



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 14, 2017 REPORT NO. HRB-17-060

HEARING DATE: September 28, 2017

SUBJECT: **ITEM #6 – Flora Adams Duplex**

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

APPLICANT: Bassam and Ashlam Mustafa represented by Brian F. Smith and Associates

LOCATION: 3681-3689 3rd Avenue, Uptown Community, Council District 3
APN 452-285-03-00

DESCRIPTION: Consider the designation of the Flora Adams Duplex located at 3681-3689 3rd Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Flora Adams Duplex located at 3681-3689 3rd Avenue as a historical resource with a period of significance of 1915 under HRB Criterion C. The designation excludes the one and two story rear additions, and two detached garage structures at the rear of the property. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival style and retains a good level of architectural integrity from its 1915 date of construction and period of significance. Specifically, the resource exhibits a symmetrical primary façade with prominent covered entries; flat roof form with decorative shaped parapet; decorative projecting bracketed cornice; multi-light and single-light wood frame and sash windows; heavy dash stucco over wood frame construction; massive arcaded full-width front porch; and an open front balcony with clay tile visor over its entry.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The resource is a two-story Mission Revival style multi-family residence built in 1915 on the east side of 3rd Avenue, just south of Pennsylvania Avenue in the Brookes' Addition of the Uptown Community.

The property was identified in the 2016 Uptown Survey as a minimally altered Mission Revival style building and given a Status Code of 5S3, *"Appears to be individually eligible for local listing or designation through survey evaluation."* The property was brought before the Historical Resources Board on August 26, 1999 and considered for historic designation. At the time, a motion to designate the property as an *"...excellent example of the Mission Revival architectural style"* failed by a vote of 7-2-0, with a vote of 8 or more required to designate.

The historic name of the resource, the Flora Adams Duplex, has been identified consistent with the Board's adopted naming policy and reflects the name of Flora Adams, who constructed the duplex as an investment property and personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Brian F. Smith & Associates, Inc., which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds the site is a significant historical resource under HRB Criterion C. This determination is consistent with the [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#), as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Research into the history of the property at 3681-3689 3rd Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Uptown's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

The subject resource was built in 1915 as an investment property by original owner Flora Adams. Flora's husband, Daniel Adams was a San Diego businessman and politician. The couple owned the property until 1946, and occupied the property for a time in the 1920s and 1930s. Daniel Adams was born in Ohio around 1869 and came to San Diego by 1900 and began a career as a local grocer. Between 1905 and 1915, Adams participated in the Board of Public Works, the San Diego County Board of Supervisors, and the City of San Diego Common Council. After retiring from public office, Adams held several positions with the San Diego Consolidated Gas & Electric Company, including inspector, salesman, and claims agent. Research into the career of Daniel Adams did not reveal any historically significant or noteworthy achievements which would indicate potential historic significance under HRB Criterion B.

Besides the limited information available on Daniel Adams, research into other owners and tenants of the property at 3681-3689 3rd Avenue did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 resource is a two-story multi-family residence constructed in 1915 in the Mission Revival style. The building was originally constructed as a duplex of standard wood frame construction on a concrete foundation with a rectangular plan form. The building's highly symmetrical façade is anchored by a massive full-width front porch with open balcony above. The heavy front porch is marked by a series of arches supported by substantial battered stucco columns on a brick outer porch wall. The building is clad in a heavy dash stucco which appears to be original. The building exhibits a flat roof form with a distinctive shaped parapet design. Below the parapet is a prominent projecting cornice with simplified brackets. A small rooftop balustrade and wood trim detailing add additional visual interest to both the shaped parapet and the front porch structure. At the second floor balcony, a clay pantile visor roof with exposed rafter tails marks the central balcony door and window set. A two-story, squared off bay is located on the north (left) side of the building and a two-story bay is at the south (right) side of the building. Fenestration consists of a variety of one-over-one double hung wood windows, appearing singly or in pairs, as well as a number of tripartite wood window sets which include fixed center windows with multi-light transoms.

Two simple detached garage structures – one of corrugated metal siding and one of board and batten – are located behind the residence at the northeast and southeast corners of the property. The two garage structures appear to have been modified over time or otherwise do not significantly contribute to the significance of the Mission Revival style embodied by the main residence building and are therefore, not recommended for inclusion in the designation.

Alterations to the resource are located at the rear elevation, limited to a two-story, partially enclosed porch and balcony with a single-story rear expansion. According to the report, the balcony enclosure occurred in 1946 and the single-story rear expansion was built in 1950. The rear additions to the existing building are outside the public view shed and do not overwhelm the existing structure in terms of scale and massing. Furthermore, the additions do not impact significant character-defining features, and are readily distinguished from the original construction by their shed roof forms and exterior wood siding. The impact to the building's integrity of design, materials, workmanship and feeling is minimal. These additions are not recommended for inclusion in the designation.

The report asserts that the resource does not embody the Mission Revival style, and that the parapet and bracketed cornice reflect an Italian Renaissance Revival influence while the porch columns and first floor windows reflect a Craftsman influence. Staff finds that these features are not exclusive to the Italian Renaissance Revival and Craftsman styles, and that the building can be very suitably classified as Mission Revival. The noted parapet, cornice, windows and battered columns are not outside the style classifications for Mission Revival buildings. Virginia McAlester's *Field Guide to American Houses* even includes a pictorial key, indicating that battered columns and boxed, bracketed eave overhangs can be characteristic of the Mission Revival style. The Mission Revival style is highly varied among known examples in San Diego and include many character defining features that may also be seen in other architectural styles (Attachment 1).

California was the birthplace of the Mission style and many of its landmark examples are concentrated here. The earliest were built in the 1890s; by 1900 houses in this style were spreading eastward under the influence of fashionable architects and national builders' magazines. Although never common outside of the southwestern states, scattered examples were built in early 20th century suburbs throughout the country. Most date from the years between 1905 and 1920. Commonly found features of the Mission Revival style include: Mission-shaped dormer or roof parapet commonly with red tile roof covering; widely overhanging eaves, usually open; porch roofs supported by large square piers, commonly arched above; wall surfaces usually smooth stucco. The shift from Mission Revival to Spanish style is well established with the design and completion of the Panama California Exposition and public debut in 1915. But there are very few residential examples of non-Mission Revival, Spanish style residential architecture before World War I. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The subject resource continues to convey the historic significance of the Mission Revival style by embodying the historic characteristics associated with the style; including symmetrical primary façade with prominent covered entries; flat roof form with decorative shaped parapet; decorative projecting bracketed cornice; multi-light and single-light wood frame and sash windows; heavy dash stucco over wood frame construction; massive arcaded full-width front porch; and an open front balcony with clay tile visor over its entry. Therefore, staff recommends designation under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The subject property at 3681-3689 3rd Avenue was built by the Western Lumber Company, and an architect or designer, if one was retained was not conclusively identified. The Western Lumber Company has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate it as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 3681-3689 3rd Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The property at 3681-3689 3rd Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

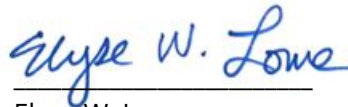
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Flora Adams Duplex located at 3681-3689 3rd Avenue be designated with a period of significance of 1915 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Mission Revival style. The designation excludes the one and two story rear additions clad in horizontal wood siding, and two detached garage structures at the rear of the property.



Camille Pekarek
Associate Planner



Elyse W. Lowe
Deputy Director
Development Services Department

CP/sf/el

Attachments:

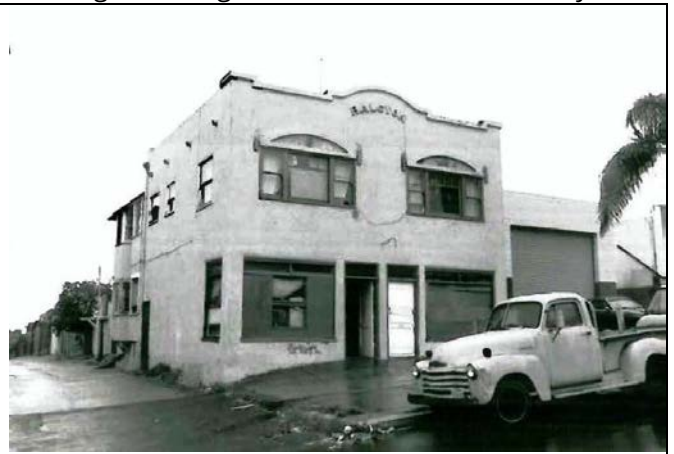
1. Examples of Mission Revival buildings in San Diego
2. Draft Resolution
3. Applicant's Historical Report under separate cover

Attachment 1

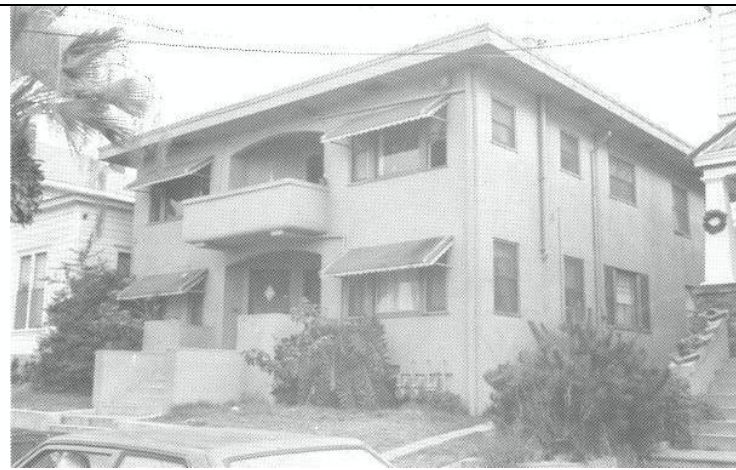
Examples of Historically Designated Mission Revival style buildings showing the eclectic nature of the style



HRB #218 - 643 26th St (note battered columns)



HRB #208-204 - 544 25th St



HRB #208-117 - 651 21st St (note roofline cornice)



HRB #1157 - 3393 28th St



HRB #821-77 - 4248 Arden Way (note battered columns)



HRB #208-261 - 1846 Island Av (note roofline cornice)

Attachment 1

Examples of Historically Designated Mission Revival style buildings showing the eclectic nature of the style



HRB #208-258 - 2473-2479 Market St (note battered porch piers)



HRB #968 - 4637 Marlborough Dr



HRB #208-222 - 1830 Market St (note roofline cornice)



HRB #822-050 - 2258 Fort Stockton Dr

RESOLUTION NUMBER N/A
ADOPTED ON 9/28/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/28/2017, to consider the historical designation of the **Flora Adams Duplex** (owned by Bassam and Ashlam Mustafa, 3159 Brookside Lane, Encinitas, CA 92024) located at **3681-3689 3rd Avenue, San Diego, CA 92103**, APN: **452-285-03-00**, further described as BLK 9 LOT 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 Flora Adams Duplex on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Mission Revival style and retains a good level of architectural integrity from its 1915 date of construction and period of significance. Specifically, the resource exhibits a symmetrical primary façade with prominent covered entries; flat roof form with decorative shaped parapet; decorative projecting bracketed cornice; multi-light and single-light wood frame and sash windows; heavy dash stucco over wood frame construction; massive arcaded full-width front porch; and an open front balcony with clay tile visor over its entry. 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 one and two story rear additions, and two detached garage structures at the rear of the property.

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

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney