



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 2, 2017 REPORT NO. HRB-17-068

HEARING DATE: November 16, 2017

SUBJECT: **ITEM #5 – 3677-3677 ½ 3<sup>rd</sup> Avenue**

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

APPLICANT: Phillip and Karen Gaitaud represented by Brian F. Smith and Associates

LOCATION: 3673, 3675, and 3677-3677 ½ 3<sup>rd</sup> Avenue, Uptown Community,  
Council District 3, APN 452-285-04-00

DESCRIPTION: Consider the designation of the property located at 3677-3677 ½ 3<sup>rd</sup> Avenue as a historical resource.

### STAFF RECOMMENDATION

Do not designate the property located at 3677-3677 ½ 3<sup>rd</sup> Avenue under any adopted HRB Criteria.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The building identified as 3677-3677 ½ 3<sup>rd</sup> Avenue is a one-story Queen Anne Free Classic style residence built in 1905 on the east side of 3<sup>rd</sup> Avenue, just south of Pennsylvania Avenue in the Brookes' Addition of the Uptown Community.

The subject parcel contains a total of three separate structures: 3673 3<sup>rd</sup> Avenue, 3675 3<sup>rd</sup> Avenue, and 3677-3677 ½ 3<sup>rd</sup> Avenue. The two buildings located at the rear of the property identified as 3673 3<sup>rd</sup> Avenue and 3675 3<sup>rd</sup> Avenue were previously evaluated by staff and cleared through the Potential Historic Resource review process. Only the front building identified as 3677-3677 ½ 3<sup>rd</sup> Avenue is being considered for eligibility in the present study.

The property was identified as a Queen Anne Free Classic style building in the 2016 Uptown Historic Resources Survey and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

## ANALYSIS

A Historical Resource Research Report was prepared by Brian F. Smith and Associates, Inc., which concludes that the resource is not significant under any HRB Criteria, and staff concurs. 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 3677-3677 ½ 3<sup>rd</sup> 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 3677-3677 ½ 3<sup>rd</sup> Avenue building was built by the original owner Flora Adams, and occupied for a time by her and her husband Daniel Adams. Daniel Adams was a San Diego businessman and politician. The couple owned and occupied the property until about 1920. 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. Research into other owners and tenants of the property also 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, staff does not recommend 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 parcel contains three separate dwelling structures. As noted above, the two dwellings at the rear of the property identified as 3673 and 3675 3<sup>rd</sup> Avenue were previously evaluated, and only the front building identified as 3677-3677 ½ 3<sup>rd</sup> Avenue is being considered in the present study. This building is a single-story residence built in 1905 in the Queen Anne Free Classic style of sub-standard to standard wood frame construction on a concrete foundation. The building exhibits a rectangular plan form, and a moderate-pitch hipped roof form with enclosed eaves. Exterior cladding is a narrow wood lap siding and three intersecting gables correspond with bay windows on the north, west, and south elevations. Fenestration consists primarily of single-light wood double hung, periodically grouped at the bays with a single-light fixed under a leaded transom. Decorative detailing is fairly reserved, expressed chiefly in the classical style square porch columns, and at the articulated enclosed eaves with faux rafter tails.

The Queen Anne style of architecture was a late Victorian style popular in America from about 1880 to 1910. The Queen Anne style sought to minimize smooth-walled appearances, and was typically characterized by steeply pitched irregular roofs, dominant front-facing gables, patterned shingles, bay windows, and asymmetrical façades with full or partial-width porches. Among the four principal subtypes of the style, Queen Anne Free Classic generally represents an early 20<sup>th</sup> century transition from traditional Queen Anne to Colonial Revival. The Free Classic subtype exhibits classical columns, typically in pairs, Palladian windows, cornice-line dentils, and other classical details.

Previous alterations to the subject building have negatively affected character-defining features and had significant impact on the building's integrity as it relates to the original 1905 date of construction. At the primary elevation, and of greatest concern to staff, the originally open front porch was enclosed sometime prior to 1959 with a variety of multi-light windows and a picture window with leaded transom exactly matching those seen on the three bay windows around the building. It is believed this feature window at the front porch enclosure may have originated from the rear wall of the front porch where a French door set is currently located, although documentation could not be found to confirm this assertion. Around the corner on the north side of the building, the left bay window has been modified with the addition of a door. At the rear of the building are additions at the east elevation and northeast corner as seen when comparing the Assessor's Building Record with the 1906 and 1950 Sanborn maps. The rear, northeast corner addition is visible just beyond the north-facing bay window set. Finally, on the south elevation is an unconfirmed bump-out addition under the main roof eave overhang just beyond the south-facing bay window.

Of the known alterations, the enclosure of the front porch has had the greatest impact to the building's character defining features and integrity, and is not consistent with the US Secretary of the Interior's Standards. Not only does the enclosure utilize decorative multi-light windows and give a false sense of history using a picture window with decorative leaded transom matching the others seen on original portions of the building, the enclosure adds additional massing to the front of the building and brings the right portion of the building forward and in line with the left bay - giving the building a flat, more symmetrical appearance. The appearance of the building with the modified porch adds non-historic detailing and visual prominence to the right portion of the building, thereby disrupting the originally more open, asymmetrical, stepped back appearance of the façade, and detracting from the former prominence of the left bay window. The alterations to the front porch in particular has significantly impacted character-defining features and impaired the building's integrity of design, materials, workmanship and feeling. Due to this loss in integrity resulting from previous modifications, staff does not recommend 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.*

Research into the construction of the property at 3677-3677 ½ 3<sup>rd</sup> Avenue failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for 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 3677-3677 ½ 3<sup>rd</sup> 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 3677-3677 ½ 3<sup>rd</sup> Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

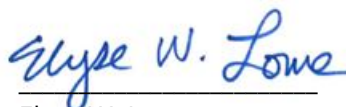
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 not recommended that the property located at 3677-3677 ½ 3<sup>rd</sup> Avenue be designated under any HRB Criteria.



Camille Pekarek  
Associate Planner



Elyse W. Lowe  
Deputy Director  
Development Services Department

CP/sf/el

Attachment:

1. Applicant's Historical Report under separate cover