



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 12, 2012 REPORT NO. HRB-12-001

ATTENTION: Historical Resources Board
Agenda of January 26, 2012

SUBJECT: **ITEM #6 – 741 F Street**

APPLICANT: S L A-B R A LLC represented by Marie Burke Lia

LOCATION: 741 F Street, Centre City Community, Council District 2

DESCRIPTION: Consider the designation of the property located at 741 F Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 741 F Street under any adopted HRB Criteria due to a lack of integrity.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The property consists of a one story brick commercial building constructed in 1908. The building was evaluated at the reconnaissance level as part of the 1988 Historical Resources Inventory prepared for CCDC and ranked “3”, not eligible for the local register; and again as part of the 2005 East Village Combined Survey, at which time it was given a status code of “3S”, eligible for listing on the National Register. This determination was based on the building’s construction as a One Part Commercial Block Building and for its use as the Maryland Hotel Garage.

ANALYSIS

A historical resource research report and addendum was prepared by Kathleen Crawford of the Office of Marie Burke Lia, which concludes that the resource is not eligible for designation under any HRB Criteria, due to a lack of integrity. Staff concurs with the conclusions of the report and

addendum. 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.

The subject building was originally constructed as a store in 1908. Beginning in 1917, the building was listed in City directories as the Maryland Hotel Garage. The Maryland Hotel, located on block away, was built in 1914 and was under separate ownership from the subject building, which continued to serve as the Maryland Hotel Garage until 1929. The use of the building as a garage for the Maryland Hotel occurred only for a brief time between 1917 and 1929. While the Maryland Hotel is significant and is listed as HRB Site #701 for its Neoclassical architecture and association with William Sterling Hebbard, it is not clear based on the historical record that the subject building possesses any significance due to its association with the Maryland Hotel. The building was not originally built by the hotel for use as a garage, and was designed in a different style by an unknown architect for a different owner. In addition, the building has been substantially altered since its use as the Maryland Hotel Garage, as described below, thereby degrading any associative integrity. Therefore, staff does not recommend designation of the subject building under HRB Criterion A.

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

The subject building was likely constructed by Henry Timken following his purchase of the parcel in 1907. Timken died in 1909, one year after the building was constructed, and the property passed into the ownership of the Timken Investment Company. Timken appears to have constructed the building as an investment, not a residence or place of business, and had only a fleeting association with the building for one year prior to his death. In addition, the Timken House, HRB Site #38, and the Timken Building, HRB Site #191, are currently designated for an association with Timken. Therefore, staff does not recommend designation of the subject building under HRB Criterion B.

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 is a One Part Commercial Block building constructed in 1908 at the corner of F Street and 8th Avenue. Made of brick construction, the building features a generally flat roof with parapet and decorative brick banding and detailing above the storefronts, which are separated by brick pilasters. Fenestration consists of wood framed windows which are not original. The building has undergone substantial alteration since its construction, most significantly between 1989 and 1990. The one story building was altered to accommodate two stories. This was accomplished by grading down and finishing the mezzanine as a second floor, which is visible through the windows.

The storefront bays were also substantially altered at this time. The changes can be documented through historic photographs which illustrate the building's condition in 1981 prior to the alterations. Along the East elevation, the first, third, fourth and fifth bays had non-historic windows placed within the existing openings. The second and sixth bays were framed in with wood construction and wood windows. Along the north elevation, the second, third, fifth and sixth bays had non-historic windows placed within the existing openings. The first bay was altered by demolishing the brickwork at the lower part of the bay and framing in the opening with wood construction and wood windows. The fourth bay was also framed in with wood construction and wood windows. The applicant's report addendum visually illustrates these modifications. In addition to these changes to the physical configuration of the bays, the brickwork at the ground floor has been painted, in some cases in an attempt to match the multi-color brickwork at the parapet.

The One-Part Block Commercial building was identified by Richard Longstreth as a "one story, simple box with a decorated façade." Other sources define the type as "single story buildings, usually simple boxes with decorative facades, which house either a single store or many units. Facades that face the street have large windows and recessed entryways. These modest buildings have Mission style details such as simple stucco molding, flat roof surfaces and raised parapets." The building as originally designed and built appears to have met this typology, although no photographs prior to 1981 exist. However, the modifications described and addressed in detail in the applicant's report have significantly impaired the design and materials aspects of the building's integrity. Based on the available historic photographs, which are limited to 1981, it appears that the original portions of the building are limited to the parapet and pilasters. The storefronts, which are so critical to the building's design, have not only been altered as one might expect with a commercial building, but in some cases framed in or partially demolished, and in all cases have had historically inappropriate replacements. Therefore, staff does not recommend designation of the subject property under HRB Criterion C, due to a lack of integrity.

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

The subject building is not the work of an established master architect or builder, and the architect and builder have not been definitively identified. Therefore, staff does not recommend designation of the subject building under HRB Criterion D.

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.

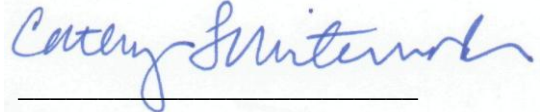
CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 741 F Street not be designated under any HRB Criteria, due to a lack of integrity.

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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment:

1. Applicant's Historical Report and Addendum under separate cover