



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: July 13, 2017 REPORT NO. HRB-17-046

HEARING DATE: July 27, 2017

SUBJECT: **ITEM #6 – 1704-1710 Market Street and 607-621 17<sup>th</sup> Street**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Settineri Family LTD Partnership represented by Marie Burke Lia

LOCATION: 1704-1710 Market Street and 607-621 17<sup>th</sup> Street, Downtown Community,  
Council District 3  
APN 535-190-0200

DESCRIPTION: Consider the designation of the property located at 1704-1710 Market Street and 607-621 17<sup>th</sup> Street as a historical resource.

### STAFF RECOMMENDATION

Do not designate the property located at 1704-1710 Market Street and 607-621 17<sup>th</sup> Street under any adopted HRB Criteria.

### 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 is located adjacent to Interstate 5 and contains six detached single-family dwellings constructed in 1923. The structures at 1704 and 1710 Market Street are situated facing outward onto Market Street while the structures at 607, 609, 619 and 621 17<sup>th</sup> Street are oriented towards the interior of the parcel.

The property was identified in the 2001-2003 Historic Site Inventory of Centre City East for the Centre City Development Corporation and given a Status Code of 7, "not evaluated or needs reevaluation." The property was also identified in the 2005 East Village Combined Historical Surveys as an example of Craftsman Vernacular and given a Status Code of 5S2 "individual property that is eligible for local listing or designation."

## ANALYSIS

A Historical Resource Research Report was prepared by D.A. Mellon/Office of Marie Burke Lia, which concludes that the resource is not significant under any HRB Criteria and Staff concurs. 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*

Research into the history of the property at 1704-1710 Market Street and 607-621 17<sup>th</sup> Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Downtown's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 1704-1710 Market Street and 607-621 17<sup>th</sup> Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation 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 contains six detached single-family dwellings constructed in 1923 in the Craftsman style. The front facades of 1704 and 1710 Market Street are oriented outward towards Market Street. The remaining structures, 607, 609, 619 and 621 17<sup>th</sup> Street, sit behind the Market Street buildings and are situated in two rows facing a narrow courtyard at the interior of the lot. The one-story structures are all identical in design. The buildings feature low-pitched, cross gabled roofs with wide eave overhang and exposed rafters. A central entry is elaborated by a small porch with square columns. The structures are clad in wood clapboard siding and feature decorative roof vents. Vinyl windows have been installed within the original window openings on all of the buildings except 1704 Market Street which still maintains its original wooden windows.

Although the structures on the property exhibit many of the characteristics of the Craftsman style; such as a low-pitched gable roof with wide eave overhang, exposed rafters, a partial width porch with square columns, wood siding and decorative roof vents; the vinyl window replacements greatly impact their integrity. Furthermore, 1704 Market Street does not meet the level of significance necessary for an individual property to be designated. Therefore, staff does not recommend the property as a good example of the Craftsman style under HRB Criterion C.

When the subject property was constructed in 1923, twelve identical structures were built. The additional six buildings were demolished in 1960 in order to accommodate the right-of-way for

Interstate 5 which runs directly adjacent to the property. The missing six structures, two facing Market Street and four oriented inward, were located to the east of the existing buildings. As illustrated by Sanborn maps and aerial photos, this arrangement created three rows of four buildings each, narrowly separated by an open space.

For a variety of reasons, bungalow courts were a popular method of construction in San Diego beginning in the years following World War I<sup>1</sup>. Bungalow courts are defined as a grouping of well-designed, small houses carefully arranged around a planned open space. In San Diego it is generally accepted that there are five types of configurations of bungalow courts: Detached Full (Wide) Court, Attached Full (Wide) Court, Detached Narrow Court, Attached Narrow Court and Half Court. Additionally, important characteristics included the enclosure of the court by an end structure at the rear of the property and a proper garden. The subject resource cannot be considered a true bungalow court because its buildings were not originally arranged in any of the accepted configurations documented in San Diego. Furthermore, the property was never enclosed by an end structure.

When examining the subject property as an example of the bungalow court type of construction, the integrity is greatly diminished by the loss of half of the original structures. A traditional Half Court configuration is defined by the intentional construction of a row of bungalows that are not matched by an identical row on the other side of the lot. The subject property does not fit this accepted definition of a Half Court. Because the property was not designed in any of the accepted bungalow court configurations and does not retain integrity due to the loss of half of the original structures, staff does not recommend designation as a good example of the bungalow court property type under HRB Criterion C.

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

Research into the construction of the property at 1704-1710 Market Street and 607-621 17<sup>th</sup> Street failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 1704-1710 Market Street and 607-621 17<sup>th</sup> Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

---

<sup>11</sup> Curtis, James R., and Larry Ford. "Bungalow Courts in San Diego." *The Journal of San Diego History* 34, no. 2 (Spring 1988).

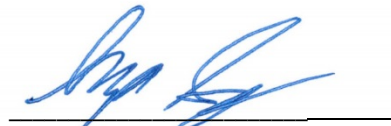
The property at 1704-1710 Market Street and 607-621 17<sup>th</sup> Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

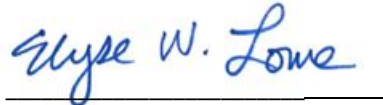
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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. 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 1704-1710 Market Street and 607-621 17<sup>th</sup> Street not be designated under any HRB Criteria.



Suzanne Segur  
Assistant Planner



Elyse W. Lowe  
Deputy Director  
Development Services Department

SS/el

Attachment(s):

1. Applicant's Historical Report under separate cover
2. Applicant's Memo dated June 12, 2017 under separate cover
3. Applicant's Memo dated June 15, 2017 under separate cover