



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: February 14, 2019 REPORT NO. HRB-19-007

HEARING DATE: February 28, 2019

SUBJECT: **ITEM #9 – 3632 Jackdaw Street**

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

APPLICANT: Clark Family Trust represented by IS Architecture

LOCATION: 3632 Jackdaw Street, 92103, Uptown Community, Council District 3  
APN 451-251-16-00

DESCRIPTION: Consider the designation of the property located at 3632 Jackdaw Street as a historical resource.

### STAFF RECOMMENDATION

Do not designate the property located at 3632 Jackdaw Street under any adopted HRB Criteria.

### 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 is a one-story residence with a detached garage located in the Mission Hills neighborhood.

The property was identified in the 2016 Uptown Community Plan as a Vernacular Bungalow with false thatch roof and given a Status Code of 5D3, and it "appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation".

### ANALYSIS

A Historical Resource Research was prepared by IS Architecture which concludes that the resource is significant under HRB Criterion C. Staff disagrees and finds that the building is not eligible under any HRB Criteria. 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 is single-family, one-story residence with a detached garage constructed in 1928 located within the Mission Hills neighborhood of the Uptown community. The property features an L-shaped footprint with both gabled and hipped rooflines and is clad in both wood siding and manmade materials. The main entrance is located on the east elevation and is centrally located under a modest basket handle arch to the left of a pair of double hung wood windows and to the right of a tripartite window. The tripartite window features a fixed single pane window flanked by double hung windows. A small dormer breaks up the roofline and a diamond shaped vent sits tucked into the front facing gable surrounded by faux thatching.

The south elevation is broken until two planes with the first section featuring a brick chimney that is centrally located and surrounded by faux thatching. The second section is a combination of both original building materials as well as the addition that was designed to comply with the Secretary of Interior's Standards. A metal gutter runs along the entire elevation at the level of the eave fascia with the faux thatching not present. The windows and doors on this elevation of the house are made of both wood and manmade materials.

The west elevation features the original portion of the house as well as the addition. The original portion features wood cladding, open eaves with beadboard between the exposed rafter tails and a pair of double hung wood windows. The addition is consistent with the Secretary of the Interior's Standards in its design and materials.

The north elevation features the addition and the original portion of the house. The original portion contains the open eaves with beadboard between the rafter tails and it is clad in wood siding. A metal gutter runs along the entire elevation at the level of fascia and the faux thatching is not present on this portion of the property as well.

The detached garage features the faux thatching along its main elevation and an original door. It is clad in both wood siding and modern materials.

Several modifications have been made to the property since its 1928 date of construction. These modifications include a 1935 addition to the garage and the replacement of the original false thatched roof with composite shingles at an unknown date. In 2010, historic resources staff determined that an addition to the rear of the property was consistent with the Secretary of the Interior's Standards. Also included in this project was the application of modern gutters and a fascia board on the front façade.

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.

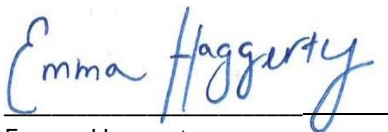
The subject resource can best be described as an example of the Tudor Revival style; however, staff does not believe that the property rises to the level of significance to be considered individually eligible as an example of the style. Although the subject property has a faux thatched roof, which is a variant of the Tudor Revival style, the property lacks many of the primary character defining features of the style such as a steeply pitched front facing gable; tall, narrow windows with multi-pane glazing; decorative half-timbering; massive chimney; the use of multiple exterior building materials and round or Tudor arches. Staff had concerns about the originality of the roof which the consultant addressed in the HRRR. Regardless if the roof is original or not, the existence of the faux thatching does not make up for the lack of other character defining features that are not present on the subject resource. Without the faux thatched roof, the property would simply be a modest Craftsman bungalow. Because the property displays a limited number of character-defining features of the Tudor Revival style and cannot be considered to be individually eligible as a good example of the style, staff is not recommending designation under HRB Criterion C.

#### OTHER CONSIDERATIONS

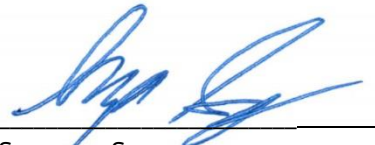
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 property located at 3632 Jackdaw Street not be designated under any HRB Criteria.



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Senior Planner

EH/ss

Attachment(s):

1. Applicant's Historical Report under separate cover