



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 13, 2017 REPORT NO. HRB-17-027

HEARING DATE: April 27, 2017

SUBJECT: **ITEM #11 – Amendment to the Fort Stockton Line Historic District to Reclassify 2285 Pine Street from Non-Contributing to Contributing**

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

APPLICANT: Richard and Kim Schwab; represented by IS Architecture

LOCATION: 2285 Pine Street, Uptown Community, Council District 3
APN 443-250-15-00

DESCRIPTION: Consider the reclassification of the property located at 2285 Pine Street in the Fort Stockton Line Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designation of the property under HRB Criterion F.

STAFF RECOMMENDATION

Reclassify the property located at 2285 Pine Street in the Fort Stockton Line Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designate the property under HRB Criterion F. The designation shall exclude the rear garage/ guesthouse structure constructed in 2003. This recommendation is based on the following finding:

The resource, as recently restored, conveys the significance of the designated Fort Stockton Line Historic District and was constructed within the district's 1910-1939 period of significance. Specifically, the resource, constructed in 1916, conveys the district's significance under HRB Criterion A, as it reflects the District's development as a streetcar suburb, its association with San Diego Progressive Era civil politics, and its high concentration of quality designed homes; Criterion C, as it embodies the distinctive characteristics of Prairie style architecture, including a low pitched, hipped roof with wide overhanging eaves; stucco exterior; one-story porch with square supports; porte cochere; horizontal design details; broad, flat chimney; and wood frame multi-light windows; and Criterion D, as it reflects the work of Master Builder Nathan Rigdon.

BACKGROUND

The Historical Resources Board (HRB) designated the Fort Stockton Line Historic District on July 16, 2007. The District was designated with a period of significance of 1910-1939 under HRB Criterion A as a special element of the City and Mission Hill's historical, social, economic, cultural and architectural development, reflecting the design and development of streetcar suburbs in the Mission Hill's neighborhood; reflecting an association with San Diego Progressive Era civil politics; and containing a high concentration of quality design and construction, with a substantial number of individually significant structures. Additionally, the District was designated under Criterion C for embodying the distinctive characteristics of various styles, types and periods of construction ranging from the Craftsman and Prairie styles of the 1910's to the Spanish revival architecture of the 1920's and 1930's; all of which exemplify quality design and construction. Lastly, the District was designated under Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including Requa and Jackson, Nathan Rigdon, Martin Melhorn, Alexander Schreiber and Henry Lang.

Upon designation of the District, the HRB took action to classify and designate all properties within the district as either contributing or non-contributing. Contributing resources to a historic district are those that were constructed within the period of significance (1910-1939), convey the significance of the district, and retain sufficient integrity to the District's period of significance. Contributing resources were given a California Historical Resource Status Code of 5B or 5D1, as appropriate.

In contrast, non-contributing resources to a historic district are sites that either were not built during the period of significance (1910-1939) or have undergone major modifications over time that have resulted in loss of historic fabric and integrity. Non-contributing resources were given a California Historical Resource Status Code of 6Z if built outside of the period of significance or heavily altered beyond possible restoration; or 6L if they were built within the period of significance and had modifications that could be reversed through restoration.

ANALYSIS

This item is being brought before the Historical Resources Board in conjunction with the owner's request to consider reclassifying the property located at 2285 Pine Street from a Non-Contributing (6L) resource to a Contributing (5D1) resource and designate the property under HRB Criterion F. Staff supports this request, which is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

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 subject property located at 2285 Pine Street was classified as a non-contributing resource (6L) at the July 16, 2007 HRB hearing. This classification was a result of several modifications to the original structure primarily due to major alterations to the front façade which led to a loss of integrity. Renovations to the property occurred primarily in 1960 and included the partial enclosure of the front porch, relocation of the front door, removal of the second story balcony and porte cochere, and the replacement of a balcony door with a window on the second story.

The current owners purchased the property in 2012 and became interested in restoring the house soon after. The applicant used a circa 1930's photograph, Sanborn Maps and historic descriptions of the house as the basis for their restoration work. Historic Resources staff worked closely with the applicant to ensure that the work was consistent with the Secretary of the Interior's Standards. Restoration work was completed in 2016.

The property is a two-story Prairie style home constructed in 1916 and features a low pitched, hipped roof with wide overhanging eaves and a stucco exterior. As part of the restoration process, the front porch and porte cochere were reconstructed based on historic photos. Other work included the relocation of the front entry to its original location and the restoration of the second floor balcony. The house also features horizontal design details; multi light windows; and a broad, flat chimney indicative of the Prairie style.

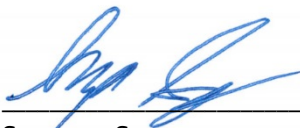
The restoration of the property with historically appropriate materials, finishes and details has resulted in a resource which reflects the architectural significance of the district. Therefore, staff recommends reclassifying the property at 2285 Pine Street from Non-Contributing (6L) to a Contributing (5D1) resource and designation of the property under HRB Criterion F.

OTHER CONSIDERATIONS

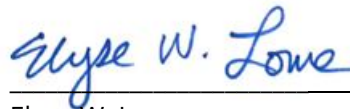
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 property located at 2285 Pine Street be designated under HRB Criterion F as a contributing resource to the Fort Stockton Line Historic District and assigned a status code of 5D1. The designation excludes the rear garage/ guesthouse structure constructed in 2003.



Suzanne Segur
Assistant Planner



Elyse W. Lowe
Deputy Director
Development Services Department

SS/el

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/27/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/27/2017, to consider the historical designation of the **Fort Stockton Line Historic District Contributor** (owned by Richard and Kim Schwab, 2285 Pine Street, San Diego, CA 92103) located at **2285 Pine Street, San Diego, CA 92103**, APN: **443-250-15-00**, further described as LOT O 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. 822-XX**, 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 Fort Stockton Line Historic District Contributor on the following findings:

(1) The property is historically significant under CRITERION F as a contributing resource to the Fort Stockton Line Historic District and retains integrity to the District's 1910-1939 period of significance. Specifically, the resource, constructed in 1916, conveys the district's significance under HRB Criterion A, as it reflects the district's early history as a streetcar suburb a variety of early twentieth century architectural styles; and HRB Criterion C, as it embodies the distinctive characteristics of Prairie style architecture, including a low pitched, hipped roof with wide overhanging eaves; stucco exterior; one-story porch with square supports; porte cochere; horizontal design details; broad, flat chimney; and wood frame multi-light windows. 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 exclude the rear garage/ guesthouse structure constructed in 2003.

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