



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: October 17, 2008 REPORT NO. HRB-08-065

ATTENTION: Historical Resources Board  
Agenda of October 30, 2008

SUBJECT: **#7 –Stephen B. and Fannie Marks House**

APPLICANT: Archaeos, on behalf of the potential property owner, the San Diego Community College District

LOCATION: 1037 15<sup>th</sup> Street, Centre City, Council District 2

DESCRIPTION: Consider the designation of the Stephen B. and Fannie Marks House at 1037 15<sup>th</sup> Street as a historical resource.

## STAFF RECOMMENDATION

Designate the Stephen B. and Fannie Marks Home at 1037 15<sup>th</sup> Street as a historical resource under HRB Criterion C. This recommendation is based on the following findings:

The resource embodies distinctive characteristics through retention of character defining features of the Victorian style and retains a good level of architectural integrity from its 1888-1893 period of significance.



### Planning Department

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## BACKGROUND

This item is being brought before the Historical Resources Board at the request of the Centre City Development Corporation (CCDC) to determine the historical significance of the property. The house at 1037 15<sup>th</sup> Street is a single family home that was originally constructed in ca. 1888 in the Victorian style for Stephen B. and Fannie Marks.

The historic name of the house is based on the original owner of the resource.

## ANALYSIS

A historical resource research report was prepared by Archaeos on behalf of the potential property owners, the San Diego Community College District, which concludes that the resource is significant under HRB Criterion C. Staff concurs with the determination that the resource is significant under HRB Criterion C as a good example of the Victorian style, 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.*

Constructed ca. 1888 in the Victorian style, the house was built with a wood frame and wood drop siding. The cross gable medium pitched roof was originally sheathed with wood shingles and is currently sheathed with 3Tab gray asphalt shingles. The main body of the house is hipped with a protruding portion on the front that has a gable roof. The gable end has decorative diamond shaped wood shingles and simplified closed eaves. Directly under the gable end is a protruding squared bay window which features 1/1 double hung wood windows on the front and sides. The crawl space has been covered with horizontal T1-11 siding. Directly to the south of the bay window a gas/water meter enclosure has been added to the exterior wall of the house.

The front porch is accessed via a non historic ramp. The porch is located on the south side of the house under the hipped portion of the roof. The front porch features two decorative/historic wood and glass doors with single light transoms. One of the doors has been covered by a metal security door. The porch railing has been altered and some historic decorative features have been removed (i.e. corbels). At least two windows on the south side have been replaced with vinyl windows. The north side of the house features a door with a single light transom and a metal security door. Windows are evenly spaced throughout the remainder of the house and are predominantly wood 1/1 double hung.

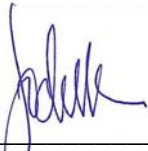
The property has been studied previously as part of several surveys (City of San Diego inventory of buildings more than 45 years of age (1990s), City of San Diego Centre City East Survey (1989), City of San Diego Core Survey (2003), and the City's East Village Survey review (2005). Generally, the building was declared eligible under Criterion C for its Victorian style architecture. While there have been several modifications (roof material, porch ornamentation, window modification and crawl space enclosure) the overall character of the house has been maintained. The alterations that have been completed on the house do not significantly impact the integrity of the house. Staff recommends that the house is designated under Criterion C for its Victorian style.

OTHER CONSIDERATIONS

Detailed Mills Act conditions would be determined during the application process.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that 1037 15<sup>th</sup> Street is designated as a historical resource under HRB Criterion C as a good example embodying distinctive characteristics of Victorian style architecture. 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.



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Senior Planner



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Cathy Winterrowd  
Senior Planner/Program Coordinator

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Attachment(s):

Applicant's Historical Report under separate cover