



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: May 10, 2012 REPORT NO. HRB-12-033

ATTENTION: Historical Resources Board
Agenda of May 24, 2012

SUBJECT: **ITEM #7 – Mary and Julia Pickett Spec House #1**

APPLICANT: Claire Merrin represented by Allan Hazard & Janet O'Dea

LOCATION: 3665 Jackdaw Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Mary and Julia Pickett Spec House #1 located at 3665 Jackdaw Street as a historical resource.

STAFF RECOMMENDATION

Designate the Mary and Julia Pickett Spec House #1 located at 3665 Jackdaw Street as a historical resource with a period of significance of 1929 under HRB Criterion C. 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 architecture and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a steeply pitched cross gable roof; clipped eaves; tall, narrow slatted vents in the gable ends; a tapered stucco chimney; moderately textured stucco; projecting bay windows; a recessed entry porch with arched openings; and tall 8-lite casement, single-lite casement, 8-over-1 double hung, 4-over-1 double hung, and single pane fixed windows, all with wood frame and sashes, as well as a pair of 18-lite French doors.

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 building is a one story Tudor Revival style home with basement set back from Jackdaw Street down a shared driveway in the residential subdivision of Marine View. While the house shares a driveway with several other homes, it is located on a distinct parcel.

The historic name of the resource, the Mary and Julia Pickett Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of sisters Mary and Julia Pickett, who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Allen Hazard and Janet O'Dea, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 house is a one story Tudor Revival style home with basement constructed in 1929, and features a steeply pitched cross gable roof with asphalt shingles; clipped eaves; tall, narrow slatted vents in the gable ends; a tapered stucco chimney; moderately textured stucco over wood frame construction; and a concrete foundation. The primary elevation exhibits a bay window with a small asphalt shingle roof. To the right, an arched opening under the sloping gable roof leads to the entry porch, which is open to the south. Fenestration consists of tall 8-lite casement, single-lite casement, 8-over-1 double hung, 4-over-1 double hung, and single pane fixed windows, all with wood frame and sashes. The porch is accessed by a pair of 18-lite French doors. A detached single car garage is located to the rear and fronts onto the shared driveway. Modifications include excavation of the basement space, which was connected to the house through an internal stair, and restuccoing of the house with a slightly heavier, but still stylistically appropriate stucco texture. The modifications are minor in nature and do not significantly impair the integrity of the house.

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 the use of stucco as well as wood cladding and veneer, depending upon the subtype, and tall wood windows. Decorative half-timbering is present on only about half of the examples. The house continues to convey the historic significance of the Tudor Revival style by embodying the historic characteristics associated with the style, including the steeply pitched cross gable roof, clipped eaves, stucco walls and tall wood frame windows, as detailed above. Therefore, staff recommends designation of the subject property under HRB Criterion C.

OTHER CONSIDERATIONS

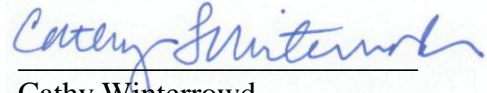
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Mary and Julia Pickett Spec House #1 located at 3665 Jackdaw Street be designated with a period of significance of 1929 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Tudor Revival style and retains integrity to the date of construction. 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/24/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/24/2012, to consider the historical designation of the **Mary and Julia Pickett Spec House #1** located at **3665 Jackdaw Street, San Diego, CA 92103**, APN: **451-252-04-00**, further described as BLK 2 LOTS 24 & 25 POR 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 Mary and Julia Pickett Spec House #1 on the following finding:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of Tudor Revival style architecture and retains a good level of architectural integrity from its 1929 date of construction and period of significance. Specifically, the resource exhibits a steeply pitched cross gable roof; clipped eaves; tall, narrow slatted vents in the gable ends; a tapered stucco chimney; moderately textured stucco; projecting bay windows; a recessed entry porch with arched openings; and 8-lite casement, single-lite casement, 8-over-1 double hung, 4-over-1 double hung, and single pane fixed windows, all with wood frame and sashes, as well as a pair of 18-lite French doors. 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 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: _____
KEITH BAUERLE
Deputy City Attorney