



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: January 15, 2009 REPORT NO. HRB-09-005

ATTENTION: Historical Resources Board
Agenda of January 22, 2009

SUBJECT: **#8 –Lillian Arnett House**

APPLICANT: Amy Becker and Jake Douglas, property owners
represented by Happy Hazard, LLC, consultant

LOCATION: 2112 Pine Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Lillian Arnett House as a historical resource.

STAFF RECOMMENDATION

Designate the Lillian Arnett House at 2112 Pine 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 Craftsman Bungalow style and retains a good level of architectural integrity from its 1916 period of significance.



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 2112 Pine Street is a single family home that was originally constructed in 1916 by Lillian Arnett in the Craftsman Bungalow style with Arnett as the first owner.

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

ANALYSIS

A historical resource research report was prepared by Happy Hazard, LLC on behalf of the property owners, Amy Becker and Jake Douglas, 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 a Craftsman Bungalow style, 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 1916, the house provides 1,540 sq. ft. of livable space, a basement and an attached one car garage. The exterior is sheathed with horizontal wood lap siding with varying widths that flares near the foundation. The roof is a low pitched intersecting gable roof sheathed with dimensional asphalt shingles. The roof features exposed rafter tails that extends past the end of the roof. The gable end features wide vertical boards with slight spacing between them and protruding false beams.

The front porch has a slightly smaller gable roof that extends past the front façade of the house. The porch roof is supported by large stuccoed columns and thick wood posts and partially surrounded by a low stucco wall. Within the porch are two front doors and a large fixed window.

The north façade features an access door and several windows spaced sporadically on elevation with a small portion of the house protruding out. The south façade features entrance to the garage via downward sloping ribbon driveway. The garage was extended approximately 2-3 feet and a small balcony above the garage was created. Possibly a window at this location was cut down to create a door opening for the garage. The windows on this elevation feature a long narrow hopper window flanked by single light casement windows. The rear of the house appears as a two story with sporadically placed windows.

Overall the integrity of the house is good and the house has been maintained. Staff believes that there have been a few changes to the exterior of the home, but the alterations do not detract from the historic character of the house. Several windows on the front sides and rear of the house have been replaced, the garage has been extended and a balcony has been created, and window has been possibly changed to a door to access the balcony. Regardless of the modifications, staff

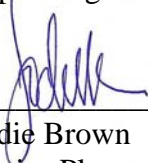
recommends that the house is designated under Criterion C as a good example embodying distinctive characteristics of Craftsman Bungalow style architecture.

OTHER CONSIDERATIONS


As part of a future Mills Act Agreement, staff recommends that the balcony is removed from the garage extension and the door in that location is returned to a window. Detailed Mills Act conditions will be determined during the application process.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that 2112 Pine Street is designated as a historical resource under HRB Criterion C as a good example embodying distinctive characteristics of Craftsman Bungalow 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.



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