



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: February 11, 2010 REPORT NO. HRB-10-010

ATTENTION: Historical Resources Board
Agenda of February 25, 2010

SUBJECT: **ITEM #9 – The Ralph H. Pratt Spec. House**

APPLICANT: Brian Summerville, property owner
represented by IS Architecture, consultant

LOCATION: 3503 Jackdaw Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Ralph H. Pratt Spec. House as a historical resource.

STAFF RECOMMENDATION

Designate the Ralph H. Pratt Spec. House at 3503 Jackdaw Street as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics through retention of character defining features of the Art Moderne style and retains a good level of architectural integrity from its 1939 period of significance. Specifically, character-defining features of the Art Moderne in this building include a smooth wall surface of stucco with horizontal grooves, an asymmetrical façade, a curved wall surface with windows that turn the corner and round windows.



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BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the house and site designated as a historical resource. The house at 3503 Jackdaw Street is a single family home that was originally constructed in 1939 by J.W. Anderson for Ralph H. Pratt as a speculation property in the Art Moderne style.

The historic name of the house is based on the first owner and builder of the house and is consistent with the adopted naming policy.

ANALYSIS

A historical resource research report was prepared by IS Architecture on behalf of the property owner, Brian Summerville, which concludes that the resource is significant under HRB Criterion C. Staff concurs with the determination that the resource is significant under HRB Criterion C as a good example of an Art Moderne style. This determination is consistent with the *Guidelines for the Application of the 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.

Constructed in 1939 by J. W. Anderson, this house is a one story Art Moderne style residence. The house features a flat roof with a parapet and stuccoed exterior wall with horizontal grooves. The house rests on a raised concrete foundation with a crawl space.

The west (front) elevation features a centrally located front entrance accessed via concrete steps and a small front porch. The front door is a flush door with a circular window on the upper portion. The door is covered by a curvilinear roof. To the right of the main entrance is a curved wall featuring a series of five fixed and casement 4 light windows. A small curved eyebrow awning is located above the windows.

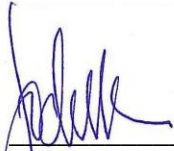
Generally, the house features wood 4 light casement windows at each corner and typically one window at the center of the façade. The rear façade features a small covered porch with two doors—a Bellaire door from the kitchen and a pair of four light French doors from the living area. A detached garage is located at the rear of the property and matches the style of the main house.

Overall, the house has maintained much of its integrity with the exception of replacement windows and doors and the addition of a window on the north side of the house. When the current owner purchased the residence, the windows on the main house had been replaced with aluminum sliders with the exception of the 1/1 double hung window on the north side of the main house and the 1/1 double hung on the garage. It appears that the property owner researched other Art Moderne properties to determine window types and did not have a historic photo to verify the window operation or light configuration. While the fixed and casement style windows on the curved wall seem consistent with the style of the house staff is concerned about the remaining casement windows. There are two extant 1/1 double hung windows, which leads staff

to question the use of four light casement windows. The window openings, which appear to be original, also seem somewhat wide for a single casement window and appear to be more appropriate for a double hung window. Additionally, based on the ca. 2005 photo, there was no window present at the northwest corner of the house, which currently features a 4 light casement window. The integrity of the building is intact with minor reversible modifications and as such staff recommends that the property is designated under HRB Criteria C for its retention of character defining features of the Art Moderne style and retaining a good level of architectural integrity from its 1939 period of significance. Specifically, character-defining features of Art Moderne style in this building include a smooth wall surface of stucco with horizontal grooves, an asymmetrical façade, a curved wall surface with windows that turn the corner and round windows.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that 3503 Jackdaw Street is designated as a historical resource under HRB Criterion C as a good example embodying distinctive characteristics of Art Moderne style architecture. 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.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

jb/cw

Attachment(s): Applicant's Historical Report under separate cover
 Draft Resolution

RESOLUTION NUMBER N/A
ADOPTED ON 2/26/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/26/2010, to consider the historical designation of the **Ralph H. Pratt Spec. House** (owned by Brian K. Summerville, 3503 Jackdaw Street, San Diego, CA 92103) located at **3503 Jackdaw Street, San Diego, CA 92103**, APN: **451-361-05-00**, further described as Portion of Lots 11 and 12, Block 436, Map 381, 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 Ralph H. Pratt Spec. House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through retention of character defining features of the Art Moderne style and retains a good level of architectural integrity from its 1939 period of significance. Specifically, character-defining features of the Art Moderne in this building include a smooth wall surface of stucco with horizontal grooves, an asymmetrical façade, a curved wall surface with windows that turn the corner and round windows.

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 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: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney