



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 13, 2026

TO: Historical Resources Board and Interested Parties

FROM: Alvin Lin, Associate Planner, Heritage Preservation, City Planning Department

SUBJECT: **ITEM 1 – Request for Reconsideration of the April 23, 2026 Vote Not to Designate 4230 Jackdaw Street as a Historical Resource**

At the request of the property owner, designation of the property located at 4230 Jackdaw Street was agendized and considered at the April 23, 2026 Historical Resources Board meeting, consistent with [SDMC §123.0202](#). The Historical Resource Research Report concluded that the property was eligible for designation under HRB Criteria C and D as a resource that embodies the distinctive characteristic of the Craftsman style, and as a resource that is representative of a notable work of Master Builder Edward F. Bryans. However, staff found that the property did not meet the criteria for designation and recommended that the Board not designate the property. At the hearing, Boardmember Provence moved staff's recommendation not to designate the property under any HRB Criteria; the motion was seconded and passed with a vote of 5-3-0. As a result, the property was not designated.

On April 27, 2026, Cathy Morlino, an interested party, requested that the Board reconsider the item consistent with the process described in the [Historical Resources Board Procedures](#). Morlino asserts in a formal letter (Attachment 1) that the Board should reconsider the vote based on "new facts" and "new or changed circumstances" based on "precedent-setting designations of the Bryans houses" at other locations that would have affected the Board's decision.

The Historical Resources Board Procedures Section II. C. allows for a one-time reconsideration of votes in which the Board is the decision-maker, such as a decision to designate a property as historic or not. The Board Procedures allow for the docketing of a motion to reconsider at the request of a Boardmember on the prevailing side of a vote, provided that the request is made on or before 10:00am on the second Monday following the vote. If the request is made, staff docket the motion to reconsider at the next available hearing. The Board may only motion to reconsider a previous vote if there are new facts, new or changed circumstances, or new laws that were not known and may have affected the Board's decision. A motion to reconsider must be introduced by a Boardmember who was on the prevailing side in the original vote. The motion can be seconded only by one of the Boardmembers who was present during the original vote. The motion is debatable, and affected parties or any member of the public for or against the reconsideration shall be given the opportunity to testify on the issue of the reconsideration only. All eligible Boardmembers present may vote on the motion; however, six affirmative votes of those

Boardmembers who had participated in the original vote are required to pass the motion to reconsider. If the motion to reconsider passes, the matter underlying the motion shall be docketed for a new hearing as soon as practical.

Consistent with the Board Procedures, Boardmember Provence, who voted on the prevailing side, requested that staff agendize a docket item to consider and vote upon whether to reconsider the matter at a future public hearing. The request has been agendized for the May 28, 2026 HRB hearing.

The item before the Board is to consider and vote upon whether to reconsider at a future public hearing the vote from April 23, 2026 to "not designate the property located at 4230 Jackdaw Street under any adopted HRB Criteria due to a lack of integrity." In accordance with the Board Procedures, the motion to reconsider may only be made on the grounds of new facts, new or changed circumstances, or new laws that were not known and may have affected the Board's decision.

Such a motion must be introduced by one of the Boardmembers who voted on the prevailing side of the vote, which includes Boardmembers Miller, Provence, Sofia, Taylor and Woods. The motion can be seconded only by one of the Boardmembers who was present during the original vote, which includes Chair Byers, Vice-Chair Cortez, and Boardmembers Cumper, Miller, Provence, Sofia, Taylor, and Woods. Boardmember discussion on a motion to reconsider should be limited to the issue of whether to reconsider the matter at a future hearing.

All eligible Board members present at the May 28, 2026 hearing may vote on the motion to reconsider, but six affirmative votes of those who participated in the original April 23, 2026 vote are required to pass this motion. If the motion to reconsider passes, reconsideration of the designation of 4230 Jackdaw Street will be docketed for an upcoming HRB meeting and conducted in accordance with SDMC §123.0202.

Heritage Preservation staff believes that the Morlino letter's analysis regarding comparable properties designated by the Board constitutes "new facts" not previously considered in any of the hearing materials from the April 23, 2026 HRB meeting and supports a motion for reconsideration. Currently, Heritage Preservation staff has not conducted further analysis of either the Morlino letter (Attachment 1) or the Legacy 106, Inc. document (Attachment 2). Staff will only analyze the new facts if a motion for reconsideration passes and reconsideration of the designation is docketed for a future meeting.



Alvin Lin
Associate Planner
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Suzanne Segur
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AL/ss

Attachments: 1. Cathy Morlino letter dated April 27, 2026
2. Legacy 106, Inc. document submitted on May 13, 2026

REQUEST FOR RECONSIDERATION OF A VOTE

REQUEST DATE: April 27, 2026

NAME OF REQUESTOR: CATHY MORLINO

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

HEARING DATE: April 23, 2026

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

REQUEST FOR RECONSIDERATION OF VOTE ON APRIL 23, 2026

Pursuant to the most recent revision of the Historical Resources Board (“HRB”) Procedures,¹ I respectfully request reconsideration of the HRB vote to consider the designation of the property located at 4230 Jackdaw Street, Uptown Community, Council District 3, as a historical resource. (HRB Procedures Section II.C.)

Time is of the essence here. A motion to reconsider may be requested by any member who was on the prevailing side of the vote (i.e. board members Miller, Provence, Sofia, Taylor, and Woods). But the direction to “the Secretary to prepare a docket item to consider and vote upon whether to reconsider the matter at a future public hearing” must occur “[o]n or before 10 AM of the second Monday following [the] vote.” (HRB Procedures Section II.C.3.) **I respectfully ask any of the eligible Board members to make the request to reconsider by 10 a.m. on Monday, May 4, 2026.**

BASIS FOR RECONSIDERATION

The basis for the reconsideration requires “new facts, new or changed circumstances, or new laws that were not known and may have affected [the Board’s] decision.” (HRB Procedures Section II.C.3.) During the discussion before this somewhat rushed vote (due to board members’ time constrictions), statements were made by staff that were inaccurate or incomplete, as discussed below.

More complete statements would have included the precedent-setting designations of the Bryans houses on New Hampshire and Dale streets, and would likely have affected the Board’s decision. These two Bryans-designated houses were omitted from the representations of staff to the Board, and should be considered “new facts” or “new or changed circumstances,” warranting reconsideration.

ANALYSIS

Staff’s argument against designation essentially boils down to the idea that 4230 Jackdaw Street is a great example of Craftsman style and of the Craftsman residential work of Master Builder Bryans, but the portion of the porch that was enclosed within ten years after construction disqualifies the house from designation.

¹ https://www.sandiego.gov/sites/default/files/dsdhrb_20170329_procedures.pdf

STAFF OMITTED HRB 1096 AND HRB 1338 IN DISCUSSING PRECEDENT

During the board discussion, the following exchange took place:

Staff: "I think you asked if we had other previous examples like what we did with previous porch enclosure properties for designation and we have typically not designated, or recommended against designation, if they were partial enclosures on the front facade or front elevations. This one is a partial front and side elevation."

Board Member Melissa Sofia: "And just to clear up for the applicant, so the other homes that were designated by the same master architect didn't have similar changes done to their porch in this way?"

Staff: "From those examples on the screen, those porches are open still. The additions, I mean from the modifications it was a rear guest quarters, it looked like, a maid's quarters, and then the garage was modified, and then it looked like just security bars on the front, but it wasn't an addition or enclosure of the porch."

Staff represented that NONE of the six previously designated Bryans houses had changes to their porches, such as enclosures. This is simply incorrect. While it is understandable that staff may not have searched for precedent against their own opinion, staff's own memo cites two such examples of **acceptable porch modifications** in Craftsman homes, specifically Craftsman homes constructed by Bryans himself:

- 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)

HRB #1096 – 4507 NEW HAMPSHIRE ST (1915): PARTIAL-WIDTH PORCH COMPLETELY ENCLOSED

The Bryans house at 4507 New Hampshire Street was considered by the HRB on March 28, 2013. The original partial width porch was completely enclosed after construction, possibly as recently as 1956. The staff recommendation was to not designate, due to a lack of integrity.² During the discussion at that hearing, one board member stated "Enclosure is over 45 years old and is a historic addition to the house. Craftsman homes with porch enclosures deserve their own context."³

Despite the fact that the porch on New Hampshire Street was **completely enclosed** and no outdoor porch remained, the Board designated this Bryans house "UNDER CRITERION D AS REPRESENTATIVE OF A NOTABLE WORK OF EDWARD F. BRYANS WITH A PERIOD OF SIGNIFICANCE OF 1915 IN THE CRAFTSMAN STYLE."⁴

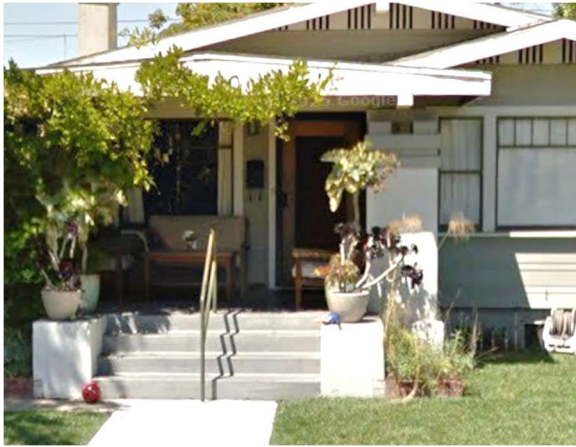
²

<https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/2013/staffreports/hrb13013mtng130328.pdf>

³

<https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/2013/boardminutes/boardminutes130328.pdf>

⁴ *Ibid.*

HRB #1338 – 3020 DALE ST (1920): PARTIAL-WIDTH PORCH SIGNIFICANTLY ALTERED

The Bryans house at 3020 Dale Street had a number of modifications: “Modifications to the property include a small laundry room addition that was constructed outside the period of significance and completed in the 1950s on the southwest corner of the property, **a metal hand railing down the center of the porch stairs, and alterations to the wood railing around the porch.**”⁵

Despite the fact that the wood side railings were altered AND the front porch was impaled with a modern, large utilitarian metal railing down the middle of the front steps of the porch, the house was designated “a historical resource with a period of significance of 1920 under HRB Criteria C and D.”⁶

Staff failed to inform the Board that HRB #1096 and HRB #1338 provide precedent in the consideration of 4230 Jackdaw Street for designation. Both Bryans houses had changes to their porches – the changes to HRB #1096 were even more significant than those of 4230 Jackdaw Street – but the houses were designated anyway. The designation of Bryans houses with acceptable changes to their porches creates precedent. Had the Board been given these facts, they would likely have affected the Board’s decision against designation.

HRB GUIDELINES

As noted in the HRB Guidelines, a property need not retain all of the physical features and design quality attributable to a Master Builder in order to be deemed important as a representative example of the work of a Master.⁷

Vice-Chairperson Rammy Cortez questioned whether wraparound porches were character-defining, and how common they were for this builder. Wraparound or L-shaped porches were not a defining characteristic of Bryans, as can be seen in the report discussing Bryans’ nomination as a master builder.⁸ Bryans built porches in a variety of shapes and sizes. The original report regarding HRB #495 at 4247 Arden Way notes that this house had a “somewhat unusual ‘L’ shaped front porch.”⁹ In addition, in his response, Mr. May pointed out that the enclosure was done in such a way as to carefully preserve the view of the third pier; the enclosure was not positioned flush so as to erase the details of the front porch design.

Finally, staff states that “The builder of the porch enclosure is unidentified, and no information suggests that Bryans was involved in its design or construction.” It is also correct to state that no information suggests that Bryans was NOT involved in its design or construction. Bryans could easily have been consulted to modify this portion of a house he built not ten years earlier. Even a partial listing of permits obtained by Bryans in the years following the construction of the subject house shows that he

⁵ https://www.sandiego.gov/sites/default/files/dsdhrb_20190627_item_6.pdf

⁶ *Ibid.*

⁷ https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf

⁸

https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/reports/hrb11033mtng11062_3.pdf

⁹ *Ibid.*

was extremely active in the area during this time. The fact that the porch modification was done prior to 1929 puts it squarely within the Craftsman period in this area.

CONCLUSION

In light of the newly-revealed fact that one third of the Bryans-designated houses exhibit significant porch alterations that were not in Bryans' original design, yet were still designated, it would be reasonable to reconsider the vote not to designate 4230 Jackdaw Street.

The central question is this: by enclosing a small portion of the porch almost 100 years ago, has 4230 Jackdaw Street "lost the majority of the features that once characterized its style and identified it as the work of a Master?"¹⁰ Considering the facts discussed above, the answer to this is "no," and I respectfully request reconsideration of the vote in order to reflect this.



¹⁰ https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf

Request by owners to Historic Resources Board to consider a rehearing of the historic nomination report for 4230 Jackdaw due to “new facts” during the April 23, 2026, board meeting.

At the April 23, 2026, HRB hearing a staff member said, in response to a board member inquiry:

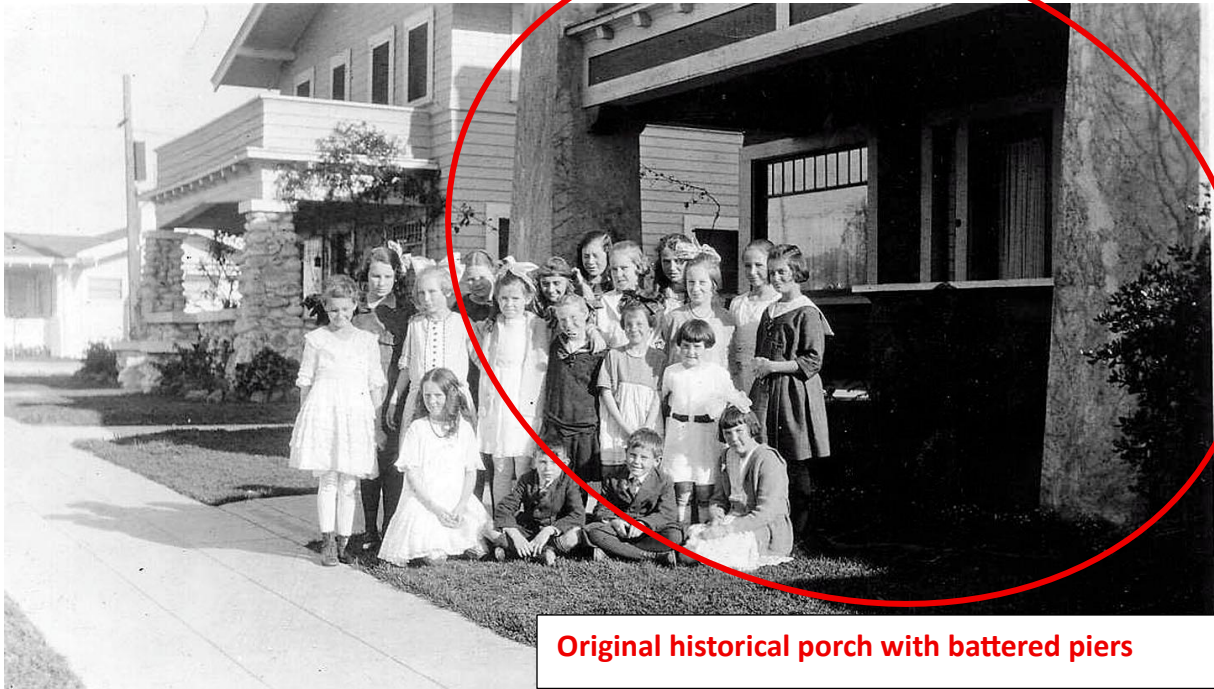
“. . .we have typically not designated or recommended against designation if they were partial changes on the front façade or front elevations.”

Legacy 106, Inc. - There are many cases where the Historical Resources Board has designated buildings with changes on the front elevation over staff recommendation to not designate. All applicants should be treated the same.

Detailed Examples of such are presented on the following pages.



1515 West Lewis (HRB 1113 Ruth Lindley/Nathan Rigdon House)



Original historical porch with battered piers



HRB designated house with changed porch as shown in this photo

4210 Norfolk Terrace (HRB 610 Elmo and Angeline Crabtree Spec House #1)



Per Report prepared by former owner Dory Beatrice:

“From Norfolk Terrace, two alterations can be viewed and both are under the Mission style arched porch colonnades. **The most obvious is a door in the front porch with multi-paned, beveled glass that replaced a window. The installation of the door was approved by historic resources staff at the time, prior to the designation.”**



4756 Kensington Drive (HRB 1077 Charles and Iva Crouch House)

Per the nomination report by Archeos Architecture:

“The north end of the front porch has been enclosed and features three multi-lite, fixed pane windows set in a single surround, flanked by tall, narrow side lites.”

“The residence and garage were constructed was constructed in 1912, per the Residential Building Record and corroborated by the 1912 City Directory. Alterations are minimal and consist primarily of the enclosure of the north end of the front porch, a common practice, the replacement of a side door on the south wall, and the construction of a room on the west wall, at the rear of the house. From visual inspection, these modifications appears to be old.”




4507 New Hampshire (HRB 1096 Nathaniel and Ella Sebastian/Edward F. Bryans House) **Master Builder Edward F. Bryans**

From report prepared by Legacy 106, Inc.:

“The central partial width porch has been fully enclosed with clear glazing and outer doorway.”

Real estate flyer from 1994

TRANQUILITY AND CONVENIENCE!



**UNIVERSITY HEIGHTS
4507 NEW HAMPSHIRE ST.**

