



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 9, 2026 REPORT NO. HRB-26-31

HEARING DATE: September 24, 2026

SUBJECT: **ITEM 4 – The Dorothy Mills / Herbert Jackson and Samuel Hamill House**

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

APPLICANT: Martin and Shannon Togni represented by Landmark Historic Preservation

LOCATION: 4355 Arcadia Drive, Uptown Community, Council District 3
APN 444-033-03-00

DESCRIPTION: Consider the designation of The Dorothy Mills / Herbert Jackson and Samuel Hamill House located at 4355 Arcadia Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Dorothy Mills / Herbert Jackson and Samuel Hamill House located at 4355 Arcadia Drive as a historical resource with a period of significance of 1935 under HRB Criteria C and D. The designation includes the open beam ceiling in the living room, the built in cabinets in the living room and the leaded glass interior window between the living room and dining room. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character-defining features of the Spanish Colonial Revival style with modern influences and retains integrity from its 1935 period of significance. Specifically, the resource features low pitched, tile roof with little eave overhang, stucco cladding, asymmetrical massing, projecting airplane window, stucco cladding, decorative tilework and wood fenestration consisting of casements and double hung windows.
2. The resource is representative of a notable work of established Master Architects Herbert Jackson and Samuel Hamill, both prominent architects responsible for the construction of influential buildings in the San Diego area. Specifically, the resource is significant as an example of the pairs work after they left Requa and Jackson's firm and their experiments with early modernist elements within the Spanish Colonial style.

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 [Uptown Community Plan Area Historic Resources Survey \(2016\)](#) and given a Status Code of "5S3" "Appears eligible for local listing or designation as an individual property through survey evaluation" and "heavily altered".

The historical name of the resource, the Dorothy Mills / Herbert Jackson and Samuel Hamill House, has been identified consistent with the Board's adopted naming policy and reflects the Dorothy Mills who constructed the house as their personal residence and the names of Herbert Jackson and Samuel Hamill, Master Architects.

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 4355 Arcadia Drive is a one-story, Spanish Colonial Revival style, house building constructed in 1935 in the Uptown Community Planning Area. Other buildings and structures present on site include a detached garage. The property is located on the east side of Avalon Drive, in a residentially zoned neighborhood. The property is in its original location.

Since its construction in 1935, the property has been modified as follows: In the 1940s a lattice roof was added to the rear and a box window with bottle glass and a metal roof was also added to the rear. At an unknown date the house was stuccoed in a heavy lace stucco which was restored to an appropriate finish in 2023. In addition, several tilework elements have been added to the house including one to the front of the house to the right of the doorway and the front walkway steps and site wall have been extended to connect the front steps and the gate house.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criteria C and D and staff concurs. 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 resource is a one-story, single-family residence constructed in 1935 in the Spanish Colonial Revival style with modern influences. The house features a low pitched hipped roof with tile roofing, minimal eave overhang, stucco cladding, and asymmetrical massing. The resource is reached by a gatehouse with a steep path with stucco wall and a terraced landscape to a covered entry door set in a tiled front porch which matches the plans from Jackson and Hamill. To the left of the door is a large projecting airplane window with a shed roof, decorative stucco screening, and buttressing, further to the left is a small, fixed window and a double casement window. To the right of the door is a small double hung window and double casement window. The house features two chimneys on the north and south elevations. The detached garage sits to the rear of the house. The fenestration consists of a fixed focal window, six-lite casements, double hung windows, and leaded casement windows in the rear.

The property owner is also requesting the inclusion of select interior features which staff concurs with. They are proposing to include the open beam ceiling in the living room, the built in cabinets in the living room, and the leaded glass interior window above the cabinets in the living room connecting the living room and dining room. Staff recommends that the livingroom ceiling, cabinets and leaded glass window be included in this designation because they are original to the date of construction and are designed consistent with the Spanish Colonial Revival style.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Colonial Revival style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped, and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings, and accented entries.

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 Spanish Colonial Revival style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains overall integrity of design, materials, and workmanship despite the modifications. The window and lattice added in the 1940s, and front decorative tile mural do not impact significant character defining features. The restored stucco was done consistent with the Secretary of the Interiors Standards. Therefore, the property retains its integrity to its 1935 period of significance under HRB Criterion C.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character-defining features of the Spanish Colonial Revival style with modern influences and retains integrity from its 1935 period of significance. Specifically, the resource features low pitched, tile roof with little eave overhang, stucco cladding, asymmetrical massing, projecting airplane window, stucco cladding, decorative tilework and wood fenestration consisting of casements and double hung windows. Therefore, staff recommends designation under HRB Criterion C.

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

Herbert L. Jackson was born in 1867. After he graduated from Swarthmore College in Pennsylvania with a degree in structural engineering, he began working for a railroad company in the Midwest. He moved to San Diego in 1909 and began working as an architect. He joined the firm Mead & Requa in 1915.

In 1920, Richard Requa asked Jackson to partner with him due to his interest in designing buildings that successfully combined Old World romanticism with modern-day construction techniques. Requa and Jackson designed some of the most notable interpretations of the Southern California style in San Diego, Rancho Santa Fe, and Coronado. Most of their buildings were built in Spanish Eclectic styles, including Mediterranean Revival, Spanish Colonial Revival, and Pueblo Revival. Known as the 'structuralist,' Jackson was the perfect complement to Requa and together they became the 'architectural firm of choice' for affluent and business clients.

After Requa retired, associate Samuel Hamill became a partner, and the firm was known as Jackson & Hamill from 1936 to 1938. This partnership yielded the Del Mar Fairgrounds and Racetrack in 1938.

At least nine of Jackson's works have been designated as historical resources by the City of San Diego Historical Resources Board and at least one other with Hamill. They include:

- HRB #360– Milton F. Heller Residence/Casa Marrero (3107 Zola Street), 1927 (Requa and Jackson)
- HRB #388– Rolland C. Springer House (2737 28th Street), 1925 (Requa and Jackson)
- HRB #466– Bowman-Cotton House (2900 Nichols Street), 1929 (Requa and Jackson)
- HRB #484– Miller House (2020 Orizaba Avenue), 1927 (Requa and Jackson)
- HRB #671– Mary Marston/Requa and Jackson House (1008 Cypress Avenue), 1933
- HRB #699– Etta and Lydia Schwieder/Requa and Jackson House (2344 Pine Street) 1926
- HRB #1256– Jeannette and W.P. Cary/Richard Requa and Herbert Jackson House (350 San Fernando Street), 1927

Samuel Hamill was born in Arizona in 1903. In 1909, his family moved to San Diego. During high school, Hamill took drafting classes taught by Lilian J. Rice—who would later become his mentor—and worked as an intern for William Templeton Johnson. Hamill's exposure to the dramatic Spanish Eclectic architecture of the 1915 Panama-California Exposition and encouragement from Rice led him to study architecture. After graduating from San Diego High School in 1921, he attended San Diego State University for one year, and then transferred to the School of Architecture at UC Berkeley. He graduated with honors in 1927. Shortly thereafter, he moved back to San Diego and was hired as an associate at the acclaimed firm of Requa and Jackson.

Recognizing Hamill's talent and enthusiasm, Requa and Jackson entrusted him with several of the firm's largest commissions. In addition to helping Lilian Rice develop the town center for the new community of Rancho Santa Fe, he designed the Casa de Tempo model home in Balboa Park and several structures at the Del Mar Fairgrounds. In 1935, he was one of four local architects selected to design the WPA-sponsored Civic Center Building (currently the County Administration Building) and was elected to be the project's chief designer later that year.

Hamill continued to accept several large commissions as his career progressed. He became the principal architect of Requa and Jackson once the founding partners retired. He served as the company architect for the Union Title and Trust Company several years. In 1950, he was hired to design the Veterans' War Memorial Building in Balboa Park. Several years later, he was selected as the lead architect for the Civic Center and Community Concourse in downtown San Diego.

In addition to designing several of San Diego's landmarks, Hamill is recognized for his role as an influential civic leader. He helped found several organizations including San Diegans, Inc., which was aimed at revitalizing the city's downtown, and the Committee of 100. He also served three terms as the president of the AIA and was named to the AIA College of Fellows in 1957.

Partial List of Notable Works:

- HRB #203– County Administration Building (1600 Pacific Highway), 1938 (with Richard Requa, William Templeton Johnson and Louis Gill)
- HRB #412– Veterans' War Memorial Building (3325 Zoo Drive), 1950 (with John Siebert)
- HRB #770– Casa De Tempo/Samuel Wood Hamill House (1212 Upas Street), 1935
- HRB #771– Mickey Wright/Samuel Hamill House (2765 Brant Street), 1933

The resource located at 4355 Arcadia represents Jackson and Hamill's work in the Spanish revival styles. The pair met while working for Requa and formed a partnership after he retired to continue the work of his firm. While working together the pair experimented with elements of the newly emerging modernist styles being developed internationally and worked to implement them here in San Diego. As early adopters of the Art Moderne and International style the pair would go on to influence the development of San Diego's architectural scene together and individually. This property represents the rare example of residential modernist influences and a unique transitional style between Spanish Colonial Revival and Modernism. The inclusion of the seamless airplane front window with streamlined buttressing shows a blending of the previously popular revival styles with the upcoming and short-lived modernist architectural style. The design of the house is evident by the building's minimal alterations and the use of smooth stucco façades, decorative cement tilework, arches, and seamless glass windows.

Significance Statement: The resource is representative of a notable work of established Master Architects Herbert Jackson and Samuel Hamill, both prominent architects responsible for the construction of influential buildings in the San Diego area. Specifically, the resource is significant as an example of the pairs work after they left Requa and Jackson's firm and their experiments with early modernist elements within the Spanish Colonial style. Therefore, staff recommends designation under HRB Criterion D.

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 Dorothy Mills / Herbert Jackson and Samuel Hamill House located at 4355 Arcadia Drive as a historical resource with a period of significance of 1935 under HRB Criteria C as an example of the Spanish Colonial Revival style with modern influences and Criteria D as a notable work of Master Architects Herbert Jackson and Samuel Hamill. The designation includes the open beam ceiling in the living room the built in cabinets in the living room and the interior leaded glass window between the living room and dining room.



Megan Walker
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

MW/SS

Attachment(s):

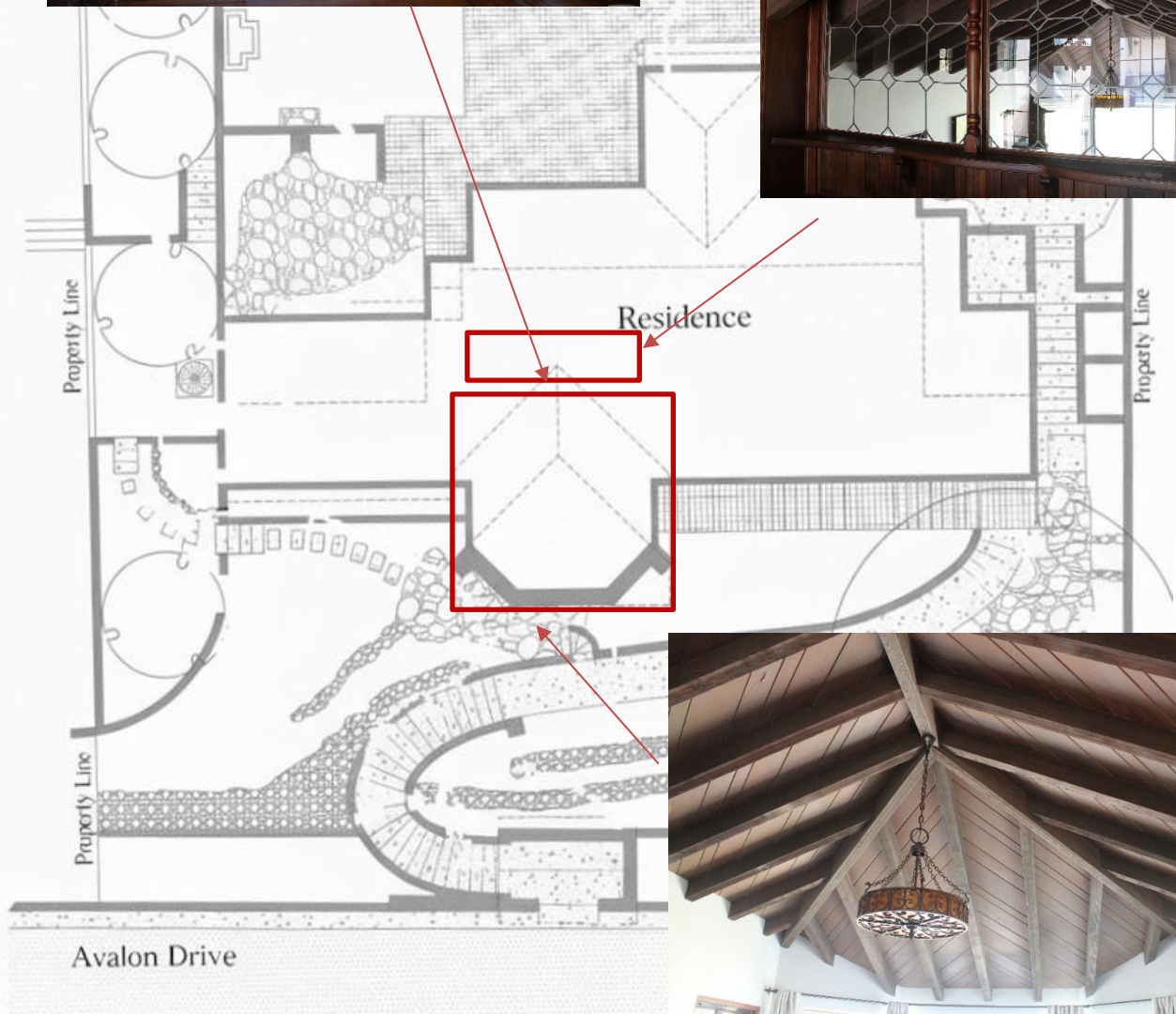
1. Draft Resolution
2. Interior elements site plan
3. Applicant's Historical Report under separate cover

Site Plan

*Interior Features Included In Proposed Designation
Livingroom Ceiling, Cabinets, and Interior window
4355 Arcadia*



Garage



RESOLUTION NUMBER N/A
ADOPTED ON 9/24/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/24/2026, to consider the historical designation of the **The Dorothy Mills / Herbert Jackson and Samuel Hamill House** (owned by Shannon & Martin Togni, 4355 Arcadia Drive, San Diego, CA 92103) located at **4355 Arcadia Drive, San Diego, CA 92103**, APN: **444-033-0300**, further described as LOT 30 ST CLSD ADJ LD DAF: POR LOT 29 & ALL 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 BLANK on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the Spanish Colonial Revival style with modern influences and retains integrity from its 1935 period of significance. Specifically, the resource features low pitched, tile roof with little eave overhang, stucco cladding, asymmetrical massing, projecting airplane window, stucco cladding, decorative tilework and wood fenestration consisting of casements and double hung windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of established Master Architects Herbert Jackson and Samuel Hamill, both prominent architects responsible for the construction of influential buildings in the San Diego area. Specifically, the resource is significant as an example of the pairs work after they left Requa and Jackson's firm and their experiments with early modernist elements within the Spanish Colonial style. 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 building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall include the open beam ceiling in the living room, the built in cabinets in the living room and the leaded glass interior window between the living room and dining room,

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: _____
KRISTI BYERS, Chair

Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

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