

HRB Meeting of April 25, 2024

First Name	Last Name	Meeting Date	Agenda Item Number	Position	I would like to speak on the item during public testimony.	Comments	Attachments
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ITEM 2

William	Anderson	4/25/2024	2	In Support of Item	<p>April 12, 2024 San Diego Historical Resources Board Attn: Bernie Turgeon, Senior Planner 1222 First Avenue MS 501 San Diego, CA 92101</p> <p>Re: Arnold and Choate's Addition – North Florence Heights Historic District (ACFH) to the National Register of Historic Places. Hearing 4-25-24</p> <p>Dear San Diego Historical Resources Board: Please support formation of the Arnold and Choate's Addition – North Florence Heights Historic District (ACFH) to the National Register of Historic Places. Our house falls within the proposed district and is identified as a contributing structure. Our family has lived here since 1996. The original portion of the home was built in 1927. I am an urban planner and professor of urban economics at UCSD. I recognize the importance of preserving heritage as San Diego grows and urbanizes. As a former national President of the American Planning Association visiting communities around the country, and a renter in Boston's Beacon Hill when I was young, I saw how historic neighborhoods contribute to their respective city economies and signature image. I was a member and chair of the San Diego's Planning Commission from 1995 to 2003 and was Director of City Planning and Community Investment for the City from 2006-2011 when we prepared and adopted San Diego's "City of Villages" General Plan. This Plan received the national Daniel Burnham Award from the American Planning Association for excellence in comprehensive planning for a large jurisdiction. It encourages and facilitates urban infill development near transit and employment centers, but also values our historic resources and places as an organizing principle. The Historic Resources Element calls for preserving selected places as the city evolves without diminishing the capacity for future growth. The proposed ACFH District does that. Formation of the ACFH Historic District still maintains significant development capacity in our corridors within the Uptown Community. Accessory Dwelling Units are still permitted in Mission Hills in accordance with the City's ADU ordinances. The City has an approved Housing Element that certifies it has sufficient entitlement capacity for projected household growth at the required affordability levels, and it has continued to add capacity since the Housing Element's adoption.</p> <p>Many contributing buildings in the proposed ACFH Historic District are bungalow structures reflective of their era of development that likely won't be repeated in San Diego's future. Compatible additions would still be allowed within the district. The ACFH Historic District, therefore, would not diminish San Diego's overall capacity to accommodate future housing needs, but it would facilitate investment in preserving contributing buildings and places for future generations to remember and value. It's unfortunate that some housing advocates (and I consider myself one for over four decades) try to characterize attempts to recognize and enable investment in heritage as conflicting with housing policy objectives. I believe that is not the case when looking at the whole community and city. Playing on the advocacy acronyms bantered about, consider me a HIMBY – History is My Backyard. Thank you for your consideration, William Anderson, FAICP 911 Barr Avenue San Diego, CA 92103 (NO ATTACHMENTS)</p>		
Ann	Kilrain	4/25/2024	2	In Support of Item	<p>No</p> <p>I write to express my wholehearted support for the nomination of Arnold and Choate's Addition – North Florence Heights Historic District to the National Register of Historic Places.</p> <p>ACNFH is a splendidly intact representation of the early 20th century development associated with the expansion of the electric streetcar service in the city of San Diego.</p> <p>It is an area where one can step back in history with a walk through the neighborhood and enjoy a multitude of early twentieth century residential architectural styles. One that uniquely includes a diverse and intact collection of single residences, multi-family residences, small scale commercial and institutional properties representing a special time and place in the history of San Diego. Please support the recognition and preservation of ACNFH.</p>		

Janet	O'Dea	4/25/2024	2	In Support of Item	Yes	<p>Dear Historic Resources Board and Staff, I write to you today in support of your recommendation of the Arnold and Choate's Addition/North Florence Heights Historic District to the National Register of Historic Places, listed on your April 25 2024 agenda. I don't reside within the district but reside nearby. I have been a proponent of local historic designations and Historic Districts for decades. My individual efforts to advocate for historic preservation resulted from seeing the historic fabric of our community within the proposed historic district and in the greater San Diego threatened with demolition of our quality historic resources. These are resources of historical significance as well as humble bungalows and early businesses that by virtue of their existence tell a story of our unique American heritage. Through these preservation efforts my neighbors and I recognize our Mission Hills neighborhoods (made up of many subdivisions) as truly special. Designating the Arnold and Choate's Addition/North Florence historic district provides a better opportunity to preserve the unique link to the past for current and future generations. The proposed district is a rare example of an intact historic neighborhood comprised of excellent examples of period architecture, designed by some of Mission Hills' and San Diego's most significant architects and builders. These builders were revered in their time, forgotten for awhile but are being recognized today as masters of their craft. The submitted report found a significant percentage (76%) of the proposed properties to be contributors. This is an impressive number in this day and age, further emphasizing the critical need to designate, before more buildings are recklessly demolished without full consideration of each contributors connection to the neighborhood as a whole. Part of my effort is to also provide you with the link to a study of the proposed historic district street trees. The street trees add to the cultural heritage of the community with some stunted by utility wires and others growing through them. Each is in furtherance of the cultural heritage of the district which is to everyone's benefit. I urge you to support the efforts by the proponents of the Arnold and Choate's Addition/North Florence Heights Historic District to the National Register of Historic Places. Thank you for your consideration.</p>	https://drive.google.com/file/d/1IwT8puBkeTyHvGRjy1QFFaUmWS71I3iN/view?usp=sharing
Ricardo	Flores	4/25/2024	2	In Opposition to Item	No	<p>The City of San Diego is facing massive annual and long-term budget deficits it would be imprudent to allow 300-multimillion-dollar homes to have the opportunity to pay less property taxes. At the very least city staff should present the board with the amount of potential property taxes that would be lost in a 10 to 20 year period prior to just blatantly approving this item with no regard to the fiscal health of the same government that this board serves.</p>	
Sally	Stovall	4/25/2024	2	In Support of Item	No	<p>Please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places WITHOUT QUALIFICATION. The district as submitted is an excellent intact concentration of early twentieth century architectural styles, mostly single family homes, but also contains multi-family, churches, retail, parks, and street trees. It is an excellent example of what is required to qualify as historic. Thank you.</p>	
Aileen	Teage	4/25/2024	2	In Support of Item	No	<p>Please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places without qualification.</p> <p>The district is clearly significant as a strong expression of how early suburban expansion was directly facilitated by the use of electric streetcar as a primary mode of transportation. The district is an excellent intact concentration of early twentieth century architectural styles, expressed primarily in the form of single-family residential buildings, and augmented by multi-family residential buildings, churches, retail buildings, and more.</p> <p>The district has a remarkably high degree of integrity.</p> <p>The district contains many examples of the work by some of San Diego's preeminent master builders and architects of the 20th century, including Morris B. Irvin, Martin V. Melhorn, Nathan Rigdon, Louis J. Gill, Joel L. Brown, and William H. Weaver, to name a few.</p> <p>Please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places without qualification.</p>	
David	Roth	4/25/2024	2	In Support of Item	No	<p>Registering our support for designation of the Arnold and Choate's Addition-North Florence Heights Historic District National Register Nomination. Please see the attached letter to the California State Historic Preservation Officer. Thank you.</p>	https://www.sandiego.gov/system/files/webform/webform_994112/35481/support-ltr-arnold-and-choates-addition-north-florence-heights-historic-district.pdf?access=419432&id=3f351022-ebfe-458c-81b3-2e39b08509e6

Patrick	Stouffer	4/25/2024	2	In Support of Item	No	Please support the nomination of the Arnold and Choat's Addition -- North Florence Heights Historic District to the National Register of Historic Places WITHOUT QUALIFICATION.
Rebecca	Nieman	4/25/2024	2	In Support of Item	No	As residents of Mission Hills, and residents of the Arnold & Choate's Addition, we are fully in support of its historical designation. Not only for personal reasons, based on its character, charm and historical integrity, but for the following reasons as well: The district is clearly significant as a strong expression of how early suburban expansion was directly facilitated by the use of electric streetcar as a primary mode of transportation. The district is an excellent intact concentration of early twentieth century architectural styles, expressed primarily in the form of single-family residential buildings, and augmented by multi-family residential buildings, churches, retail buildings, and more. The district has a remarkably high degree of integrity. The district contains many examples of the work by some of San Diego's preeminent master builders and architects of the 20th century, including Morris B. Irvin, Martin V. Melhorn, Nathan Rigdon, Louis J. Gill, Joel L. Brown, and William H. Weaver, to name a few.
Christopher	Carter	4/25/2024	2	In Support of Item	No	I ask that you please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places without qualification.
Elsie	Arredondo	4/25/2024	2	In Support of Item	No	As a home owner and resident, please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places without qualification.
Danny	Arredondo	4/25/2024	2	In Support of Item	No	Please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places without qualification.
Charles	Leib	4/25/2024	2	In Support of Item	No	Please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places without qualification. I own and reside in a home historically designated in the City of San Diego (Site #997). We are so fortunate that the City of San Diego, and especially the Historic Resources Board, recognizes the value in preserving our historic properties. The addition of this neighborhood to the National Register of Historic Places will only enhance and protect the place we all call home. Thank you so much for all the work you do and the time you devote to this process.
Allen	Hazard	4/25/2024	2	In Support of Item	Yes	I write to you today in support of the nomination of the Arnold and Choate's Addition/North Florence Heights Historic District to the National Register of Historic Places, listed on your April 25, 2024 agenda. I don't reside within the district but reside nearby. I have been a proponent of local historic designations and Historic Districts for decades. My efforts individual efforts to advocate for historic preservation resulted from seeing the historic fabric of our community within the proposed historic district and in the greater San Diego threatened with demolition of our quality historic resources. These are resources of historical significance as well as humble bungalows and early businesses that by virtue of their existence tell a story of our unique American heritage. Through these preservation efforts my neighbors and I recognize our Mission Hills neighborhoods (made up of many subdivisions) as truly special. Designating the Arnold and Choate's Addition/North Florence historic district may provide a better opportunity to preserve the unique link to the past for current and future generations. The proposed district is a rare example of an intact historic neighborhood comprised of excellent examples of period architecture, designed by some of Mission Hills and San Diego's most significant architects and builders. These builders were revered in their time, forgotten for awhile but are being recognized today as masters of their craft. The submitted report found a significant percentage (76%) of the proposed properties to be contributors. This is an impressive number in this day and age, further emphasizing the critical need to designate, before more buildings are recklessly demolished without full consideration of each contributors connection to the neighborhood as a whole. The designation report and findings support your acceptance of the Arnold and Choate's Addition/North Florence Heights Historic District to the National Register of Historic Places on April 25, 2024. Thank you for your consideration. (NO ATTACHMENTS)
Robin	Greene	4/25/2024	2	In Support of Item	No	Please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places without qualification. As outlined in the staff reports, the district retains a remarkable degree of integrity. It is clearly significant as a strong expression of how early suburban expansion was directly facilitated by the use of electric streetcar as a primary mode of transportation. The district contains many examples of the work by some of San Diego's preeminent master builders and architects of the 20th century, including Morris B. Irvin, Martin V. Melhorn, Nathan Rigdon, Louis J. Gill, Joel L. Brown, and William H. Weaver. I urge the HRB to support this nomination fully without qualification or delay.

Frank	DeLouise	4/25/2024	2	In Support of Item	No	<p>I am writing in SUPPORT of the nomination of the Arnold Choate's Addition - North Florence Heights District to the National Register of Historic Places.</p> <p>I live in this designated area in Mission Hills and my home is one of the many registered historic sites, #997 built by Martin V. Melhorn.</p> <p>The district is well known for its historical significance and architectural gems. Kate Sessions', a force behind the development of the streetcar extension from downtown San Diego into Mission Hills, had her nursery a block from where I live and her planting field at one time was across the street from my home.</p> <p>With the city's current drive to build more dense and high residential areas, it is more important than ever to recognize and preserve these historical neighborhoods. I am not necessarily opposed to the development of many of our city's residential projects, with the exception of putting at risk our city's historical and architecturally significant homes ranging from Victorian to Craftsman to Minimalist.</p> <p>This area deserves to be identified and celebrated for its significance in San Diego. As well as protected. There is no question that the Arnold and Choate's Addition - North Florence Heights Historic District should be designated on the National Register of Historic Districts to preserve what remains to tell the story of San Diego's past.</p> <p>Please do not be short sided about this and look to the future and preservation of our city's history. Thank you, in advance, for making the best decision possible for our city, (NO ATTACHMENTS)</p>	
Davidde	Burkhart	4/25/2024	2	In Support of Item	No	<p>Please support the nomination of the Arnold and Choate's Addition - North Florence Heights Historic District to the National Register of Historic Places WITHOUT qualification.</p> <p>he district contains many examples of the work by some of San Diego's preeminent master builders and architects of the 20th century, including Morris B. Irvin, Martin V. Melhorn, Nathan Rigdon, Louis J. Gill, Joel L. Brown, and William H. Weaver, to name a few.</p>	
Alan	Fleishman	4/25/2024	2	In Opposition to Item	Yes	<p>We would like our home reclassified as non-contributor.If this cannot be done, we must object to the historic district nomination. First, this 834 sq ft. building in my opinion is not of historical significance as it was originally a garage and was subdivided from the larger lot next door (see original cut marks on curb). We have owned the property for 10 years as a rental property and sold our home in LA a year ago in order to retire in Mission Hills, which we love. There were no workshops announced as required and we only accidentally found out about this through an article in the local Sentinel. We have been planning our second level room addition for almost 2 years now and plans have already been submitted to the city and all agencies.</p> <p>We are currently waiting for approval . There is no additional property to add another room/bathroom which we desperately need, so we have to go up. We have been working very closely with an an architect to keep the character of the first floor intact but the second level room set back from the front of the house in the same Spanish style. While we understand the importance of keeping our neighborhood charming and preserved as much as possible, this is an infringement on our property rights as homeowners as well. We should be allowed to improve our property as any other homeowner (while conforming to all building and zoning regulations) and not forced out of the neighborhood we love because of a designation we were unaware of and was largely kept quiet to the homeowners. None of these issues were brought to our attention when we purchased the home 10 years ago and we made our decisions to sell our LA home and move to Mission Hills, all based on our expectation that we would be able to build up. Now that we are ready to do this, we feel blindsided and helpless. I urge you to grant our petition here to change our home's designation to non-contributor, or otherwise approve our plans that keep the original design of our first floor facade completely intact while providing us the second story room we need.</p>	<p>https://www.sandiego.gov/system/files/webform/webform_994112/35631/2024-bungalow-patio.jpeg?access=419540&id=82e80d06-0d85-4974-9b75-30a1fc153a46</p> <p>https://www.sandiego.gov/system/files/webform/webform_994112/35631/bungalow-addition-circa-1998.jpeg?access=419541&id=82e80d06-0d85-4974-9b75-30a1fc153a46</p> <p>https://www.sandiego.gov/system/files/webform/webform_994112/35631/bungalow-1990s.pdf?access=419542&id=82e80d06-0d85-4974-9b75-30a1fc153a46</p>
Jacque Lynn	Foltyn	4/25/2024	2	In Support of Item	No	<p>Please read the supporting document, submitted without qualification, fully supportive of the Arnold and Choate's Addition-North Florence Heights Historic District.</p> <p>Jacque Lynn Foltyn Contributor Arnold and Choate's Addition-North Florence Heights Historic District</p>	<p>https://www.sandiego.gov/system/files/webform/webform_994112/35692/arnold-and-choates-florence-heights-nomination.-historical-resources-board.-2024.pdf?access=419567&id=a3fc035e-edb1-47ea-a78e-36bea937907b</p>

ITEM 3

Noveed	Safipour	4/25/2024	3	In Opposition to Item	No	<p>I request that the Historical Resources Board NOT designate the San Diego International Sports Arena as a historical resource of any kind. Having lived in San Diego for some time now, I have found this arena to be a blight on our community. It is largely unused, unattractive, and seemingly overlooked by the vast majority of San Diegans. The designation of a historical resource should only apply to buildings directly relevant to the history of San Diego.</p> <p>Concerts, by definition, are minimally historically significant, as bands perform on tours that travel to all sorts of cities and places. Preserving the memory of a building simply does not preserve the fleeting memories of music or events that took place in that space. There is no need to give this site any designation, and doing so does nothing to meaningfully maintain the history of our city.</p> <p>Furthermore, I'm disturbed the city has made its recommendation knowing that we are in the midst of a serious and significant housing crisis. The site of this arena is one of the few places currently able to support a large quantity of housing. Requiring any developer to take extraneous, excessive, or burdensome measures will only slow down the production of desperately needed housing. To level requirements that they treat the arena as a historical resource will exacerbate our housing crisis, and for what? To cater to the vague nostalgia of homeowners unaffected by our housing crisis?</p> <p>To designate the arena a historical resource is to flagrantly disregard the priorities and needs of most residents of this city--residents who twice voted to change the zoning of this site in citywide referendums to allow for the maximum amount of housing.</p> <p>Please, respect the will of the voters, respect the will of the majority of residents, do not cater to the whims of a tyrannical minority who are largely unaffected by our regional housing crisis, apply basic reason and common sense to see that an ugly arena is not "historical" in any way, shape, or form, and do not designate this arena as a historical resource of any kind. (NO ATTACHMENTS)</p>
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Item 4

Ricardo	Flores	4/25/2024	4	In Opposition to Item	No	<p>The City of San Diego is facing massive annual and long-term budget deficits therefore it would be imprudent to allow a multimillion-dollar home to have the opportunity to pay less property taxes. At the very least city staff should present the board with the amount of potential property taxes that would be lost over a 10 to 20 year period prior to just blatantly approving this item with no regard to the fiscal health of the same government that this board serves.</p>
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ITEM 5

Ricardo	Flores	4/25/2024	5	In Opposition to Item	No	<p>The City of San Diego is facing massive annual and long-term budget deficits therefore it would be imprudent to allow a multimillion-dollar home to have the opportunity to pay less property taxes. At the very least city staff should present the board with the amount of potential property taxes that would be lost over a 10 to 20 year period prior to just blatantly approving this item with no regard to the fiscal health of the same government that this board serves.</p>
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