



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 15, 2009 REPORT NO. HRB-09-033

ATTENTION: Historical Resources Board
Agenda of May 28, 2009

SUBJECT: **#7 –Fred Jarboe House #2**

APPLICANT: William and Ann Padilla, property owners
represented by Kathleen Crawford, consultant

LOCATION: 3427 Freeman Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Fred Jarboe House #2 as a historical resource.

STAFF RECOMMENDATION

Designate the Fred Jarboe House #2 at 3427 Freeman Street as a historical resource under HRB Criterion C and D. This recommendation is based on the following findings:

1. The resource embodies distinctive characteristics through retention of character defining features of the Tudor Revival style and retains a good level of architectural integrity from its 1925 period of significance; and
2. The resource is representative of a notable work of established Master Builder Fred Jarboe.



BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the house and site designated as a historical resource. The house at 3427 Freeman Street is a single family home that was originally constructed in 1925 by Fred Jarboe in the Tudor Revival style which was used as a rental property.

The historic name of the house is based on the builder and first owner of the house and is consistent with the adopted naming policy.

ANALYSIS

A historical resource research report was prepared by Kathleen Crawford on behalf of the property owners, William and Ann Padilla, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs with the determination that the resource is significant under HRB Criteria C as a good example of a Tudor Revival style and Criteria D as a notable work by Master Builder Fred Jarboe, 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.

Constructed in 1925 in the Tudor Revival style, the house is built with a concrete foundation and a stucco and brick exterior. The front façade has a herringbone bond pattern with a weeping mortar effect while the other walls on the house feature a running bond with weeping mortar. The gable end has textured stucco with half-timbering which continues into front façade of the brick walls. The steeply pitched roof is sheathed with composition shingles in brown to mimic a wood shingle roof.

Windows on the front of the house are diamond paned leaded glass casement windows; while the windows at the rear of the house are 1/1 double hung wood windows. The front gable also features two dormer windows. The small shed roof dormer on the east side is located directly above the large picture window. Just to the south of the shed dormer is a small gable roof dormer that butts up to the chimney. The chimney is integrated into the roof and stepped with a running bond pattern.

The front door is recessed on the east side of the house. The door is a vertical wood paneled door with a small arched window and decorative wrought iron brackets. The garage is accessed via a driveway on the east side of the property. The two-car rear yard garage has a flat roof and sheathed with brick in a running bond.

Overall the integrity of the house is good and the house has been maintained. Staff believes that there have been a few changes to the exterior of the home, but the alterations do not detract from the historic character of the house. The windows at the front of the house received exterior storm windows through the Quieter Home Program; while the windows at the rear of the house were replaced with like windows. The attic was converted to livable space and a rear second story addition was added to house, neither of which is visible from the street. Regardless of the modifications, staff recommends that the house is designated under Criterion C as a good example embodying distinctive characteristics of Tudor Revival style architecture.

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

Fred Jarboe, and his wife, Helen, came to San Diego in approximately 1924 when he was in his mid 30s. Jarboe brought a considerable amount of experience in architecture and engineering with him when he started Jarboe Construction Company. After completing the construction of his own residence at 2150 Sunset Blvd. (HRB Site #429), Jarboe worked on the Bishop's School auditorium and gymnasium. In 1926, Jarboe received a \$492,000 contract to construct the San Diego Athletic Club (aka the World Trade Center), Historical Resources Site #685. Jarboe also built the State Guaranty Corporation in 1929 and a building for the Regents of the University of California. Jarboe's obituary also mentions his involvement in the construction of the Natural History Museum and the Museum of Man at Balboa Park. In 1936, the Jarboes lost their home in the Great Depression and left San Diego. In February 1960, Jarboe passed away in Los Angeles.

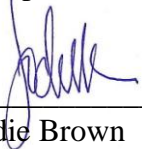
Jarboe was declared a Master Builder with the designation of 2150 Sunset Blvd., the Fred Jarboe House. The unique brick work and the use of lead glass windows make this an intact notable work by Fred Jarboe. Staff feels that the design of the house is a notable example of the Master Builder's work and recommends designation under HRB Criterion D.

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 3427 Freeman Street is designated as a historical resource under HRB Criterion C as a good example embodying distinctive characteristics of Tudor Revival style architecture and under Criteria D as a notable work by Master Builder Fred Jarboe. 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.



Jodie Brown
Senior Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

jb/cw

Attachment: Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 5/28/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/28/2009, to consider the historical designation of the **Fred Jarboe House #2** (owned by Padilla Living Trust, 3427 Freeman Street, San Diego, CA 92106) located at **3427 Freeman Street, San Diego, CA 92106**, APN: **450-134-04-00**, further described as Chatsworth Terrace, Lot 6, Block 19, Map 1344 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.** , 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 Fred Jarboe House #2 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through retention of character defining features of the Tudor Revival style and retains a good level of architectural integrity from its 1925 period of significance; and

(2) The property is historically significant under CRITERION D for its representation of a notable work of established Master Builder, Fred Jarboe.

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. .**

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:

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

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

BY: _____
NINA FAIN
Deputy City Attorney