



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 11, 2018 REPORT NO. HRB-18-001

HEARING DATE: January 25, 2018

SUBJECT: **ITEM #6 – Anne Menke Rental Property**

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

APPLICANT: Mar City X LLC; represented by Marie Burke Lia

LOCATION: 1327-1335 E Street, Downtown Community, Council District 3
APN 534-345-1000

DESCRIPTION: Consider the designation of the Anne Menke Rental Property located at 1327-1335 E Street as a historical resource.

STAFF RECOMMENDATION

Designate the Anne Menke Rental Property located at 1327-1335 E Street as a historical resource with a period of significance of circa 1916 under HRB Criterion C. The designation excludes the rear building, 1327 E Street. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Italianate style with Prairie influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a flat roof, wide overhanging eaves, bracketed cornice, belly band, bracketed balcony with square columns, wood siding and wood windows.

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 in the East Village area of the Downtown community and contains a two-story apartment building with a detached, one-story residential structure at the rear.

The property was previously identified in two surveys for the Centre City Development Corporation. The 1988 Centre City East survey identified the building as “a fine example of the Neoclassical Box style.” The

2003 update of the Centre City East Survey identified the property as Italian Renaissance style and gave it a Status Code of 7, "not evaluated for National Register or California Register or needs revaluation."

The historic name of the resource, the Anne Menke Rental Property, has been identified consistent with the Board's adopted naming policy and reflects the name of Anne Menke, who constructed the building as a rental property.

ANALYSIS

A Historical Resource Technical Report was prepared by Kathleen Crawford/Office of Marie Burke Lia which concludes that the resource is significant under HRB Criterion C and staff concurs. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

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 consists of a two-story apartment building constructed circa 1916 and a rear one-story dwelling unit constructed in 1906. The rear structure, 1327 E Street, was constructed circa 1906 in a vernacular style and moved to the property sometime before 1921. This structure was previously determined not historically significant by historic resources staff and is excluded from this designation.

The apartment building, 1329-1335 E Street, was constructed in the Italianate style and exhibits some Prairie influences. The two-story, rectangular structure features a flat roof which is typical of the urban variation of the Italianate style. A bracketed cornice on the front façade and wide, overhanging eaves are dominant features of the building. The recessed entry porch is centrally located and accessed by a flight of concrete stairs. Above the main entry is a balcony supported from below with oversized brackets. The balcony features an open wood railing and square columns. The apartment building is clad in a narrow wood siding with horizontal bands on the lower portion of the structure. A wood belly band which extends to the side and rear elevations separates the first and second floors. Fenestration on the front façade includes tripartite windows symmetrically placed on both the first and second floors. Leaded glass windows are located above the central section of these window sets as well as on the side elevations of the building. The structure's other windows are fixed pane and double hung sash in a variety of sizes. An exterior staircase and two-story porch are also present on the rear elevation. Although the property possesses many characteristics associated with the Italianate style; the wide overhanging eaves, belly band and wood detailing give the building an overall horizontal emphasis which is a feature of the Prairie style popular in San Diego around 1916.

The subject property has had few modifications since its construction in 1916. The property was converted to an SRO in 1986-1987 which required many interior alterations but also a few changes to the exterior. Originally the front porch contained four entry doors, one for each apartment unit. During the conversion to an SRO three of these doors were sealed up and covered with wood siding. Additionally, a leaded glass transom window over one of the entry doors was changed to louvers at an unknown date. At the time of the conversion several of the original windows were changed to

metal replacements. These modifications do not significantly impair integrity of design, materials, workmanship or feeling.

The Historic Resources Technical Report asserts a 1925-1926 period of construction but staff disagrees and has given the property a construction date of circa 1916 based on a different interpretation of the materials provided. Additionally, staff was able to obtain a copy of the 1921 Sanborn map through the San Diego Public Library which differs from the 1921 map in the Technical Report (see Attachment 1). This map illustrates that the front apartment building was constructed on the property prior to 1921. This map also indicates that the rear structure, 1327 E Street, was moved to the property prior to 1921. Further investigation into the Lot and Block Books yielded the information that the value of improvements to the property increased from \$200 to \$1200 between 1915 and 1916 indicating that a building was constructed on the property at that time. Sewer records from 1915 are evidence that improvements were being made to the property around that time. Additionally, City Directories as early as 1916 list the Menke family as living in the rear structure, with tenants living in the addresses associated with the apartment building. Based on this reinterpretation of the information provided, staff has given the property a circa 1916 construction date.

The Italianate style was part of the Picturesque Movement that began in England, and was a reaction to the formal classical ideals in art and architecture that had been fashionable for about 200 years. The movement expressed a desire for greater freedom of architectural expression and for more organic, complicated forms that were intended to complement their natural setting. Beginning in the 1840s and 1850s, the Italianate style was popularized in America through pattern books by architect Andrew Jackson Downing. As an easily adaptable style it became popular with residential, commercial, and institutional buildings alike from 1855 to 1880. Freestanding Italianate buildings displayed the cornice under widely overhanging eaves, while contiguous Italianate row houses or commercial buildings have a bracketed cornice on the front façade. Other markers of the Italianate style are tall, narrow windows, some with elaborate hoods, often shaped like an inverted U. Italianate windows often have round arch or square tops and can also be crowned by a pediment or entablature with brackets. Most Italianate buildings have columned porticoes or porches, sometime extending the full width of the front façade. The west coast produced a slightly different variation of the style with a higher concentration in San Francisco and northern California. In San Diego, the style arrived a few decades after the rest of the country and continued to be popular through the 1910s.

Significance Statement: The property continues to convey the historic significance of the Italianate style with Prairie influences by embodying the historic characteristics associated with the style; including a flat roof, wide overhanging eaves, bracketed cornice, belly band, bracketed balcony with square columns, wood siding and wood windows.

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 Anne Menke Rental Property located at 1327-1335 E Street be designated with a period of significance of circa 1916 under HRB Criterion C as an example of the Italianate style with Prairie influences. The designation excludes the rear property, 1327 E Street.



Suzanne Segur
Associate Planner



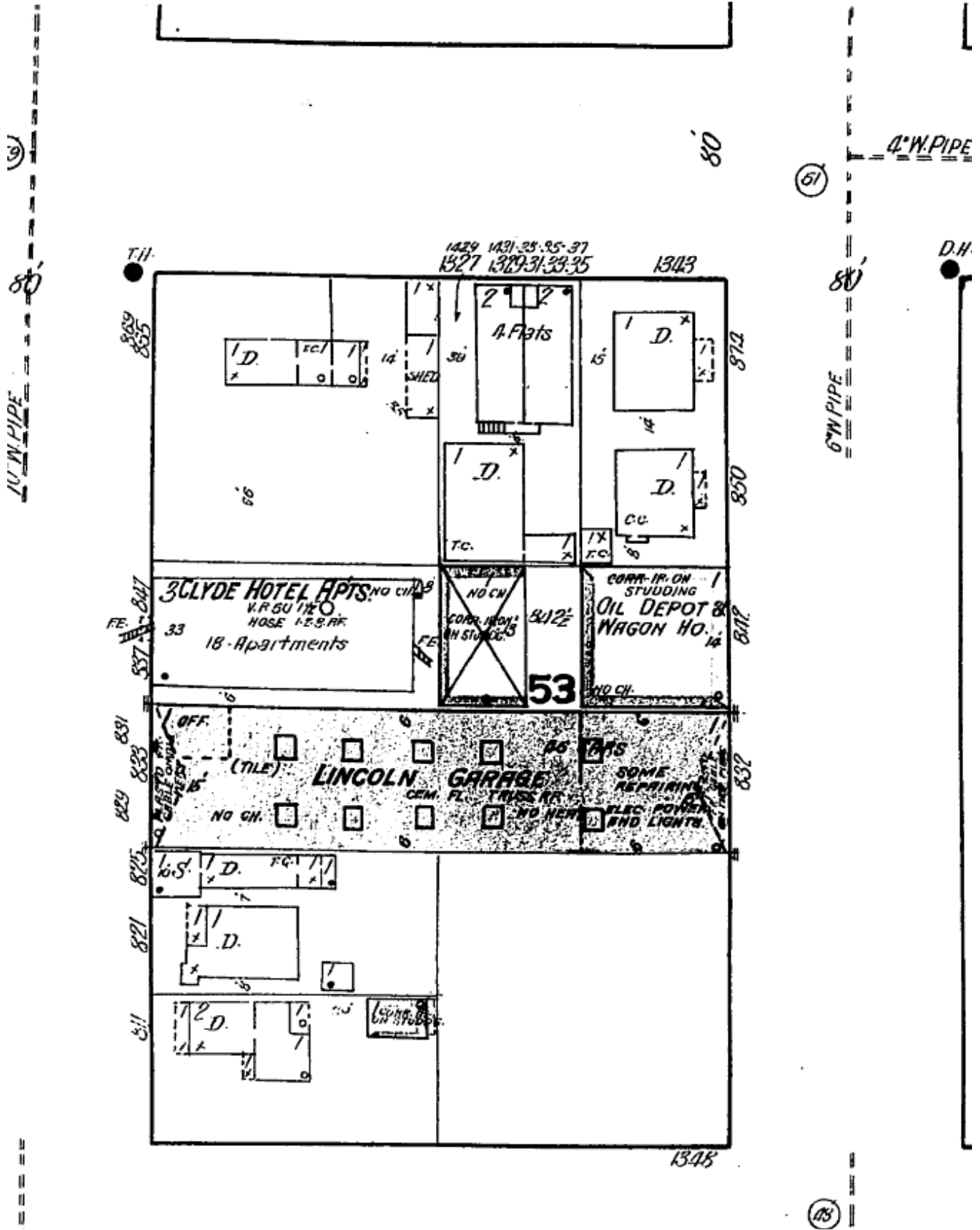
Sonnier Francisco
Senior Planner/ HRB Liaison

SS/sf

Attachment(s):

1. 1921 Sanborn Map, Vol. 1, Sheet 52
2. Draft Resolution
3. Applicant's Historical Report under separate cover

1921 Sanborn, Vol 1, Sheet 52



RESOLUTION NUMBER N/A
ADOPTED ON 1/25/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/25/2018, to consider the historical designation of the **Anne Menke Rental Property** (owned by Mar City X LLC, 703 16th Street #200, San Diego, CA 92101) located at **1327-1335 E Street, San Diego, CA 92101**, APN: **534-345-10-00**, further described as BLK 53 LOTS K & L W 1/2 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 Anne Menke Rental Property on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Italianate style with Prairie influences and retains integrity from its circa 1916 period of significance. Specifically, the resource exhibits a flat roof, wide overhanging eaves, bracketed cornice, belly band, bracketed balcony with square columns, wood siding and wood windows. 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 designation shall exclude the rear structure, 1327 E Street.

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: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

BY: _____
CORRINE NEUFFER,
Deputy City Attorney