



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 4, 2021 REPORT NO. HRB-21-059

HEARING DATE: November 18, 2021

SUBJECT: **ITEM #01- Blanche Barry Apartments**

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

APPLICANT: Parkcrest Properties LLC; represented by IS Architecture

LOCATION: 3814 Centre Street, Uptown Community, Council District 3  
APN 452-200-03-00

DESCRIPTION: Consider the designation of the Blanche Barry Apartments located at 3814 Centre Street as a historical resource.

### STAFF RECOMMENDATION

Designate the Blanche Barry Apartments located at 3814 Centre Street as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the rear additions and the two garage apartments modified outside the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a square form with flat roof with a Mission-shaped parapet, smooth stucco cladding, tiled entry porch with decorative arches, and fenestration consisting of single and tripartite double hung wooden window groupings.

### 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 property faces towards the east and is located midblock on Centre Street in the Hillcrest neighborhood of the Uptown community.

The property was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Blanche Barry Apartments has been identified consistent with the Board's adopted naming policy and reflects the name of Blanche Barry, who constructed the property as a multiunit, apartment building.

#### ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, 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 property located at 3814 Centre Street was built in 1926 in the Mission Revival style. The primary elevation features a smooth stucco cladding and a symmetrical floor plan with a centralized, inset entrance on the first floor with an inset porch and a shed tile roof overhang supported by decorative brackets on the second floor. The exterior doors on the first and second story feature a central, single light door flanked by single lite sidelights and a divided lite transom above. The roofline on the primary elevation features a stepped parapet that mimics the form of the centralized balcony. Tripartite window groupings consisting of double hung wooden windows flanking a centralized, single pane fixed window are located on either side of both first and second story centralized openings. The side elevations feature limited details such as the continuation of stucco cladding, a smooth parapet, modern drains and downspouts, as well as double hung wooden windows. The rear elevation features a small one-story addition likely completed after construction, a modern staircase leading to the second story balcony, as well as porch that has been infilled with wooden siding.

Modifications to the property are minimal and include the rear one-story addition, a newer rear stairwell, and an infilled rear entry porch. Slight scarring is visible between the first and second story window groupings on the primary elevation indicating there may have been some ornamental decals present that have since been removed. Overall, these modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

California was the birthplace of the Mission and Mission Revival style and many of its landmark examples are concentrated there. The earliest examples of the style were built in 1890s and by 1900 the style was spreading eastward under the influence of fashionable architects and national builders' magazines. Although never common outside of the southwestern states, scattered examples were built in early 20th-century suburbs throughout the country. Most date from the years between 1905 and 1920. Commonly found features of the Mission Revival style include: Mission-shaped dormer or roof parapet; widely overhanging eaves, usually open; porch roofs clad in tile supported by large square piers, commonly arched above; wall surfaces usually clad in smooth stucco.

Significance Statement: The house continues to convey the historic significance of the Mission Revival style by embodying the historic characteristics associated with the style; including a square form with flat roof with a Mission-shaped parapet, smooth stucco cladding, tiled entry porch with decorative arches, and fenestration consisting of single and tripartite double hung wooden window groupings.

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

The applicant's request for designation for the property located at 3814 Centre Street did not include information to support a determination under HRB Criterion D; therefore, staff has not made a determination regarding eligibility under Criterion D at this time. Eligibility under this criterion may be re-evaluated at a future date pending submittal of additional information and analysis.

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 Blanche Barry Apartments located at 3814 Centre Street be designated with a period of significance of 1926 under HRB Criterion C. The designation excludes the rear additions and the two garage apartments modified outside the period of significance.



Emma Haggerty  
Senior Planner



Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

EH/ss

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 11/18/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/18/2021, to consider the historical designation of the Blanche Barry Apartments (owned by Parkcrest Properties LLC, 153 S. Sierra Avenue #566, Solana Beach, CA 92075) located at **3814 Centre Street, San Diego, CA 92103**, APN: **452-200-03-00**, further described as LOTS 9 & 10 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 Blanche Barry Apartments 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 Mission Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource features a square form with flat roof with a Mission-shaped parapet, smooth stucco cladding, tiled entry porch with decorative arches, and fenestration consisting of single and tripartite double hung wooden window groupings. 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 exclude the rear additions and the two garage apartments modified outside the period of significance.

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

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

**WHEN RECORDED MAIL TO**

HISTORICAL RESOURCES BOARD  
ATTN: HRB SECRETARY  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

**3814 Centre Street, San Diego, CA 92103**

ASSESSOR PARCEL NUMBER **452-200-03-00**

HISTORICAL RESOURCES BOARD NUMBER **0**