



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: April 14, 2011 REPORT NO. HRB-11-024

ATTENTION: Historical Resources Board  
Agenda of April 28, 2011

SUBJECT: **ITEM #11 – JACK AND NEVA MILLAN SPEC HOUSE #1**

APPLICANT: Brian and Lili A. Haggerty represented by Legacy 106, Inc.

LOCATION: 1737 W. Arbor Drive, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Jack and Neva Millan Spec House #1 located at 1737 W. Arbor Drive, as a historical resource.

## STAFF RECOMMENDATION

Designate the Jack and Neva Millan Spec House #1 located at 1737 West Arbor Drive as a historical resource with a period of significance of 1923 under HRB Criterion C. This recommendation is based on the following finding:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the vernacular Craftsman style and retains a good level of architectural integrity from its 1923 period of significance. Specifically, the resource retains its low pitched, side gabled roof with moderate overhanging exposed eaves and straight cut rafter tails, clapboard siding, gabled porch supported by decorative brackets, symmetrical wood double hung windows, and a painted brick chimney. The property also contains a small, detached single car garage on the east edge of the property similar in style to the house with clap board siding and a low pitched gabled roof.



City Planning & Community Investment  
202 C Street, MS 5A • San Diego, CA 92101-3865  
Tel (619) 235-5200 Fax (619) 533-5951

## 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 subject property is located at 1737 W. Arbor Drive in the Uptown community. The property consists of a one-story Craftsman Bungalow as well as a detached single car garage.

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

## ANALYSIS

A historical resource research was prepared by Legacy 106, Inc., 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 property was built in 1923 and embodies the distinctive characteristics of the one story vernacular Craftsman Bungalow style. The house features a low-pitched, side-gabled, composition shingle roof. There are moderate, overhanging, exposed eaves with straight cut rafter tails. Underneath the gables are vertical slat attic vents set over the narrow, horizontal, clapboard siding which wraps around the entirety of the house. The house features several symmetrical double hung sash windows in varying sizes. Also present is a small stoop porch covered by a slightly projecting gabled roof covering supported by decorative brackets. Underneath the porch roof is a large front door with four small square beveled glass panels with wood framed sidelights flanking the door on either side. A modern decorative lamp is centered above the front door. A more recently added wrought iron balustrade lines the cast concrete porch with steps leading up to the entryway. On the rear of the house is a set of French doors with 2:5 panes of glass and accented with flat wood trim opening up to the back deck. A modern deck was added to the back and side yards. On the south elevation is a painted brick chimney flanked by small single pane casement windows.

Placed at an angle on the east end of the property is a detached single car garage similar in style to the house. The garage features the same gabled composition roof, clapboard siding, and vertical slat attic vents as is found on the house. There is a wooden garage door accented by a rectangular trim. There is a small addition set in the south elevation of the garage built in the 1950's which was meant to accommodate larger vehicles.

Minor modifications to the property include a modern deck added to the north and east elevations, a small addition on the detached garage, as well as the chimney being painted over. The wrought iron fence and railing at the front porch were repaired due to significant

deterioration. The concrete retaining wall around the property was also repaired and a vinyl fence which had previously been set atop the wall was recently replaced with a wrought iron fence similar in style to the railing located at the front porch. These modifications do not seem to significantly impact the integrity of the property.

The Jack and Neva Millan Spec House #1 retains integrity and embodies many distinctive characteristics of the vernacular Craftsman Bungalow style architecture. Therefore, staff recommends designation 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 Jack and Neva Millan Spec House #1 located at 1737 West Arbor Drive be designated under HRB Criterion C as an example of the vernacular Craftsman style architecture retaining integrity from its 1923 period of significance. 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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Jennifer Feeley  
Planning Intern



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Cathy Winterrowd  
Principal Planner/HRB Liaison

JF/cw

Attachment(s):

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

RESOLUTION NUMBER N/A

ADOPTED ON 4/28/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/28/2011, to consider the historical designation of the **Jack and Neva Millan Spec House #1** (owned by Brian and Lili A. Haggerty, 1737 W. Arbor Drive, San Diego, CA 92103) located at **1737 W. Arbor Drive, San Diego, CA 92103**, APN: **443-442-13-00**, further described as BLK 4 LOTS 1& 2 DOC 88-332597&ST CLSD ADJ 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 Jack and Neva Millan Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character-defining features of vernacular Craftsman Bungalow style architecture and retains a good level of architectural integrity from its 1923 period of significance. Specifically, the resource retains its low pitched, side gabled roof with moderate overhanging exposed eaves and straight cut rafter tails, clapboard siding, gabled porch supported by decorative brackets, symmetrical wood double hung windows, and a painted brick chimney. The property also contains a small, detached single car garage on the east edge of the property similar in style to the house with clap board siding and a low pitched gabled roof. 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