THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 12, 2007 REPORT NO. HRB-07-022

ATTENTION: Historical Resources Board
Agenda of April 26, 2007

SUBJECT: **ITEM # 10 – Carrie and Horatio Farnham Duplex**

APPLICANT: Marie Burke Lia on behalf of the Barrett Family Trust, owner and Bruce Leidenberger, developer

LOCATION: 3225-3231 Fourth Avenue, Uptown Community, Council District 2

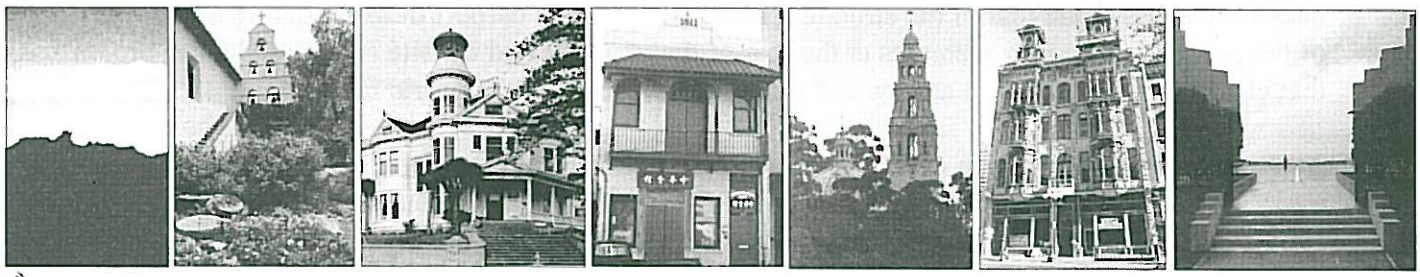
DESCRIPTION: Consider the designation of the Carrie and Horatio Farnham Duplex, located at 3225-3231 Fourth Avenue, as a historical resource.

STAFF RECOMMENDATION

Designate the Carrie and Horatio Farnham Duplex at 3225-3231 Fourth Avenue, as a historical resource under HRB Criterion C, as an excellent example of the Craftsman architectural style, exhibiting many of the characteristics of that style.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The two-story Craftsman style duplex at 3225-3231 Fourth Avenue was constructed in 1913 by an unidentified builder and architect. The subject irregularly-shaped (in plan) structure utilizes horizontal wood siding as a façade material over wood framing, has intersecting gable roofs with broad overhangs and exposed beams, and rests on a concrete foundation.



DIVERSITY

Planning Department
202 C Street, MS 4A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

ANALYSIS

A historical report was prepared by Kathleen Crawford which proposes designation under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C 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 indigenous materials or craftsmanship.*

The multiple family property at 3225-3231 Fourth Avenue is listed on the Draft 2007 Uptown Survey as "appears to be eligible for local listing or designation through survey evaluation or needs a historical research report to determine potential historical significance." The historical research report is attached to this staff report.

The two-story structure was constructed in the Craftsman architectural style as a duplex in 1913 for Carrie and Horatio Farnham. The architect and builder are not identified. The structure is basically a two-story rectangle with a primary gable roof from the street to the rear, intersected on the right side by a large south-facing two-story sunroom element with a cross-gable roof. There are several smaller projecting elements including the single-story front porch and the bay windows at the front corner and side facades.

The structure has many characteristics of the Craftsman style including: intersecting open ended medium-pitch gable roofs with broad overhangs; exposed corbelled beams supporting exposed wood soffits; a corner bay window on the right side of the front elevation that has its own street-facing gable roof with a series of vertical boards above the windows; fixed and casement windows with clerestory windows above at the corner bay and below; a two-story bay window at the left side elevation; a large number of extant wood multi-pane windows at both levels, with fixed, casement and sliding functions; a unique lower level roof projection with exposed beams on the projecting element on the right side of the house that mirrors the entry porch roof; a raised wood front entry porch with simple wood columns over partial height walls that support a heavy wood beam; original duplex wood doors at the entry porch, each with three fixed lights, flanking a four-lite central fixed window; horizontal shiplap wood siding; a unique louvered and peaked roof vent at the front-facing and rear-facing gable roof; a full-height brick chimney at the crux of the L-shape at the right side of the front elevation; and a colorful paint treatment that accentuates the Craftsman detailing and design of the duplex structure.

The changes to the house are few and do not detract from the character of the structure. They include: new tile risers and treads, and freestanding handrails at the front entry steps; new wood decks and stairs at the rear of the structure; and a freestanding carport/trellis structure at the rear of the property. The new elements at the rear of the structure and the site are painted a red-brown that clearly distinguish them as new and not a part of the original historic fabric.

As the subject structure is an excellent example of the Craftsman architectural style, exhibiting many of the characteristics of that style, staff recommends the Carrie and Horatio Farnham Duplex at 3225-3231 Fourth Avenue for 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.*

Not applicable. The architect and builder were not identified.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Carrie and Horatio Farnham Duplex at 3225-3231 Fourth Avenue be designated under HRB Criterion C. 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.

Michael Tudury
Senior Planner/Architect

Cathy Winterrowd
Senior Planner/Program Coordinator

MT/cw

Attachment: Applicant's Historical Report under separate cover