



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 10, 2011 REPORT NO. HRB-11-009

ATTENTION: Historical Resources Board
Agenda of February 24, 2011

SUBJECT: **ITEM #7 – Alonzo and Sophia Finley House**

APPLICANT: Damon and Jennifer Brady represented by Christianne Knoop

LOCATION: 3674 Louisiana Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the Alonzo and Sophia Finley House located at 3674 Louisiana Street as a historical resource.

STAFF RECOMMENDATION

Designate the Alonzo and Sophia Finley House located at 3674 Louisiana Street as a historical resource with a period of significance of c.1911 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character-defining features of Craftsman style architecture with Neoclassical influences and retains a good level of architectural integrity from its c.1911 period of significance. Specifically, the resource exhibits the front gabled roof with half timbering and stucco siding below each gable; knee brackets and exposed, decoratively cut rafter tail ends; wood clapboard siding; first floor double-hung sash windows; leaded glass windows on the north and east elevations; and a Neoclassical style porch with four Ionic columns.



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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 property is located on the west side of Louisiana Street south of Landis Street and north of Dwight Street in a primarily single-family residential area within the Pauley's Addition Neighborhood of the Greater North Park Community.

The historic name of the resource, the Alonzo and Sophia Finley House, has been identified consistent with the Board's adopted naming policy and includes the name of the first occupants and owners of the subject house.

ANALYSIS

A historical resource research report dated October 2008 was prepared by Christianne Knoop which concludes that the resource is significant under HRB Criteria C. Staff concurs that 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 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.

Built c.1911, the subject property embodies many distinct characteristics of Craftsman style architecture with Neoclassical influences. The principal or front elevation has a front gabled, moderately pitched roof covered with regularly laid composite shingles. The side elevation features large gabled dormers each with a double-hung, wood-frame and sash window that provide light and ventilation to the attic space. The eaves flare out exposing the decoratively cut rafter tails. The front and rear gables of the house are accented by half timbering. Below the half-timbering sits a fixed pane window, flanked by small, double-hung windows. Four fluted, Ionic columns support the porch roof. On either side of the porch, narrow double-hung windows flank a fixed pane window under a transom of leaded glass. The entire house is symmetrical which is a very common subtype in the Neoclassical style of architecture. The clapboard siding ends in a flare near the cement block foundation. A wide set of concrete steps lead to the oversized front door. The front door is oak veneer with beveled glass and is flanked by two sidelights also with beveled glass. Remaining fenestration consists of two, double-hung sash wood windows on the north elevation; a tripartite attic window and two, large, fixed multiple-pane windows on the rear or west elevation; and four, small double-hung sash windows on the south elevation.

The detached garage is located at the southwest corner of the house and is simple but features the same wood clapboard siding material as the house as well as a wood entry door and a 6-divided lite window on the northern elevation.

A few modifications to the original structure have occurred, although they do not affect the overall integrity to the extent that the building is no longer eligible for designation. The Assessor's Residential Building Record lists an addition to the rear of the house that is not visible from Louisiana Street. There are no building permits documented in the report, however the report states that the addition was constructed sometime prior to 1940. The report also states that the rear deck and stairs as well as an interior kitchen remodel were completed within the last ten years.

The subject property embodies the character defining features of Craftsman style architecture with Neoclassical influences and retains integrity to its c.1911 date of construction. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

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 Alonzo and Sophia Finley House located at 3674 Louisiana Street be designated under HRB Criterion C as a resource that embodies the distinctive characteristics through the retention of character-defining features of Craftsman style architecture with Neoclassical influences and retains a good level of architectural integrity from its c.1911 period of significance. 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.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

Attachment(s): 1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 2/24/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/24/2011, to consider the historical designation of the **Alonzo and Sophia Finley House** (owned by Damon and Jennifer Brady, 3674 Louisiana Street, San Diego, CA 92104) located at **3674 Louisiana Street, San Diego, CA 92104**, APN: **453-202-25-00**, further described as BLK 11 LOTS 5 & 6 ST CLSD ADJ& 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 Alonzo and Sophia Finley House on the following findings:

(1) The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture with Neoclassical influences and retains a good level of architectural integrity from its c.1911 period of significance. Specifically, the resource exhibits the front gabled roof with half timbering and stucco siding below each gable; knee brackets and exposed, decoratively cut rafter tail ends; wood clapboard siding; first floor double-hung sash windows; leaded glass windows on the north and east elevations; and a Neoclassical style porch with four Ionic columns. 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 one-story house with an attic space and the detached garage, as Designated Historical Resource **Site No. 0**.

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: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney