To: Steve Mizokami
Senior Planner, City of Santa Monica

From: Christine Lazzaretto; Molly Iker-Johnson

Date: August 7, 2018

RE: 1527 17th Street

Executive Summary

We have evaluated the residence located at 1527 17th Street in the City of Santa Monica, California, for eligibility for local designation under the City of Santa Monica’s Landmarks and Historic Districts Ordinance. This report concludes that the front residence at 1527 17th Street is eligible for listing as a City of Santa Monica Landmark under Criterion 1 for its association with residential development in Santa Monica’s Pico neighborhood during the 1920s. This conclusion is based on a review of previous survey findings for the area, the relevant historic contexts, and an analysis of the eligibility criteria and integrity thresholds for local designation. Research included review of building permits; historic newspaper articles in the Los Angeles Times; the Sanborn Fire Insurance map from 1950; and historic photographs housed at the Santa Monica Public Library. A site visit was conducted on July 3, 2018.

1527 17th Street. West (primary) façade of front house, facing east, 2018.
INTRODUCTION

The property at 1527 17th Street consists of two residences. The back house was built in 1920, and the front house was built in 1923 by Charles H. Thayer for Emanuele Dallape. It is located in the Pico neighborhood of Santa Monica. The rear residence is not visible from the public right-of-way and was approved for demolition by the Landmarks Commission in February 2014. Therefore, the rear residence is not under consideration for designation and is not re-evaluated in this report.

Previous Surveys and Evaluations

The single-family residence at the front of the parcel at 1527 17th Street was identified as a potential Structure of Merit in the 1994 Historic Resources Inventory completed by Leslie Heumann and Associates. The property was re-evaluated in 2010 by ICF Jones & Stokes, and that survey confirmed the previous evaluation that the front residence is eligible as a potential Structure of Merit. PCR Services Corporation performed a preliminary historic assessment of the property in February 2014; the report concluded that the property at 1527 17th Street was eligible for listing as a City of Santa Monica Structure of Merit and may also be eligible as a City Landmark. The property is not listed in the California Historic Resources Inventory (HRI).

HISTORIC CONTEXT

1527 17th Street is located at the northern edge of the original township in Santa Monica’s Pico neighborhood. The original township was bordered by the Pacific Ocean on the southwest, present-day Montana Avenue on the northwest, present-day Colorado Avenue on the north, and Lincoln Boulevard to the west. Neighborhood boundaries derived from City of Santa Monica, Land Use & Circulation Element, 2010. According to the City of Santa Monica “Neighborhood Organization Boundaries Map,” March 19, 2018, the property is also located within the boundary of the present-day Mid-City neighborhood. The area that is now defined as the “Mid-City” section of Santa Monica includes early 20th century subdivisions, along with a patchwork of small tracts subdivided during the boom years between World War I and the Great Depression. Due to the patchwork nature of tract development in this neighborhood and haphazard building patterns, Mid-City is home to a wide variety of residential property types spanning most of the decades of the 20th century. Though the property at 1527 17th Street is now located within both the Pico and Mid-City neighborhoods, it was historically part of the Pico neighborhood, and more accurately reflects the history of that neighborhood. It is therefore evaluated as part of the Pico neighborhood.

1 No building permit was found for the rear house; the Los Angeles County Assessor notes that the building was constructed in 1920. In a 2014 historic assessment report, PCR Services noted that the rear residence is listed in a City ledger book as constructed by E.M. Guinn. Source: PCR Services Corporation, “Preliminary Historic Assessment: 1527 17th Street (APN4275-012-020),” February 3, 2014.

2 The present-day Pico neighborhood is roughly bounded by Olympic Boulevard to the north, Centinela Avenue to the east, Pico Boulevard to the south, and Lincoln Boulevard to the west. Neighborhood boundaries derived from City of Santa Monica, Land Use & Circulation Element, 2010. According to the City of Santa Monica “Neighborhood Organization Boundaries Map,” March 19, 2018, the property is also located within the boundary of the present-day Mid-City neighborhood. The area that is now defined as the “Mid-City” section of Santa Monica includes early 20th century subdivisions, along with a patchwork of small tracts subdivided during the boom years between World War I and the Great Depression. Due to the patchwork nature of tract development in this neighborhood and haphazard building patterns, Mid-City is home to a wide variety of residential property types spanning most of the decades of the 20th century. Though the property at 1527 17th Street is now located within both the Pico and Mid-City neighborhoods, it was historically part of the Pico neighborhood, and more accurately reflects the history of that neighborhood. It is therefore evaluated as part of the Pico neighborhood.


5 California Historical Resources Inventory, August 15, 2011.

6 Some information in this context was derived from Architectural Resources Group and Historic Resources Group, Historic Resources Inventory Update: Historic Context Statement, prepared for the City of Santa Monica, March 2018.
on the southeast, and 17th Street on the northeast. Over time, the City annexed additional acreage to extend its borders beyond the original plat map. The result was the creation of a series of distinct neighborhoods around the city. Santa Monica’s origin story of land speculation is more than just a quaint tale; it was a driving force in residential development. During the city’s early development, land sales and building construction did not go hand in hand. As a result, most Santa Monica neighborhoods were constructed in a patchwork manner, using a variety of era-appropriate styles, up through World War II. This was followed by an intense period of infill development and re-subdivision after the war.

Single-family residential development began in Santa Monica in 1875 with the subdivision of the original township; however, permanent residential development was slow in the years leading up to the turn of the 20th century. What residential building there was in Santa Monica was primarily concentrated within the blocks of Washington Avenue on the north, 7th Street on the east, Oregon Avenue (Santa Monica Boulevard) on the south, and Ocean Avenue on the west.

During the 1920s, Santa Monica witnessed a substantial population and building boom. By 1923, it was estimated that 1,500 people per month were moving to Santa Monica. Between 1921 and 1925, over 40,000 people moved to the city. Although previously known as a recreational destination, the subdivision of tracts away from the amusement zones were changing the city from a “summer cottage” environment to one where “[b]eautiful homes of foreign and domestic architecture give the community a decidedly residential atmosphere.” Boulevard and infrastructure improvements along Wilshire, Santa Monica, Pico, and Beverly (Sunset) supported these changes. By 1926, Santa Monica boasted 11,000 homes.

**Pico Neighborhood**

The Pico neighborhood developed from west to east, along the southern side of the railroad tracks. The neighborhood contained the largest residential tract in Santa Monica. Residents in this neighborhood are ethnically diverse, and many of the city’s service workers historically lived in this area. Completion of Pico Boulevard in 1914, the shortest

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7 “Beach City Growing at Rapid Rate,” *Los Angeles Times*, January 21, 1923, V7.
10 “Growth of Santa Monica Puts City in Limelight,” *Los Angeles Times*, June 27, 1926, E5.
11 Though the property at 1527 17th Street is now located within both the Pico and Mid-City neighborhoods, it was historically part of the Pico neighborhood, and more accurately reflects the history of that neighborhood.

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**MEMO**

**1527 17th Street, Santa Monica Historic Resource Assessment**

**HISTORIC RESOURCES GROUP**
route from Los Angeles to Santa Monica and Ocean Park, was instrumental in its growth and development.12

The Pico neighborhood was a historically working-class area. Marginalized communities such as Latin Americans, African Americans, and Japanese Americans were often restricted to this neighborhood in the decades preceding and following World War II. Between 1910 and 1920, Santa Monica’s black population increased from 191 to 282, and African Americans began settling in the working-class Pico neighborhood.13 Mexicans generally settled in a section of the Pico neighborhood bounded by Olympic Boulevard, 20th Street, Pico Boulevard, and 14th Street, which the community termed “La Veinte.”14 The ethnic enclaves of Santa Monica coexisted peacefully within the Pico neighborhood. However, outside of these enclaves, they were subjected to residential discrimination and exclusion from most social and commercial enterprises, though blatant segregation and even racially-triggered violence was perhaps most experienced in the region’s public recreational spaces.

After World War II, Santa Monica’s population boomed, including a 67% increase in the minority population. As a result, ethnic minorities in particular felt the strain of the severe postwar housing shortage.15 By the 1960s, the Pico neighborhood was home to 4,000 African American families and business owners, and the Latino population totaled approximately 5,000.16 However, the completion of the western portion of the Santa Monica (Interstate 10) Freeway scarred the Pico neighborhood, disrupting the natural flow of traffic and resulting in the demolition of hundreds of homes. The neighborhood’s lower property values made it a prime target for the Santa Monica Freeway extension, and the subsequent construction of the highway sliced diagonally through the neighborhood, disrupting the grid pattern and displacing low-income residents.17 Without the political or economic means to fight the construction, hundreds of residents living in the area were forced to relocate, often outside increasingly unaffordable Santa Monica. African Americans and Latinos primarily relocated outside the city, while the majority of Japanese American families could find housing in Santa Monica north or south of the freeway.

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15 Pfeiffer, “A Case Study of the Pico Neighborhood,” 34.
16 “Freeway Splits Minority Neighborhood,” Santa Monica Evening Outlook, May 17, 1975, 8D-9D.
17 For further discussion, see the African American Community context.
While the census reported that the African American population of Santa Monica totaled just over 4,000 in 1970, the black population of the Pico neighborhood, specifically, decreased by almost 30% between 1970 and 1980. Conversely, despite the effect of the freeway on the Pico neighborhood, Santa Monica’s Latino population grew from 5,145 to 10,668 between 1960 and 1970, due to another wave of immigration from Mexico.

The present-day Pico neighborhood is an amalgamation of single-family and multi-family residential development, with long corridors of industrial and commercial development intersecting residential streets. Multi-story multi-family residential buildings, constructed as infill on vacant lots or replacing earlier single-family residential development, dominate the residential landscape. Few examples of early 20th century single-family residential development remain in the Pico neighborhood. Many former single-family residences have been adapted into multi-family residences, while others have been demolished to make way for larger multi-family or commercial development. Many of today’s industrial parcels adjacent to the freeway were originally residential streets of modest houses and bungalows.

Craftsman Architecture

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California’s unique qualities. Constructed primarily of stained wood, with wide overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts movement.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow’s simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement’s founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered

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19 Scott, A History on the Edge, 135.
porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner’s needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

By World War I, the Craftsman style declined in popularity and was largely replaced by Period Revival styles. The Craftsman bungalow continued to be built into the 1920s, but was often painted in lighter colors, stripped of its dark wood interiors, or blended with characteristics of various revival styles.

Character-defining features of the Craftsman architectural style may include:

- Horizontal massing
- Low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial- or full-width, or wrap-around front porch
- Heavy porch piers, often of river stone or masonry
- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)
PHYSICAL DESCRIPTION AND ALTERATIONS

Site
1527 17th Street is located on the east side of 17th Street, between Broadway and Colorado Avenue. The property, which contains two single-family residences, is flanked to the north and south by single-family residences, and to the east by an alley and a multi-family residence.

Alterations
In 1924, a garage was added to the property.20 Between 2004 and 2009, the garage was demolished.21

Front house
The front house at 1527 17th Street is a Craftsman bungalow, constructed in 1923. It is set back from the street by a lawn and mature shrubs. It has a rectangular plan, simple massing, and asymmetrical composition. There is a low-pitched front gable roof with decorative fascia, wide overhanging eaves, and exposed rafter tails, clad in composition shingles. There are rectangular vents at each gable end. Exterior walls are clad in wood clapboard. Fenestration consists primarily of wood sash fixed and double-hung windows, grouped in multiples, with wide wood surrounds. The primary entrance is located at the center of the west (primary) façade and consists of a single, fully-glazed wood door with security door, located within a projecting partial-width front porch with heavy porch piers. It is accessed by a concrete path and stair. There is a secondary entrance on the south façade, consisting of a single, partially-glazed wood door, accessed by a wood step. There is a bulkhead at the east end of the north façade.

Alterations
In 1940, a screen porch was added.22 The brick chimney was removed prior to 2004.23

Rear house
The rear house was constructed in 1920, and is residential vernacular in style. It has a roughly rectangular plan, complex massing, and asymmetrical composition. There is a low-pitched jerkinhead roof with wide overhanging eaves and exposed rafter tails, clad in

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20 City of Santa Monica building permit No. 8061, October 11, 1924.
21 No permit was found for the demolition of the garage; approximate dates based on historic aerial photographs of the property.
22 City of Santa Monica building permit No. 2939, June 13, 1940.
23 No building permit was found for this alteration; a brick chimney is noted in the original building permit. There is a brick pad and replaced siding at the west side of the south façade, where the chimney stack was located. Approximate date based on historic aerial photography of the parcel.
composition shingles. Exterior walls are clad in wood clapboard. Fenestration consists primarily of wood sash double-hung windows with wide wood surrounds. The windows are covered with plywood. There are three entrances located on the west façade. Each consists of a single wood door, accessed by a concrete path and step.

Alterations

In 1935, a 20x14 addition was made. The windows and doors were boarded up between January 2016 and January 2017.

EVALUATION CRITERIA

Historic resources may be designated at the federal, state, and local levels. Current designations available in Santa Monica include: National Historic Landmarks, National Register of Historic Places, California Register of Historical Resources, California Registered Historical Landmarks, California Points of Historical Interest, and Santa Monica Landmarks, Structures of Merit, and Historic Districts. While some programs place emphasis on architectural character, all use basic criteria relating to a property’s place in important events or patterns of development, association with important personages, and architectural significance. This evaluation of 1527 17th Street is limited to an evaluation of the front house for designation as a City of Santa Monica Landmark.

Santa Monica Landmark Designation Criteria

The Santa Monica Landmarks and Historic Districts Ordinance includes criteria and procedures for designating City of Santa Monica Landmarks, Structures of Merit, and Historic Districts. Landmarks may include structures, natural features, or any type of improvement to a property that is found to have particular architectural or historical significance to the City. Structures of Merit are historic resources with a more limited degree of individual significance.

The Landmarks Commission may approve the landmark designation of a structure, improvement, natural feature or an object if it finds that it meets one or more of the following criteria, outlined in Section 9.56.100(A):

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

24 City of Santa Monica building permit No. 96, October 14, 1935. This alteration appears to have been made to the rear house.
25 Approximate dates based on Google StreetView imagery.
2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.

3. It is identified with historic personages or with important events in local, state or national history.

4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.

5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.

6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

**Integrity**

Standard practice, based on guidance from the National Park Service, determines whether a property has retained “historic integrity.” Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s…historic period.”

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

*Location* is the place where the historic property was constructed or the place where the historic event took place.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property.

*Setting* is the physical environment of a historic property.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.\footnote{U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, (Washington, D.C.: National Park Service, 1995).}
The single-family Craftsman style residence at the front of the parcel at 1527 17th Street is evaluated below for potential eligibility for local designation in the City of Santa Monica. An evaluation under each eligibility criteria is included, along with a discussion of historic integrity.

The front house at 1527 17th Street appears eligible for designation as a City of Santa Monica Landmark under Criterion 1 for its association with residential development in the 1920s in Santa Monica’s Pico neighborhood.

**Criterion 1: It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.**

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

“...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity...Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property’s specific association must be considered important as well.”

The single-family, Craftsman-style residence at 1527 17th Street symbolizes elements of the cultural, social, economic, political, or architectural history of the City as an example of early twentieth century residential development in the Pico neighborhood of Santa Monica.

The front house at 1527 17th Street was constructed in the Pico neighborhood in 1923. Few examples of early 20th century single-family residential development remain in the Pico neighborhood. Many former single-family residences have been adapted into multi-family residences, while others have been demolished to make way for larger multi-family or commercial development. Based on a reconnaissance survey of the neighborhood conducted for this study, there are approximately 17 residences constructed between

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1890 and 1923 in the Pico neighborhood, including the subject property, that remain relatively intact. Of these, nine exhibit character-defining features of the Craftsman style. The residence at the front of the parcel at 1527 17th Street is one of the most intact residences in the Pico neighborhood from this period. It retains integrity of location, design, materials, workmanship, feeling, and association, as discussed below. As one of the few extant residences from the earliest phases of residential development in the Pico neighborhood, the front house is significant as an increasingly rare example of early residential development Pico neighborhood, which played an important part in local history. The front house at 1527 17th Street is therefore eligible for designation under Criterion 1. The period of significance under this criterion is 1923, reflecting the original construction date.

**Criterion 2: It has aesthetic or artistic interest or value, or other noteworthy interest or value**

According to guidance from the National Park Service, “a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.”

Though the front house at 1527 17th Street is an example of a Craftsman bungalow, it is not the work of a known architect, it is not one of the earliest or best examples of Craftsman architecture in the city, and it does not reflect particularly noteworthy features that would distinguish it from other examples of the style. Therefore, the front house is not eligible under Criterion 2.

**Criterion 3: It is identified with historic personages or with important events in local, state or national history**

Emanuele Dallape constructed the front house at 1527 17th Street in 1923. Dallape was born in Cavedine, Italy (then Austria-Hungary) in 1885. He emigrated to the United States in 1905. He married Silvia Bertecotti in 1912, who had emigrated to the United States that year. Emanuele worked as a bricklayer and laborer. Emanuele and Silvia Dallape are listed at 1527 17th Street as early as 1921, prior to which they lived at 605 Pennsylvania Avenue in Santa Monica. Their son, Aldo, was born in 1923. Emanuele was naturalized in 1935. Silvia passed away in 1946, and Emanuele passed away in 1950. The home was owned by Aldo Dallape until at least 2010. The property was rented to various tenants.

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29 See Appendix D for a table detailing these properties.
30 *National Register Bulletin 15.*
following Emanuele’s death, including Ann Kimura, an office secretary, and Sam Asanuma. No documentation was found to suggest that any of these residents made significant contributions to local, state, or national history. In addition, there is no evidence to suggest that an important event occurred at this property. Therefore, the front house at 1527 17th Street is not eligible under Criterion 3.

**Criterion 4: It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study**

The front house at 1527 17th Street is a modest local example of Craftsman residential architecture from the 1920s. Due to the wealth of Craftsman architecture in Santa Monica, the design of this building does not rise to the level of significance necessary to be eligible under Criterion 4, which requires a property to represent an excellent, unique, or rare example of an architectural style. It is relatively simple in its design, and it does not embody distinguishing architectural characteristics valuable to the study of the Craftsman style. Additionally, there have been alterations to the original design, including the addition of a screen porch and the removal of a brick chimney, undermining the building’s historic integrity as it relates to the original architectural design and its ability to convey its historic significance under this criterion. Therefore, it is not eligible under Criterion 4.

**Criterion 5: It is a significant or a representative example of the work or product of a notable builder, designer or architect**

The front house at 1527 17th Street is a modest local example of Craftsman residential architecture. It was constructed in 1923 by Charles H. Thayer, a building contractor; there is no architect associated with its design. Thayer moved to the Santa Monica area from Kalamazoo, Michigan, in 1923, where he had worked as a theatre manager and a traveling salesman. No evidence was found to suggest that Thayer was a prolific or notable builder, or that he continued to work in the profession after 1923. Therefore, the front house is not a significant or representative example of the work of a notable architect or builder and is not eligible under Criterion 5.

**Criterion 6: It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City**

1527 17th Street is located in the Pico neighborhood of the city. The parcel contains a single-story Craftsman bungalow and a single-story residential vernacular residence located on a street developed with one- and two-story residences and commercial buildings. It is not located in a unique location, and it does not have singular physical characteristics that
have rendered it a significant visual feature of the neighborhood. Therefore, 1527 17th Street is not eligible under Criterion 6.

Evaluation of Integrity

As discussed above, historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.” The National Park Service defines seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The historic integrity of the front house at 1527 17th Street is evaluated below against these aspects, and within the period of significance established for Criterion 1 (1923).

- Location: The building remains on its original site and therefore retains integrity of location.

- Design: Although there have been some alterations to the building over time, the building retains significant character-defining features of its original design, including its horizontal massing, wide overhanging eaves with exposed outriggers, and exterior walls clad in wood clapboard siding. The 1940 screen porch addition is not visible from the public right-of-way, and therefore does not detract from the property’s ability to convey its significance as an example of 1920s residential development in the Pico neighborhood. It therefore retains integrity of design.

- Setting: 1527 17th Street is located in an area that was traditionally developed with one- and two-story single- and multi-family residences. There have been changes to the neighborhood over time, including the replacement of low-density single- and multi-family residential properties with commercial buildings, substantially altering the character of the immediate neighborhood. The property therefore no longer retains integrity of setting.

- Materials: Although it has undergone some alteration, the building retains a majority of the original materials and therefore retains integrity of materials.

- Workmanship: The building retains integrity of design and materials, and thus retains the physical evidence of period construction techniques. It therefore retains integrity of workmanship.

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32 National Register Bulletin 16A.
• Feeling: The building retains integrity of location, design, materials, and workmanship, and thus retains the significant physical features that convey its historic character as a 1923 Craftsman bungalow. It therefore retains integrity of feeling.

• Association: The building retains integrity of location, design, materials, workmanship, and feeling, and thus continues to convey its historic association with 1920s residential development in the Pico neighborhood. The property therefore retains integrity of association.

Character-defining Features

Every historic building is unique, with its own identity and its own distinctive character. Character-defining features are those visual aspects and physical features or elements that give the building its character and help to convey its significance. Character-defining features can identify the building as an example of a specific building type, usually related to the building’s function; they can exemplify the use of specific materials or methods of construction or embody an historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people. A building’s character-defining features can include but are not limited to: setting and site; shape and massing; roof and related features, such as chimneys or skylights; projections, such as balconies or porches; recesses or voids, such as galleries or arcades; windows and doors and their openings; materials, with their distinguishing textures, finishes, colors and craftsmanship; and interior features, materials, finishes, spaces, and spatial relationships.

Character-defining features are those constructed during the property’s period of significance that contribute to the integrity of the property. In general, retaining character-defining features retains the integrity of an historic property, and therefore helps to retain the property’s eligibility as an historic resource. Significant impacts on an historic resource result from major change to character-defining features, or from many incremental changes over time. Character-defining features of the front house at 1527 17th Street include:

• Horizontal massing
• Low-pitched gable roof with composition shingle roofing
• Wide overhanging eaves with exposed rafter tails
• Exterior walls clad in wood clapboard siding
• Projecting partial-width front porch
• Heavy porch piers
• Wood sash double-hung windows
• Wide, plain window and door surrounds
CONCLUSION

The Craftsman bungalow at the front of the parcel at 1527 17th Street is one of the most intact residences in the Pico neighborhood from the early 20th century. Few examples of single-family residential development from this period remain in the Pico neighborhood. In fact, much of the original single-family residential building stock in the neighborhood has been demolished or extensively altered over time, as the Santa Monica Freeway scored a line through the neighborhood, industry took over former residential parcels, and multi-family residences evolved from or replaced former single-family residences.

The front house is significant as one of few extant residences from the earliest phases of residential development in the Pico neighborhood. The period of significance under this criterion is 1923, reflecting the home’s original construction date. Though the building and its setting have been altered over time, the building retains integrity of location, design, materials, workmanship, feeling, and association, and therefore continues to convey its historic significance as an increasingly rare example of early 20th century residential development in the Pico neighborhood, a historically working-class neighborhood in the City of Santa Monica. Therefore, the 1923 Craftsman bungalow at 1527 17th Street is eligible for designation as a City of Santa Monica Landmark under Criterion 1.
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“Growth of Santa Monica Puts City in Limelight.” *Los Angeles Times*. June 27, 1926.


MEMO

1527 17th Street, Santa Monica
Historic Resource Assessment

HISTORIC RESOURCES GROUP


Sanborn Fire Insurance Company Map of Santa Monica. 1950.


### APPENDIX A: PERMIT HISTORY

<table>
<thead>
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<th>DATE</th>
<th>PERMIT NO.</th>
<th>OWNER</th>
<th>ARCHITECT</th>
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<th>DESCRIPTION OF WORK</th>
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<td>8061</td>
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<td></td>
<td>Emanuele Dallape</td>
<td>Gargar [sic]</td>
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<tr>
<td>10/14/1935</td>
<td>96</td>
<td>E. Dallape</td>
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<td>Fred B. Reed</td>
<td>20x14 wood frame addition to 1527 ½ 17th Street</td>
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<td></td>
<td>Day work</td>
<td>10x14 screen porch addition to 1527 17th Street</td>
</tr>
</tbody>
</table>
APPENDIX C: SANBORN MAP, 1950

MEMO

1527 17th Street, Santa Monica
Historic Resource Assessment

HISTORIC RESOURCES GROUP
APPENDIX D: COMPARATIVE ANALYSIS TABLE (ORGANIZED BY DATE; SUBJECT PROPERTY HIGHLIGHTED IN YELLOW)

<table>
<thead>
<tr>
<th>Address</th>
<th>Street</th>
<th>Suffix</th>
<th>Date</th>
<th>Builder</th>
<th>Original Use</th>
<th>Current Use</th>
<th>Architectural Style</th>
<th>Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1827</td>
<td>21st</td>
<td>St</td>
<td>c. 1890</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Folk Victorian</td>
<td>Wall cladding replaced; porch addition</td>
</tr>
<tr>
<td>2016</td>
<td>20th</td>
<td>St</td>
<td>1898</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Folk Victorian</td>
<td></td>
</tr>
<tr>
<td>1815</td>
<td>10th</td>
<td>St</td>
<td>1905</td>
<td></td>
<td>Single family property</td>
<td>Multi-family property</td>
<td>Residential Vernacular</td>
<td>Wall cladding replaced; entry doors added; porch roof added</td>
</tr>
<tr>
<td>1448</td>
<td>12th</td>
<td>St</td>
<td>1907</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Residential Vernacular</td>
<td></td>
</tr>
<tr>
<td>1453</td>
<td>12th</td>
<td>St</td>
<td>1909</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman</td>
<td></td>
</tr>
<tr>
<td>1523</td>
<td>15th</td>
<td>St</td>
<td>1909</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Residential Vernacular</td>
<td>Door (primary) replaced; main entrance relocated</td>
</tr>
<tr>
<td>1437</td>
<td>10th</td>
<td>St</td>
<td>1911</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman</td>
<td>Door (primary) replaced, porch altered or enclosed, some windows replaced</td>
</tr>
<tr>
<td>1423</td>
<td>10th</td>
<td>St</td>
<td>1912</td>
<td></td>
<td>Multi-family property</td>
<td>Multi-family property</td>
<td>Residential Vernacular</td>
<td>Wall cladding replaced</td>
</tr>
<tr>
<td>1921</td>
<td>20th</td>
<td>St</td>
<td>1913</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman - Airplane Bungalow</td>
<td>Addition to rear/side façade; front porch added; tile added</td>
</tr>
<tr>
<td>1926</td>
<td>22nd</td>
<td>St</td>
<td>1913</td>
<td></td>
<td>Single family property</td>
<td>Multi-family property</td>
<td>Residential Vernacular</td>
<td></td>
</tr>
<tr>
<td>1706</td>
<td>21st</td>
<td>St</td>
<td>1914</td>
<td></td>
<td>Single family property</td>
<td>Institutional</td>
<td>Craftsman</td>
<td>Side porch enclosed</td>
</tr>
</tbody>
</table>

MEMO

1527 17th Street, Santa Monica
Historic Resource Assessment

HISTORIC RESOURCES GROUP
<table>
<thead>
<tr>
<th>Address</th>
<th>Street</th>
<th>Suffix</th>
<th>Date</th>
<th>Builder</th>
<th>Original Use</th>
<th>Current Use</th>
<th>Architectural Style</th>
<th>Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>21st</td>
<td>St</td>
<td>1914</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman</td>
<td></td>
</tr>
<tr>
<td>1754</td>
<td>16th</td>
<td>St</td>
<td>1922</td>
<td>T. B. June</td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman</td>
<td></td>
</tr>
<tr>
<td>1927</td>
<td>19th</td>
<td>St</td>
<td>1922</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman</td>
<td>Entry doors replaced</td>
</tr>
<tr>
<td>1802</td>
<td>Euclid</td>
<td>St</td>
<td>1922</td>
<td></td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman</td>
<td></td>
</tr>
<tr>
<td>1527</td>
<td>17th</td>
<td>St</td>
<td>1923</td>
<td>E. M. Quinn or C. W. Thayer</td>
<td>Single family property</td>
<td>Single family property</td>
<td>Craftsman</td>
<td></td>
</tr>
<tr>
<td>1837</td>
<td>20th</td>
<td>St</td>
<td>1923</td>
<td>C. Floyd Shepherd</td>
<td>Single family property</td>
<td>Single family property</td>
<td>Residential Vernacular</td>
<td></td>
</tr>
</tbody>
</table>

**MEMO**

**1527 17th Street, Santa Monica Historic Resource Assessment**

**HISTORIC RESOURCES GROUP**
APPENDIX E: EXISTING CONDITIONS PHOTOGRAPHS

Front house, primary (west) façade, facing east.

Front house, south and east façades, facing northwest.

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1527 17th Street, Santa Monica
Historic Resource Assessment

HISTORIC RESOURCES GROUP
Front house, east and north facades, facing southwest.

Front house, north façade, facing southwest.
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1527 17th Street, Santa Monica
Historic Resource Assessment

HISTORIC RESOURCES GROUP