



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

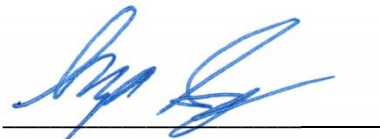
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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

**THE CITY OF SAN DIEGO****M E M O R A N D U M**

DATE: April 16, 2026

TO: Historical Resources Board and Interested Parties

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

SUBJECT: **ITEM 4 – 4230 Jackdaw Street Interior Features Analysis**

The subject property located at 4230 Jackdaw Street is being nominated for historical designation under HRB Criterion C and HRB Criterion D. As detailed in the staff report, staff is not recommending designation of the property due to a lack of integrity. The nomination concludes that interior features consisting of a built-in buffet and fireplace surround contribute to the property's historic significance and should be included in the designation. However, the staff report did not include a discrete analysis of the interior features proposed for designation. The intent of this memo is to provide that missing analysis.

According to the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), interior elements proposed for designation must embody the distinctive characteristics of a style of architecture and be tied to the context and significance of the historical resource.

As previously discussed, Heritage Preservation staff is not recommending designation of the subject property under HRB Criteria C and D due to a lack of integrity. Therefore, by extension, no associated interior features would be eligible for inclusion in the designation, as the property lacks historical significance. Additionally, while the interior elements exhibit Craftsman style features, they do not rise to the level of significance to be eligible for designation independent of the residence. Therefore, staff does not recommend the designation of the built-in buffet and fireplace surround under any HRB Criteria.



Alvin Lin
Associate Planner
City Planning Department

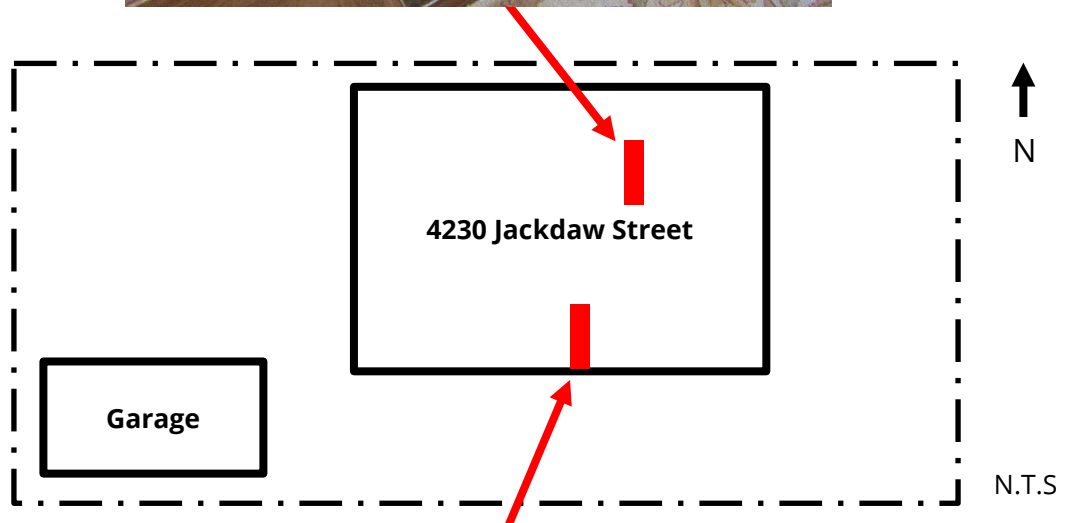


Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

AL/ss

Site Plan with Building Footprint
For interior features included in the proposed designation

Fireplace Surround



Built-in Buffet



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

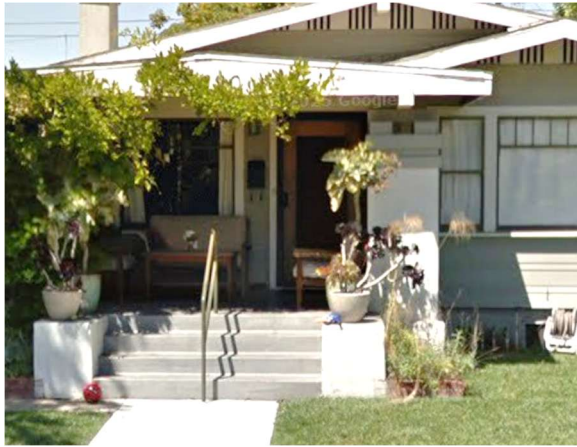
<https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/2013/staffreports/hrb13013mtng130328.pdf>

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)



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.”

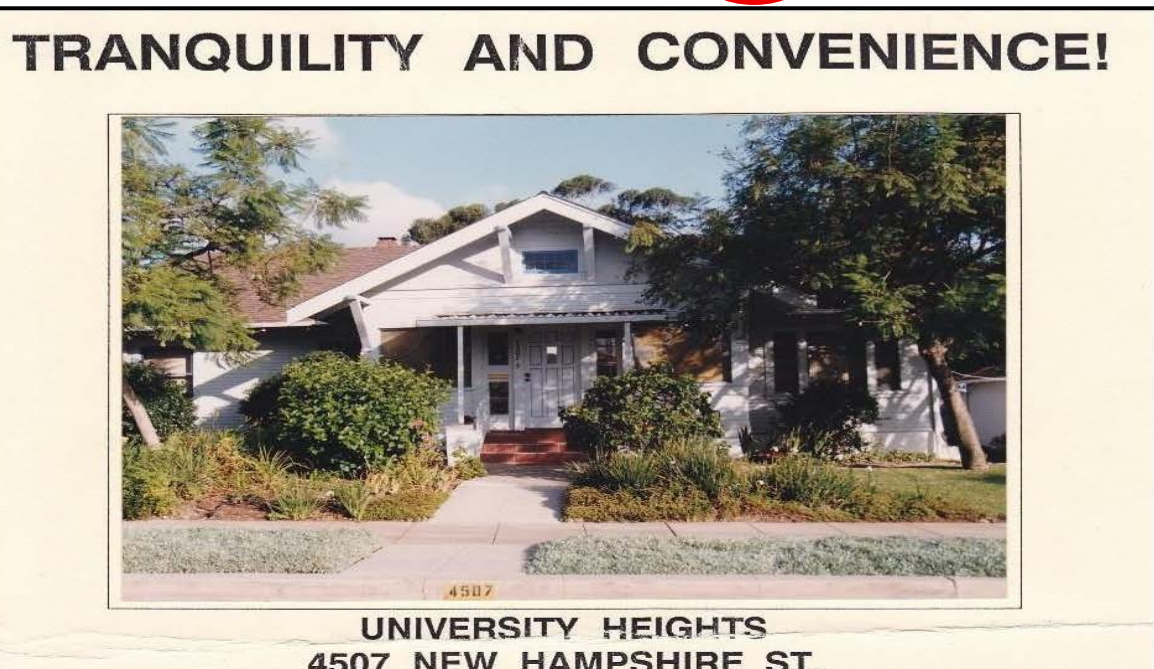


4507 New Hampshire (HRB 1096 Nathaniel and Ella Sebastian/Edward F. Bryans House) **Master Builder Edward F. Bryans**

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





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
City Planning Department



Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

AL/ss

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