



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: September 15, 2010 REPORT NO. HRB-10-046

ATTENTION: Historical Resources Board
Agenda of September 23, 2010

SUBJECT: **ITEM #9 – 1451-1453 F Street**

APPLICANT: Ponce Living Trust represented by Marie Burke Lia

LOCATION: 1451-1453 F Street, East Village Community, Council District 2

DESCRIPTION: Consider the designation of the property located at 1451-1453 F Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1451-1453 F 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 two-story duplex has one five bedroom apartment on the upper level and three smaller units on the lower level. The Town House Italianate structure is believed to have been constructed in circa 1909. The date of construction has not been determined due to lack of documentation and inconsistencies in the information available for the property. It is located in East Village, a mixed use area of Downtown San Diego.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

ANALYSIS

A historical resource research was prepared by K.A. Crawford/Marie Burke Lia, which concludes that the resource is not significant under HRB Criterion C. Staff concurs that the site is not a significant historical resource under any HRB Criteria. 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 located 1451-1453 F Street was constructed in the Town House Italianate style in approximately 1909. The structure is a two-story duplex, with a rectangular floor plan, asymmetrical façade and wood foundation. It is located on a sloping lot allowing for a partial basement or lower floor area; the second level of the property is not visible from the sidewalk.

On the north facade the flat roof features a raised pediment front with bracketed cornice; Greek style detailing spans across the upper portion. Horizontal wood shiplap siding covers the exterior. The front facade features a wide, tripartite double hung window, flanked by two narrow double hung windows. This opening is covered with a security grille. The east façade's fenestration consists of two double hung windows on the upper level. The width of the upper plane extends out further than the lower level. Access to the bottom floor is gained by a steep flight of stairs leading to the three lower units. The west façade has four windows, the original materials appear to remain in two of the openings and the rest have been boarded over or enclosed with a tightly knit metal grille. The south facade has been significantly altered by a large shed-like addition which extends from the rear of the house to the end of the property line completely enclosing the entire rear portion of the lot. Several different materials were used to enclose and patch weak portions of this makeshift addition.

Over time several alterations have taken place. Many of the doors and windows have been replaced and security grilles have been added. Only the upper and lower front units appear to be original, the additional lower rear units have no windows and are presumably part of the post 1950's rear addition; permits for this addition have not been found. Provided in the applicant's report was a San Diego Historical Society photo from 1950 which clearly shows the original structure prior to the rear addition. This large addition has negatively impacted the integrity of the original structure. The building has not retained its massing, shape or footprint and it has more than doubled in size.

Due to the retention of limited character defining features of the Italianate Town House style and subsequent alterations, the property is not considered architecturally significant. Overall the integrity of this structure has been negatively impacted changing the design, materials, workmanship, and feeling of the original structure leaving the property with limited integrity. Therefore, staff does not recommend designation of the property at 1451-1453 F Street under any HRB Criteria.

OTHER CONSIDERATIONS

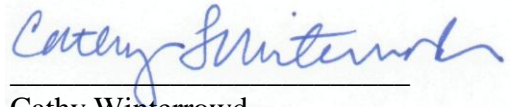
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 1451-1453 F Street not be designated with a period of significance of c. 1909 under any HRB Criteria. 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.



Terra King
Planning Intern



Cathy Winterrowd
Principal Planner/HRB Liaison

TK/cw

Attachment:

Applicant's Historical Report under separate cover