



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 8, 2026 REPORT NO. HRB-26-017

HEARING DATE: April 23, 2026

SUBJECT: **ITEM #4 – 4230 JACKDAW STREET**

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

APPLICANT: Elizabeth A Morlino; represented by Legacy 106, Inc.

LOCATION: 4230 Jackdaw Street, Uptown Community, Council District 3
APN 443-310-15-00

DESCRIPTION: Consider the designation of the property located at 4230 Jackdaw Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 4230 Jackdaw Street under any adopted HRB Criteria due to a lack of integrity.

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 was identified in the [2016 Uptown Community Plan Area Historic Resources Survey](#) and given a Status Code of 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The property at 4230 Jackdaw Street is a contributing resource to the Arnold and Choate's Addition-North Florence Heights National Register Historic District.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National,

California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 4230 Jackdaw Street is a two-story, Craftsman-style single-family residence constructed in 1919 in the Uptown Community Planning Area. Other buildings and structures present on the site include an original detached garage and a 2021 pergola. The property is located in a residential setting among similarly scaled houses. The property is in its original location.

Since its construction in 1919, the property has been modified as follows: In c. 1928-1929, the southeast corner of the original ground floor exterior wall was demolished, and a porch enclosure addition was constructed south of the front door. Between 2017 and 2018, gutters were added in front of existing fascia boards along the east elevation. In 2021, a detached pergola was constructed in the rear yard. Undated changes include the addition of metal security bars to the north elevation ground-floor windows, the replacement of a west elevation ground-floor door with a modern door, and the change of the garage door and garage siding to a modern roll-up door and modern horizontal siding.

A Historical Resource Research Report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria C and D. Staff disagrees and finds that the building is not eligible under any HRB Criteria due to a lack of integrity. 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.

The subject property is a two-story structure with a side gable on the two-story massing and two intersecting cross gables on the ground floor massing. The roof is covered in composition shingles, and the roof eaves are widely overhanging. Exposed rafter tails do not project past the fascia boards on the roof eaves, but ornately cut purlins are present on all gable ends, and they project from the facade. The gable ends also feature vertical slat attic vents. The building is clad in stucco on the ground floor but sided with three layers of wood shingles on the second floor. A street-facing gable projection forms a partial-width covered porch on the east elevation. This covered porch is supported by large square stucco columns with impost and support details. Banded wood casement windows are prominently located on the second floor, and tripartite, fixed, and double-hung wood windows are located on the ground floor.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Craftsman style. The property, which has been modified as detailed in the beginning of the analysis section of this report, lacks integrity of design, materials, and workmanship. In its original 1919 condition, the property embodied the distinctive characteristics of the Craftsman style, featuring low-pitched gable roofs, unenclosed eaves, ornate purlins, and square columns supporting a covered porch. Although the appearance of the original exterior wall at the southeast corner is unknown, Sanborn Maps and a physical examination confirm that the original covered porch was L-shaped. The c. 1928-1929 alteration removed the original ground-floor exterior wall at the southeast corner and constructed a new addition enclosing parts of the original L-shaped porch. This highly visible porch enclosure addition is formed by a new stucco-clad exterior wall that makes a 90-degree turn; the addition contains two picture windows and a pair of divided-lite French doors. The new porch wall intersects an original porch column, and the porch is no longer L-shaped. The change in plan and form of the front porch, a major character-defining feature of the Craftsman style, is a significant impairment to the property's integrity of design. The location of this porch enclosure addition on the primary façade and its highly visible nature further undermine integrity. Lastly, the loss of the original exterior wall is a significant impairment to the integrity of design, materials and workmanship. Thus, the property does not retain integrity to its 1919 period of significance as it relates to Criterion C. Therefore, staff does not recommend designation under HRB Criterion C as an example of the Craftsman style.

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

After learning construction in Minnesota, Edward F. Bryans came to San Diego in 1911 at the age of 30. His first building projects were completed in 1913. His first documented work was located at 3544 Oregon Street in North Park, and it was Bryans' personal home and business location for many years. As his construction business expanded, he relocated away from North Park in the 1920s and began erecting larger houses and commercial properties along Park Boulevard, Upas Street, University Avenue and in other parts of San Diego. The historical report notes that Bryans ceased building Craftsman-style residences in 1922 and transitioned to constructing Prairie, Neoclassical, and Spanish Colonial Revival-style apartment complexes. Bryans stopped listing his occupation in City Directories in 1942. Bryans' work in the Craftsman style is characterized by his use of wood architectural elaborations, such as decorative knee braces, exposed sometimes stacked beams with notched verge boards, wooden clapboard, and shingle siding. Placed in context, the subject property is a later example of Bryan's Craftsman residential work and appears to share a very similar design with two of his other residences built in 1919 — HRB #495, located at 4247 Arden Way, and HRB #822-45, located at 2235 Fort Stockton Drive. The HRB established Edward F. Bryans as a Master Builder in 2011 during the designation of HRB #1096. There are currently fifteen Bryans-built homes listed as district contributors within both the North Park Dryden District and the Fort Stockton Line Historic District. Six Bryans-built homes are individually listed on the San Diego Historic Register, shown below:

HRB #495 – Dyar and Grace Hazelrigg House, 4247 Arden Way (1919)

HRB #558 – Eldora Rudrauff House, 3411 29th St (1919)

HRB #962 – Winslow R. Parsons Spec House #1, 3520 28th St (1916)

HRB #1012 – Miguel and Ella Gonzalez House, 2829 28th St (1916)

HRB #1096 – Nathaniel and Ella Sebastian/Edward F. Bryans House, 4507 New Hampshire St (1915)
HRB #1338 – L.N. and Elizabeth Horton/Edward Bryans Spec House, 3020 Dale St (1920)

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion D as a resource that represents the notable work of established Master Builder Edward F. Bryans. As noted in the Criterion C analysis, the property lacks integrity of design, materials, and workmanship due to a c.1928-1929 porch enclosure addition. The builder of the porch enclosure is unidentified, and no information suggests that Bryans was involved in its design or construction. Its construction has significantly altered the original Bryans design of the L-shaped porch by demolishing an original exterior wall, introducing a new wall with two new window openings and one new door opening, and obscuring one of the original square porch columns. The result is a new partial-width front porch and a new façade that does not represent Bryans' design. The change in massing, spatial relationships, and proportion of the original porch, critical in conveying Bryans' design in the Craftsman style, is a significant impairment to the integrity of design, materials, and workmanship. Therefore, the subject property does not retain integrity under HRB Criterion D, and staff does not recommend designation under HRB Criterion D as a notable work of Edward F. Bryans.

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 property located at 4230 Jackdaw Street not be designated under any HRB Criteria due to a lack of integrity.



Alvin Lin
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

AL/ss

Attachment(s):

1. Applicant's Historical Report under separate cover