



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: February 11, 2021 REPORT NO. HRB-21-012

HEARING DATE: February 25, 2021

SUBJECT: **ITEM #8 – James and Madeleine Taylor House**

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

APPLICANT: Richard A Barsell Revocable Trust; represented by Legacy 106, Inc

LOCATION: 4382 Ampudia Street, Uptown Community, Council District 3  
APN 443-061-33-00

DESCRIPTION: Consider the designation of the James and Madeleine Taylor House located at 4382 Ampudia Street as a historical resource.

### STAFF RECOMMENDATION

Designate the James and Madeleine Taylor House located at 4382 Ampudia Street as a historical resource with a period of significance of 1925 under HRB criterion C. The designation excludes the detached garage 1945 attic dormer addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a stucco exterior with decorative half-timber; asymmetric facade; steeply pitched cross-gable roof; lancet focal window; and tall, narrow wood windows

### 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 subject resource is a two-story single-family home residence built in 1925 in the Tudor Revival style on the northwest side of Ampudia Street in the Mission Hills neighborhood.

The property was identified in the 2016 Uptown Community Plan Area Historical 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 historic name of the resource, the James and Madeleine Taylor House, has been identified consistent with the Board's adopted naming policy and reflects the name of James and Madeleine Taylor, who constructed the house as their personal residence.

## ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc, which concludes that the resource is significant under HRB Criterion C, 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 subject resource at 4382 Ampudia Street was constructed in 1925 in a U-shaped layout with an asymmetrical front façade. The house features a light sand stucco texture exterior all around with decorative half-timber above the front entry, a steeply pitched cross-gable roof with short eaves, rafter tails along the side gables, and wood windows. A large gable end extends out towards the street from the southeast façade. It features a large, multi-lite lancet focal window and a lancet attic vent with horizontal louvre vents. A secondary gable end extends out at an angle from the main cross-gable roof and overhangs above the front entry. Below the entry are four rounded steps made from brick, and above is bell shaped light fixture with white painted half-timber to either side and below on the gabled end. Placed partially behind the entrance under the side gable roof is a grouping of five narrow, ten lite casement windows. To the right, another wing with a high-pitched roof extends out to the street. It ends in a rounded tower topped with a short eave, conical roof that has wood rafter ends below. Around the tower are four tall and narrow, twelve-lite casement windows with leaded glass.

Behind the tower along the northeast façade are two one over one double hung windows on either side of the door, with the two further back being grouped together. In the attic portion of the northeast façade's gable end features a three-part rectangular window with a fixed center flanked by one over one double hung windows. Above and to the bottom left of these windows is a small rectangular vent with horizontal louvre vents. Further back extends out a rear facing gable roof. A small fixed window is located below the side roof. On the gable end the eaves are clipped, and off center is square vent with horizontal louvre vents. Below is short double hung window.

The northwest façade features the back entry and patio, and the attic dormer addition. Along the first floor is a ground level brick patio and a raised concrete with brick trim patio with stairs leading to a sliding glass door. To the right is small rectangular vinyl window and two double hung windows. Above is the dormer which features a nearly flat roof, a sliding window, and a large square fixed window flanked by casement windows. The roof eaves are short and are bordered below by rafter tails that are thinner than those on the original house.

The gable end of the southeast façade features one rectangular vent with horizontal louvre vents and a tri-window matching that on the northeast façade. On the first level there are two tri-windows towards the rear, and a stucco chimney at the corner of the cross gable with set of dual casement windows on either side and a rectangle impression in the stucco. Below the chimney's smoke

chamber is a rectangular impression in the stucco. Beside the southwest façade is driveway that leads to a separate dual car garage built in 1964. All four sides of the detached garage are covered in horizontal siding. The southeast façade features the garage door, and on the northeast façade there is a large rectangular window with a wooden, mid-century grill on top of it and a simple rectangle door.

Several modifications have been made to the property since its 1925 date of construction. These modifications include a 1945 dormer addition to the attic, a 1960s two-car detached garage replacement of the original one car detached garage, and the undated additions of gutters, a sliding glass door and rectangular window on the back façade, and brick forked pathway and curving entry stairs on the front façade. The stairs replaced the original stone steps. These modifications do not impact integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include decorative half-timbering; tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing; massive chimneys, sometimes with decorative chimney pots; entry porches with round or Tudor arches; and gable dormers. Relatively uncommon before World War I, widespread adoption of masonry veneering techniques in the 1920s accompanied a dramatic rise in the style's popularity as even the most modest examples began to closely mimic the brick and stone veneers of their English prototypes. Tudor Revival style houses usually include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype.

Significance Statement: The house continues to convey the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style; including a stucco exterior with decorative half-timber; asymmetric facade; steeply pitched cross-gable roof; lancet focal window; and tall, narrow wood windows. Therefore, staff recommends designation under HRB Criterion C.


#### 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 James and Madeleine Taylor House located at 4382 Ampudia Street be designated with a period of significance

of 1925 under HRB Criterion C as a good example of the Tudor Revival style. The designation excludes the 1945 attic dormer addition.



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Megan Bacik  
Junior Planner



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Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

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Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 2/25/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/25/2021, to consider the historical designation of the James and Madeleine Taylor House (owned by Richard A Barsell Revocable Trust 06-30-14, 4024 Eagle Street, San Diego, CA 92103) located at **4382 Ampudia Street, San Diego, CA 92103**, APN: **443-061-33-00**, further described as LOT 9 SWLY 60 FT 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 James and Madeleine Taylor House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Tudor Revival style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource features a stucco exterior with decorative half-timber, an asymmetric façade, a steeply pitched cross-gable roof, lancet focal window, and tall, narrow wood windows. 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. .**

BE IT FURTHER RESOLVED, the designation shall exclude the 1945 attic dormer addition.

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: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney