



The City of San Diego

# HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

## REPORT

---

DATE: June 21, 1990

ATTENTION: Historical Site Board, Agenda of June 27, 1990

SUBJECT: HARBORVIEW/LITTLE ITALY HISTORIC DESIGNATIONS

### BACKGROUND:

At the May 23 meeting, the Historical Site Board selected 37 properties from the Lia/Brandes historic inventory of Harborview/Little Italy (see salmon colored booklets) to be considered at this meeting for possible historic designation. Additionally, the Board identified another 9 buildings and 3 street features (sidewalk markers and horse rings) that it wanted staff to research and provide information for the Board's consideration.

The Board also created a subcommittee to meet with members of the Harborview community about alternative methods to achieve preservation goals within the community. The subcommittee was instructed to report the results of its meeting with the community group at the next Board meeting.

There have been two meetings of the Board's subcommittee and a third is planned for Tuesday evening, June 26, at 5:30 p.m. at the Office of the City Architect. Copies of the preliminary proposal put forward by architects Rob Quigley and Tony Cutri are attached to this report. It is expected that some refinement to this proposal will be made at the next subcommittee meeting and the Board will see a final version of the proposal at its meeting on June 27.

Two property owners have requested a continuance on the consideration of their properties. One because she will be out of town until September, the other because she is attempting to settle a deceased mother's estate (see attached letters). Staff recommends that the Board grant these requests for continuance.

Another attorney has suggested that the inventory sheets are not adequate for the Board to designate from (see attached letter). The contention is that the inventory sheets do not contain the information required in a regular designation report according to the Board's policy.

While inventory sheets are generally not as all-inclusive as a narrative report, the information contained thereon covers the substantive information required by the Board's policy. Subject to a Board decision, on a case by case basis, that more information is required, staff believes that the use of inventory sheets is a correct and proper procedure upon which to base historic designation of property. It is not without precedent in the City of San Diego or other cities

across the state. The information inventory forms are adequate for making determinations of National Register significance. It is absurd to suggest that the Board should not also use them.

This report will deal with staff recommendations on which properties the Board should designate. The alternative preservation proposals of the Harborview community on how they would like to see designations take place are attached to this report. Analysis of the policy issues that stem from the designations and the proposed alternative preservation proposals will be distributed at the Board's meeting.

#### ANALYSIS:

There are a few parameters that the Board should be cognizant of in arriving at a decision about whether or not to designate (individually or as a part of a district) any of the properties that it identified at the last meeting. First, the Harborview community has long been recognized as having the largest remaining concentration of Victorian homes in the downtown area. These are not homes of the quality of the Villa Montezuma, Long-Waterman House or the Quartermass-Wilde House. They are however surviving examples of modest housing stock of the period and are important because San Diego, in comparison to other major west coast cities, possesses a very limited stock of Victorian architecture.

Some of the properties have been moved from their original location and that original location is often unknown. Most of these moves occurred many years ago and, if the architecture is what make the building significant, the fact that the building was moved is inconsequential.

Some of the properties are associated with the Italian community either through use and/or ownership. To the extent that the property and its association with the Italian community exemplifies broad cultural, economic or social history of the community, the property can be considered significant. Mere ownership by an Italian family of little historic importance is not considered to imbue a property with a strong historic association.

#### STAFF RECOMMENDATION ON PROPERTIES:

With only the noted exceptions, corrections and comments, staff recommends the designation of the properties identified by the Board for consideration.

##### 1747-53 India Street - Filippi's

Staff recommends only designation of the south facade. The north facade is too greatly altered.

##### 2044 Kettner Boulevard - The Waterfront

As noted in the attached CCDC letter, the Board should designate only the structure and not the remainder of the property.

##### 2368-2400 Kettner Blvd. - Dryer's Furniture Company

Staff does not recommend designation. This group of buildings has been significantly altered. The architecture has been so homogenized that the buildings do not retain sufficient integrity to warrant their designation.

1631-1647 State Street - Faiola Court

Staff does not recommend designation. This residential court complex is not significant for its architectural style or period or because of its association with Frank Dimaria. There are better and more unique examples of residential court developments throughout the city.

1632-1668 State Street - Victorian Residences and Our Lady of the Rosary Church

This row of Victorian residences and the church should be treated as a historic district.

1610-1654 Union Street - Victorian Residences

This row of Victorian residences should also be treated as a historic district.

Other properties that the Board expressed interest in:

State of California Garage - Ash and Columbia

This structure is outside of the Harboview/Little Italy survey area and will be reviewed with the core area of Centre City.

Moderne Residences - 429 West Elm Street

These three 1939 Moderne residences are interesting examples of the style. They retain their integrity and the porthole vents and windows give the residences a unique character.

Kelly Laundry - 705 West Grape Street

This Streamline Moderne commercial/industrial complex has an interesting but not significant history. In a restored condition it would be a good example of the Streamline Moderne style but staff does not find it significant for the study of the style, period or its history.

Centre City Automotive - 2355-2365 India Street

This Spanish Colonial Revival structure has been a garage and, for a brief time, a Safeway market. It has no important historical associations and is not a significant example of the architectural style. Staff does not recommend designation.

Auto Tops - 2360 India Street

This Streamline Moderne commercial structure is not a significant example of the style and it is not historically important.

Beardsley Automotive - 2119 Kettner Blvd.

This 1929 Mission Revival style industrial building was the location for the Pacific Technical University from 1929-1932. It was owned by and associated with the Defalco grocery chain from 1934 through 1961. The building is a good example of the Mission Revival style. Staff believes it should have been included in the survey but does not believe it is significant enough to designate.

Haulman Welding - 2266 Kettner Blvd.

This 1946 corrugated metal industrial building is neither historically nor architecturally significant.

Z'lac Rowing Club (Dirty Dan's) - 2431 Pacific Highway

Unfortunately, the Z'lac Rowing Club lost their clubhouse to the County for back taxes. It was sold and moved to this location on Pacific Highway in 1932 and became a series of restaurants and bars. The building has been altered beyond recognition and staff does not recommend its designation.

Thomas Hackett House (Las Consuela's) - 1566 State Street

Staff thought that this property had been associated with Agostin Haraszthy, County Sheriff in 1850-51. This was inaccurate. The building is a much altered Victorian residence surveyed in 1980. Staff does not recommend its designation based on the stucco addition that has been added to the front of the house.

Staff also recommends that the Board reconsider and designate the San Diego Macaroni Factory located at 2308 Kettner. This industrial building has considerable historic association with the Italian community and importance as an ethnic economic enterprise. It is basically unaltered except for new aluminum windows and doors across the front and partially along the south facades. It also has very good adaptive reuse potential.

Staff additionally recommends that the Board reconsider and also designate the Dominick Ghio Home at 1760 State Street. The two Victorian properties to the north of this house are being considered. The Ghio Home is virtually unaltered and has a contextual relationship with the other properties which unlike the Ghio Home were moved to their current location (see attached 1980 inventory sheet).

Staff also believes that the Elizabeth Randall Rental at 1620 State Street should be considered by the Board. It is similar to the situation described above for the Ghio Home.



*for* Ron Buckley  
Secretary to the  
Historical Site Board

RB:ls

Attachments:

1. Letters requesting continuance (2).
2. June 9, 1990 letter from Marie B. Lia.
3. May 31, 1990 letter from CCDC.
4. Harborview community recommended alternative preservation solutions.
5. 1980 Inventory sheet on Thomas Hackett Home.
6. 1980 Inventory sheet on Dominick Ghio Home.