



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: May 11, 2017 REPORT NO. HRB-17-030

HEARING DATE: May 25, 2017

SUBJECT: **ITEM #6 – David and Susan Jackson House**

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

APPLICANT: Andre Lusti represented by Marie Burke Lia

LOCATION: 3455 Charles Street, Peninsula Community, Council District 2  
APN 532-240-26-00

DESCRIPTION: Consider the designation of the David and Susan Jackson House located at 3455 Charles Street as a historical resource.

### STAFF RECOMMENDATION

Designate the David and Susan Jackson House located at 3455 Charles Street as a historical resource with a period of significance of 1964 under HRB Criterion C. The designation includes the front yard landscape of mature Raphiolepis shrubs, and a wood and concrete stairway. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Modern Post and Beam style architecture and retains a good level of architectural integrity from its 1964 date of construction and period of significance. Specifically, the resource exhibits a direct expression of the wood frame structural system; strong horizontal massing; flat roof form with some deep overhangs; floor-to-ceiling windows and sliding glass doors; strong interior-exterior connections; vertical cedar wood siding and fenestration providing repetitive façade geometry; and an absence of applied decoration.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The resource is a one-story plus basement single-family residence built in 1964 in the Modern Post and Beam style on the south side of Charles Street, east

of Gage Drive in the Feller Heights Subdivision of the Peninsula Community. The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the David and Susan Jackson House, has been identified consistent with the Board's adopted naming policy and reflects the name of David and Susan Jackson, who constructed the house as their personal residence.

## ANALYSIS

A Historical Resource Research Report was prepared by Marie Burke Lia, 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 A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

Research into the history of the property at 3455 Charles Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Peninsula's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

Research into the owners and tenants of the property at 3455 Charles Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

*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 is a one-story plus basement Modern Post and Beam single-family residence built in 1964. The building is of standard wood frame construction on a concrete foundation, fully clad in vertical cedar wood siding, and sited on a sloping rectangular lot. The north-facing primary elevation presents a simple, rectilinear form with the attached garage positioned below the main level. The building's strong horizontal emphasis is conveyed through its flat roof form, deep overhangs at some elevations, and projecting wood ledge between the main level and basement.

Tailored for private modern living, the residence provides indoor/outdoor connections focused largely at the rear of the building, away from the primary elevation. Floor-to-ceiling glass is utilized in windows throughout, and in the large sliding glass doors at the rear which access the private rear patios and walkways with integrated pergolas. Main entry to the house is provided through a pair of large solid wood doors at a small recessed front porch under the primary roof. The wood and concrete steps that lead to the front porch through the landscape of mature *Raphiolepis* shrubs are believed to be original and contribute to the horizontal emphasis of the building's design.

Modifications to the resource are fairly limited, and do not significantly impact character defining features or impair integrity as it relates to the 1964 date of construction and period of significance. Exterior modifications appear to be limited to the enclosure of the carport with a garage door at the lower level, and a partially covered patio enclosure (identified as a spa enclosure on the Building Record) at the rear of the property. Overall, the alterations do not affect essential physical features critical to the Post and Beam style of the building, and do not significantly impair the building's integrity of design, materials, workmanship and feeling.

The San Diego Modernism Context Statement identifies 1950-1970 as the period for Post and Beam architecture, which is characterized primarily by direct expression of the structural system, usually wood or steel frames; horizontal massing; flat or shallow pitch roofs with deep overhangs or no parapet; and floor-to-ceiling glass. The style is characterized secondarily by repetitive façade geometry; minimal use of solid load bearing walls; absence of applied decoration; strong interior/exterior connections; open interior floor plans; and exterior finish materials that usually include wood steel and glass. The Context Statement notes the relative rarity of the style, and identifies expression of the structural system through expansive floor-to-ceiling glass and wood or steel framing as critical elements to conveying the style.

Significance Statement: Limited modifications allow the house to continue to convey the historic significance of the Post and Beam style by embodying the historic characteristics associated with the style; including direct expression of the wood frame structural system; strong horizontal massing; flat roof form with some deep overhangs; floor-to-ceiling windows and sliding glass doors; strong interior-exterior connections; vertical cedar wood siding and fenestration providing repetitive façade geometry; and an absence of applied decoration.

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

The subject property at 3345 Charles Street was designed by Ronald K. Davis. The applicant's report provides limited background information on the life and career of Davis, but ultimately concludes that the property is not representative of the notable work of a Master Architect, Designer or Builder; and does not provide sufficient research and analysis required to support the establishment of Davis as a Master Architect at this time. Therefore, staff does not recommend designation under HRB Criterion D.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 3455 Charles Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character,*

*historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

The property at 3455 Charles Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

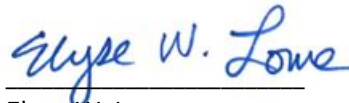
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 David and Susan Jackson House located at 3455 Charles Street be designated with a period of significance of 1964 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Post and Beam style. The designation includes the front yard landscape of mature *Raphiolepis* shrubs and wood and concrete stairway.



Camille Pekarek  
Associate Planner



Elyse W. Lowe  
Deputy Director  
Development Services Department

CP/ks/el

Attachments:

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

RESOLUTION NUMBER N/A  
ADOPTED ON 5/25/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/25/2017, to consider the historical designation of the **David and Susan Jackson House** (owned by Andre N. Lusti, 3455 Charles Street, San Diego, CA 92106) located at **3455 Charles Street, San Diego, CA 92106**, APN: **532-240-26-00**, further described as LOT 2 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 front yard landscape, stairway or general site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the David and Susan Jackson 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 Modern Post and Beam style architecture and retains a good level of architectural integrity from its 1964 date of construction and period of significance. Specifically, the resource exhibits a direct expression of the wood frame structural system; strong horizontal massing; flat roof form with some deep overhangs; floor-to-ceiling windows and sliding glass doors; strong interior-exterior connections; vertical cedar wood siding and fenestration providing repetitive façade geometry; and an absence of applied decoration. 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 front yard landscape of mature Raphiolepis shrubs, and the wood and concrete stairway.

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: N/A

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

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney