, a metal banister, and decorative inlaid tile in the wall along the banister.
3. **Flooring:** The first story has a mix of original ceramic tile and hard wood flooring. Original flooring is covered by carpet in the living room. The kitchen has non historic linoleum flooring.

Original second story flooring is covered with carpet.

The bathrooms have non-original tile flooring.

4. **Wall and ceiling finish:** All interior walls are ceilings are plaster. The living rooms have chamfered wood posts with carved ends across the ceiling.

5. Openings

- a. **Doorways and doors:** Original heavy wood panel doors are located throughout the house. The doors have the original metal hardware.

Some first story doorways are slightly arched.

- b. **Windows:** Fenestration consists of multi-pane, metal casement windows. A small, fixed sash, multi-colored glass window is located in the entry hallway (along the southwest façade). All windows are wood framed with no surround, and have the original hardware.
6. **Decorative features and trim:** The living room fireplace has a brick hearth, is slightly arched, and is surrounded by decorative inlaid tiles. A thick wood mantle has thick carved brackets.

Arched built in cabinets are located on either side of the southeast wall of the living room.

7. **Hardware:** Original door hardware is located throughout the house. See photographs CA-435-16, 17, 31-33.

8. Mechanical Equipment

- a. **Lighting:** Original wall sconces are located throughout the house. See photographs CA-435-14, 20, 24, 26, 28, 30.

D. Site

1. **Historic landscape design:** The house is sited on a ridgetop which originally afforded views of the countryside. Now State Route 125 borders the northeast property line. The grounds are landscaped with mature trees, shrubs, and a semi-circle concrete driveway.
2. **Outbuildings:** None

Part III. Sources

- Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.
- Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012
- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.
- Ancestry.com. U.S. City Directories, 1821-1989 (Beta) [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
- Ancestry.com. U.S. Passport Applications, 1795-1925 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.
- Beta Theta Pi, "Catalogue of Beta Theta Pi,"(Wagoner Printing Company: Illinois, 1917.
- Black, Samuel F. San Diego County California: A Record of Settlement, Organization, Progress and Achievement. Chicago: S. J. Clarke Publishing Co., 1913.
- Historical Resources Board. "Biographies of Established Masters." Historical Resources Board: San Diego, 2011,
<http://www.sandiego.gov/planning/programs/historical/pdf/201109biographies.pdf>
(accessed March 2013).
- Ofield, Helen M. and Pete Smith. Images of America: Lemon Grove. Arcadia Publishing: San Francisco, 2010.
- Powers, David W. "Historic Architectural Survey Report for the Route 54/125 Project, Sweetwater Lemon Grove/Spring Valley, near San Diego, San Diego County, California." Dames & Moore, Inc.: San Diego, March 1992.
- Summers, Alex, ed. Travel and Transportation in the Far Southwest: Brand Book Number Five. San Diego: San Diego Corral of the Westerners, 1978.
- Telephone interview with Elizabeth Daniels, March 16, 1992. Interview conducted by David W. Powers.