

CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: July 10, 2007

TO: Historical Resources Board

FROM: Kelley Saunders, Senior Planner, Historical Resources

SUBJECT: Special July 16<sup>th</sup> Hearing of the Historical Resources Board,  
Item 3: Mission Hills Geographic/Traditional Historic District (2<sup>nd</sup> Hearing)

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On May 24, 2007 the Historical Resources Board held the first hearing to consider the adequacy of the Mission Hills Geographic/Traditional nomination. At that hearing, the Board took the following actions:

1. Accepted the Mission Hills Historic District boundary as proposed in the nomination.
2. Accepted the Period of Significance of 1908-1942.
3. Accepted the Historic Context with direction to further develop the element related to pre-history and early settlement of the greater Mission Hills area.
4. Accepted the Statement of Significance as written in the nomination.
5. Directed staff to bring forward additional information to support the establishment of Morris Irvin as a Master Builder.
6. Reclassified 1811 Lyndon Street from 6Z to 6L.
7. Reclassified 1805 Lyndon Street from 6Z to 6L.
8. Accepted the classification of 57 non-contributing resources.
9. Accepted the classification of 18 non-contributing resources.
10. Accepted the nomination as a whole and forwarded the district nomination to a second hearing for designation.

In addition to explicit direction to staff regarding the context statement, the reclassification of several resources, the preparation of a draft resolution, and information to support the establishment of Morris Irvin as a Master Builder, the Board also raised several concerns regarding the nomination and the Board's responsibilities and duties. These concerns included the level of support and opposition to the district and how that information was ascertained; as well as the Board's authority to direct staff in the issuance of Mills Act contracts. As of the first hearing, staff had heard very little opposition from property owners within the district boundaries and relied on the petition in support of the district signed by a substantial number or majority of the property owners, in accordance with adopted Board Policy. In regard to the Mills Act issue, the City Attorney's office was asked to provide the Board with an opinion regarding the Board's authority in the matter at the second hearing scheduled for June 28<sup>th</sup>.

Following the May 24<sup>th</sup> hearing, staff worked to address both the modifications to the district nomination and the concerns raised by the Board. On June 14<sup>th</sup>, staff issued HRB Staff Report Number HRB-07-030 for the second hearing to consider the designation of the Mission Hills District and two individually significant properties within the district. The report addressed Board direction given at the first hearing. Following the issuance of the Notice of Public Hearing to the property owners on June 12<sup>th</sup> (the second official public notice and third correspondence from the City regarding the District nomination), staff received a number of phone calls and emails from property owners in opposition to the district. Given the Board's concern regarding the level and nature of property owner opposition, staff sent a letter and self-addressed stamped postcard ballot on June 19<sup>th</sup> to all property owners within the district asking them to state their position on the establishment of the district. All properties which signed the applicant's petition were listed in the letter and told they were presumed to be in support of the district unless they indicated otherwise.

The applicant's petition originally contained support from owners of forty (40) properties within the district boundary. The postcard ballots revealed that one (1) property owner who had signed the petition has changed their position and are now in opposition to the district. In addition, two (2) property owners indicated their support at the April 28<sup>th</sup> workshop, but one (1) of these owners changed their position and submitted a ballot in opposition. Four (4) other property owners returned ballots in opposition to the district; another two (2) emailed staff to state their opposition, and one (1) indicated their opposition at the April 28<sup>th</sup> property owner workshop, for a total of nine (9) property owners in opposition. Nine (9) property owners who had not previously signed the petition submitted ballots in support of the district nomination, and another three (3) emailed staff to state their support, bringing the total number of property owners in support of the district to 52<sup>1</sup> out of 75 properties within the boundary of the district. Fully 69% of the property owners within the district support the designation of the district, 12% oppose the designation of the district, and the remaining 19% provided no response of any kind.

The City Attorney's memo addressing the Board's authority over Mills Act contracts has not been provided as of the date of this memo, but is expected prior to or at the July 16<sup>th</sup> hearing.

Finally, the applicant requested a meeting to review staff's recommended classification of several properties within the district, including 1819 Sheridan Avenue and 1884 Sunset Boulevard. The applicant enlisted the assistance of Bruce Coons of SOHO to analyze the structures, who is of the opinion that the property at 1819 Sheridan Avenue exhibits its original design and materials, with the exception of the hexagonal dormer, and that the porch element at 1884 Sunset Boulevard is original due to the roofing tiles used on the porch. Staff considered this information and visited each site a second time. Without the benefit of historic photographs, staff is unconvinced that the buildings reflect the original design, and continue to recommend that the

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<sup>1</sup> 40 original petition signatures

- 1 owners who signed the petition and returned a "no" ballot
- + 2 owners who indicated support at the April 28<sup>th</sup> workshop
- 1 of the owners who indicated support at the April 28<sup>th</sup> workshop and returned a "no" ballot
- + 9 owners who did not previously indicate their position and returned a "yes" ballot
- + 3 owners who did not previously indicate their position and sent an email in support

52 property owners in support of the district

properties be classified as non-contributing. The applicant's correspondence related to these structures has been included as Attachment 2 for the Board's consideration.

In conclusion, staff recommends that the Board take the following action at the July 16<sup>th</sup> hearing:

1. Designate the Mission Hills Historic District under:
  - a. HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
    - i. reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
    - ii. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
    - iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
  - b. HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
    - i. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.
  - c. HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including:
    - i. Emmor Brooke Weaver
    - ii. Henry Harms Preibisius
    - iii. Requa and Jackson
    - iv. Frank P. Allen
    - v. William F. Wahrenberger
    - vi. Nathan Rigdon
    - vii. Martin Melhorn
    - viii. H.J. Lang
    - ix. Charles Tifal
    - x. David O. Dryden
    - xi. Brawner & Hunter
    - xii. The Pacific Building Company

2. Designate the following 58 Contributing Resources under HRB Criterion F:

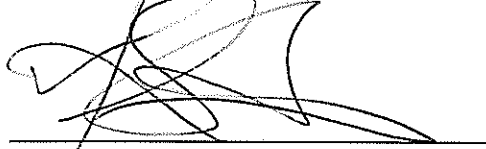
St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1808	Lyndon	443-612-08-00	5B	1870	Sheridan	443-611-20-00	5D3
1812	Lyndon	443-612-09-00	5D3	1875	Sheridan	443-612-04-00	5B
1819	Lyndon	443-650-24-00	5D3	1876	Sheridan	443-611-21-00	5D3
1820	Lyndon	443-612-10-00	5D3	1882	Sheridan	443-611-22-00	5D3
1831	Lyndon	443-650-25-00	5D3	1885	Sheridan	443-612-03-00	5D3
1833	Lyndon	443-620-10-00	5D3	1899	Sheridan	443-612-01-00	5B
1840	Lyndon	443-612-11-00	5B	1815	Sunset	443-611-12-00	5D3
1841	Lyndon	443-620-02-00	5B	1818	Sunset	443-432-20-00	5D3
1849	Lyndon	443-620-04-00	5B	1824	Sunset	443-432-18-00	5B
1850	Lyndon	443-612-13-00	5D3	1826	Sunset	443-432-17-00	5B
1853	Lyndon	443-620-05-00	5B	1829	Sunset	443-611-10-00	5B
1876	Lyndon	443-612-15-00	5D3	1830	Sunset	443-432-15-00	5D3
1877	Lyndon	443-620-17-00	5B	1835	Sunset	443-611-09-00	5B
1884	Lyndon	443-612-16-00	5D3	1836	Sunset	443-432-14-00	5B
1896	Lyndon	443-612-17-00	5D3	1845	Sunset	443-611-08-00	5B
4107	Saint James	443-611-24-00	5D3	1848	Sunset	443-432-13-00	5D3
1801	Sheridan	443-650-13-00	5B	1850	Sunset	443-432-12-00	5B
1807	Sheridan	443-650-15-00	5D3	1851	Sunset	443-611-07-00	5B
1815	Sheridan	443-650-17-00	5B	1863	Sunset	443-611-06-00	5B
1816	Sheridan	443-611-13-00	5B	1864	Sunset	443-432-11-00	5B
1824	Sheridan	443-611-14-00	5B	1870	Sunset	443-432-10-00	5B
1825	Sheridan	443-650-20-00	5D3	1871	Sunset	443-611-05-00	5B
1834	Sheridan	443-611-15-00	5D3	1875	Sunset	443-611-04-00	5B
1840	Sheridan	443-611-16-00	5B	1883	Sunset	443-611-03-00	5B
1845	Sheridan	443-612-07-00	5B	1889	Sunset	443-611-02-00	5B
1852	Sheridan	443-611-18-00	5B	1890	Sunset	443-432-07-00	5D3
1859	Sheridan	443-612-06-00	5D3	1895	Sunset	443-611-01-00	5B
1860	Sheridan	443-611-19-00	5B	1898	Sunset	443-432-05-00	5B
1867	Sheridan	443-612-05-00	5D3	Hitching Post in PROW at 1868 Lyndon			5D3

3. Establish the following 18 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6L
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6L
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6Z
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6L

The Board will note that the staff recommendation differs from the recommendation provided in HRB-07-030 issued on June 14<sup>th</sup>. This is a result of the Board action on June 28<sup>th</sup> to establish Morris Irvin as a Master Builder and designate the properties at 1885 Sheridan Avenue and 1875 Sunset Boulevard as individually significant resources.

As a reminder, due to the unavailability of the tapes from the first hearing on May 24<sup>th</sup>, Board participation in the second hearing will be limited to those in attendance for the first hearing. This includes Chair Vacchi, Vice-Chair Emme, Boardmember Burnett, Boardmember McNeeley, Boardmember Eisenhart, Boardmember Berge, Boardmember Harrison and Boardmember Silvas. Boardmembers who have not yet visited the proposed districts must do so prior to the July 16<sup>th</sup> hearing.



Kelley Saunders  
Senior Planner

Attachments:

1. Corrected draft resolution
2. Letter from the applicant regarding requested reclassification of resources
3. Letter from the owner of 1811 Lyndon Road requesting reclassification of their property.
4. Letters from property owners in support of the district designation
5. Letters from property owners in opposition to the district designation
6. Letters from outside parties in support of the district designation
7. HRB Staff Report HRB 07-027, with attachments (under separate cover)
8. HRB Staff Report HRB 07-030, with attachments 1 and 2 only (under separate cover)

RESOLUTION NUMBER R-070716xx  
ADOPTED ON July 16, 2007

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on July 16, 2007, to consider the historical designation of the Mission Hills Geographic/Traditional Historic District (with various property owners) located at various addresses within the Mission Hills neighborhood, bounded by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west; 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. xxx**, and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Mission Hills Geographic/Traditional Historic District on the following findings:

1. The Mission Hills Geographic/Traditional Historic District is significant under HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
  - a. reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
  - b. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
  - c. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
2. The Mission Hills Geographic/Traditional Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
  - a. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.
3. The Mission Hills Geographic/Traditional Historic District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including: Emmor Brooke Weaver, Henry Harms Preibisius, Requa and Jackson,

Frank P. Allen, William F. Wahrenberger, Nathan Rigdon, Martin Melhorn, H.J. Lang, Charles Tifal, David O. Dryden, Brawner & Hunter and the Pacific Building Company.

BE IT FURTHER RESOLVED, that the following properties have been identified as Contributing Resources to the Mission Hills Geographic/Traditional Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

<b>HRB Site #</b>	<b>St #</b>	<b>Street Name</b>	<b>APN</b>	<b>Status Code</b>
xxx-01	1808	Lyndon	443-612-08-00	5B
xxx-02	1812	Lyndon	443-612-09-00	5D3
xxx-03	1819	Lyndon	443-650-24-00	5D3
xxx-04	1820	Lyndon	443-612-10-00	5D3
xxx-05	1831	Lyndon	443-650-25-00	5D3
xxx-06	1833	Lyndon	443-620-10-00	5D3
xxx-07	1840	Lyndon	443-612-11-00	5B
xxx-08	1841	Lyndon	443-620-02-00	5B
xxx-09	1849	Lyndon	443-620-04-00	5B
xxx-10	1850	Lyndon	443-612-13-00	5D3
xxx-11	1853	Lyndon	443-620-05-00	5B
xxx-12	1876	Lyndon	443-612-15-00	5D3
xxx-13	1877	Lyndon	443-620-17-00	5B
xxx-14	1884	Lyndon	443-612-16-00	5D3
xxx-15	1896	Lyndon	443-612-17-00	5D3
xxx-16	4107	Saint James	443-611-24-00	5D3
xxx-17	1801	Sheridan	443-650-13-00	5B
xxx-18	1807	Sheridan	443-650-15-00	5D3
xxx-19	1815	Sheridan	443-650-17-00	5B
xxx-20	1816	Sheridan	443-611-13-00	5B
xxx-21	1824	Sheridan	443-611-14-00	5B
xxx-22	1825	Sheridan	443-650-20-00	5D3
xxx-23	1834	Sheridan	443-611-15-00	5D3
xxx-24	1840	Sheridan	443-611-16-00	5B
xxx-25	1845	Sheridan	443-612-07-00	5B
xxx-26	1852	Sheridan	443-611-18-00	5B
xxx-27	1859	Sheridan	443-612-06-00	5D3
xxx-28	1860	Sheridan	443-611-19-00	5B
xxx-29	1867	Sheridan	443-612-05-00	5D3
xxx-30	1870	Sheridan	443-611-20-00	5D3
xxx-31	1875	Sheridan	443-612-04-00	5B
xxx-32	1876	Sheridan	443-611-21-00	5D3
xxx-33	1882	Sheridan	443-611-22-00	5D3
xxx-34	1885	Sheridan	443-612-03-00	5D3
xxx-35	1899	Sheridan	443-612-01-00	5B
xxx-36	1815	Sunset	443-611-12-00	5D3
xxx-37	1818	Sunset	443-432-20-00	5D3

<b>HRB Site #</b>	<b>St #</b>	<b>Street Name</b>	<b>APN</b>	<b>Status Code</b>
xxx-38	1824	Sunset	443-432-18-00	5B
xxx-39	1826	Sunset	443-432-17-00	5B
xxx-40	1829	Sunset	443-611-10-00	5B
xxx-41	1830	Sunset	443-432-15-00	5D3
xxx-42	1835	Sunset	443-611-09-00	5B
xxx-43	1836	Sunset	443-432-14-00	5B
xxx-44	1845	Sunset	443-611-08-00	5B
xxx-45	1848	Sunset	443-432-13-00	5D3
xxx-46	1850	Sunset	443-432-12-00	5B
xxx-47	1851	Sunset	443-611-07-00	5B
xxx-48	1863	Sunset	443-611-06-00	5B
xxx-49	1864	Sunset	443-432-11-00	5B
xxx-50	1870	Sunset	443-432-10-00	5B
xxx-51	1871	Sunset	443-611-05-00	5B
xxx-52	1875	Sunset	443-611-04-00	5B
xxx-53	1883	Sunset	443-611-03-00	5B
xxx-54	1889	Sunset	443-611-02-00	5B
xxx-55	1890	Sunset	443-432-07-00	5D3
xxx-56	1895	Sunset	443-611-01-00	5B
xxx-57	1898	Sunset	443-432-05-00	5B
xxx-58	Hitching Post in PROW in front of 1868 Lyndon			5D3

BE IT FURTHER RESOLVED, that the following properties have been identified as Non-Contributing Resources to the Mission Hills Geographic/Traditional Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non-Contributing resources:

<b>St #</b>	<b>Street Name</b>	<b>APN</b>	<b>Status Code</b>
1801	Lyndon	443-650-21-00	6Z
1805	Lyndon	443-650-22-00	6L
1811	Lyndon	443-650-23-00	6L
1845	Lyndon	443-620-03-00	6Z
1848	Lyndon	443-612-12-00	6Z
1855	Lyndon	443-620-06-00	6Z
1868	Lyndon	443-612-14-00	6Z
1875	Lyndon	443-620-18-00	6Z
1811	Sheridan	443-650-16-00	6Z
1819	Sheridan	443-650-18-00	6Z
1823	Sheridan	443-650-19-00	6Z
1844	Sheridan	443-611-17-00	6L
1889	Sheridan	443-612-02-00	6L
1890	Sheridan	443-611-23-00	6L
1814	Sunset	443-432-23-00	6L
1821	Sunset	443-611-11-00	6Z
1874	Sunset	443-432-09-00	6Z
1884	Sunset	443-432-08-00	6L



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 historic district. The designation includes the entire boundary of the district as Designated Historical Resource Site No. «HRB\_Site».

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City's Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects which will impact the proposed district.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall include this resolution in the designation file for the Mission Hills District as part of the official designation record.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall prepare a resolution for each contributing resource within the District and cause a certified copy of said resolutions 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: x-x-x

BY: \_\_\_\_\_  
ROBERT VACCHI, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: MICHAEL AGUIRRE,  
CITY ATTORNEY

BY: \_\_\_\_\_  
MARIANNE GREENE  
Deputy City Attorney

Kelley,

Regarding our challenge for status changes; Janet and I walked around our neighborhood a day or two after the May HRB hearing with Save Our Heritage Organisation (SOHO) Executive Director Bruce Coons. Bruce's expert knowledge on older homes and buildings is incredible and we believe that we have new (new to us at least) information on a few homes (listed below).

1819 Sheridan Ave. We will be requesting that this 1913 Mission Revival house be changed from 6Z to a contributing house to our district. Bruce believes that the stucco and other materials on the gable and tower (which staff believes to be an addition during the Craftsman era) are indeed original - therefore, what you see today is the way that the house looked in 1913. The house has always been an outstanding example of Mission Revival. Bruce showed us a similar house (call it a "comp") at 2405 Union Street. Bruce also examined the porch and believes that the front porch is original based on the stucco. Bruce will also testify on June 28th to these effects. We would like for staff to change the status of this house (which Bruce calls one of the best houses in our district) to a contributing house.

1874 Sunset Blvd. We will be requesting that this 1922 Morris B. Irvin Spanish Revival also be changed from 6Z to a contributing house to our district. Bruce inspected this house carefully and determined that the tiles and other architectural details and work is original to the 1920s. The red tiles on this house were only available in the 1920s - staff contends that the porch was moved, based upon Sanborn maps. While Sanborn maps are useful, they were not 100% and we believe that the front porch was always located in the same position - i.e., the porch was never moved. Bruce is also ready to testify on June 28th on behalf of this house. We would request that staff change the status of this house to a contributing house.

1860 Sherdian Ave. Bruce carefully examined the stucco on this house (which staff believes is not original), Bruce believes that the stucco is original. Please re-examine this house and make the appropriate change in the description. This house already contributes to the district - we want our report to be as accurate as possible. Bruce is also going to make these comments to the board in June.

1811 Sheridan Ave. Bruce carefully examined this house and believes that the brick around the front door dates to the 1930s. The entry place and porch were remodeled (location changed and porch enclosed) and staff has this house as a 6Z. Because the remodel was done sometime in the 1930s and this lies within our period of significance (1908-1942), we would request that this house's status be changed from 6Z to 6L (additionally, the mass, scale

and bulk of the house did not change - it still retains many other original architectural features and contributes to the district).

1874 Sunset Blvd. Staff has this house as a 6Z. Upon careful inspection from Bruce, we would request that this house's status be changed to 6L. The glass block and other Deco embellishments were done in the 1930s. This is a Prairie-School house that was remodeled as an Art Deco in the 1930s and while much of the house has condition problems, such visual problems are not part of the designation criteria. The house has the same foot print from the 1910s - it retains its original bulk, scale and mass as well as many original architectural features such as wood windows. Please change this status from 6Z to 6L.

Allen and Janet

Mission Hills CA

June 14, 2007

Historical Resources Board  
City of San Diego  
202 C Street, MS 4A  
San Diego, CA 92101

Dear Esteemed Members of the Historic Resources Board:

Thank you for permitting me to speak at the hearing on the proposed Mission Hills Historic District. As a member of SOHO and Mission Hills Heritage, I strongly endorse the formation of this district and I am pleased the Board is moving forward. I apologize that I cannot attend the June 28<sup>th</sup> meeting because I have been invited to present at an international academic conference in Germany on that day.

I had only three days to prepare for the May 24<sup>th</sup> meeting and only three minutes to speak on behalf of the historic value of my home at 1811 Lyndon Road. I say this because I was previously under the impression that 1811 Lyndon would be contributing because it is listed as contributing three separate places:

- 1) in the application to become a Historic District
- 2) in the uptown survey (status code 5D3), and
- 3) in a slideshow prepared by Kelly Saunders for the informational meeting I attended in Balboa Park on April 17<sup>th</sup>, 2007.

It was not until May 21<sup>st</sup>, when I happened to check the City's website for the upcoming hearing that I discovered that my property had suddenly been considered noncontributing. No notice of any kind was sent to me regarding the change in status. Thus, I had to prepare my argument in haste. At the May 24<sup>th</sup> hearing I focused on the architectural features of my house, but I did not have time to research Department of Interior criteria or the historic individuals who owned and built 1811 Lyndon Road.

Although the Board voted to change the designation of 1811 Lyndon Road from 6Z to 6L, the Board did not have an opportunity to hear my arguments about designation criteria or about the historic individuals associated with the property. Nor was there an explicit vote on a 5D3 designation. I respectfully ask the Board at its meeting on June 28<sup>th</sup> to vote on the question "Should 1811 Lyndon Road be designated a contributing resource for the Mission Hills Historic District?" The arguments I present here provide ample justification for a yes vote on such a motion. 1811 Lyndon Road is not merely "potentially" contributing – it is *already* contributing in every sense of the word.

**"How To Evaluate The Integrity Of A Property"**

1811 Lyndon Road meets the seven standards established by the U.S. Department of the Interior in the *National Register Bulletin 8, Section 15* for determining a contributing property's integrity: Location, Design, Setting, Materials, Workmanship, and Association.<sup>1</sup>

However, it is extremely important to note what this Bulletin says:

“Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects.”<sup>2</sup>

Therefore, it is not necessary to meet all seven standards – just “several” or “most” of them. Thus it is legitimate for the Board to qualify a property as a contributing resource, even if there are lingering doubts about whether the property qualifies under one of the aspects.

To be perfectly clear, these criteria indicate that direct association of 1811 Lyndon Road with historic persons and the intact original details of the property (which are consistent with the period of significance) are sufficient to classify it as contributing.

### 1) Location

“Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.”<sup>3</sup>

The assessor's record and plans from all modifications to 1811 Lyndon Road show that the House has not been moved and its profile has remained the same since it was built (see my powerpoint presentation from May 24<sup>th</sup>).<sup>4</sup> The 1920s Sanborn fire map indicates a difference at the Northeast corner of the house, but the existing foundation there clearly remains intact, and the contradicting assessor and planning department records suggest that this is an error in the Sanborn map.

### 2) Design

“Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as

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<sup>1</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

<sup>2</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

<sup>3</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

<sup>4</sup> Also available at [http://jhfwolter.ucsd.edu/1811Lyndon\\_powerpoint.pdf](http://jhfwolter.ucsd.edu/1811Lyndon_powerpoint.pdf)

organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.”<sup>5</sup>

1811 Lyndon Road is clearly an important example of vernacular craftsman design. As one of only 10 properties featured in the architectural styles portion of the Mission Hills Historic District application, 1811 Lyndon is singled out as a “A good example of this type of architecture.”

In particular, 1811 Lyndon exhibits many classic design features of craftsman homes<sup>6</sup> that are found on contributing properties in the district: F.L. Hieatt bricks at the foundation and decorative beams under the gables like 1831 Lyndon; a low-pitched and gabled roof, vertical slat vents, multi-light transom windows, and wide eaves with exposed rafters like 1840 Sheridan; and original glazed panel doors like 1918 Fort Stockton.

Notice that the design guidelines also refer to the design of alterations, which do not automatically impair the integrity if they are consistent with the original design. The porch enclosure at 1811 Lyndon almost seamlessly matches the original wood exterior, and the door and window casings match original windows and doors on the rear and sides of the house (see powerpoint presentation from May 24<sup>th</sup>). Compare this with the discordant modern bricks in the enclosure at 1819 Lyndon, which is considered a contributing resource. The enclosure also left the original brick base, the original roof and the original top part of the front wall of the porch unaltered.

Porch enclosures are a design feature consistent with the period of significance as can be seen at 1801 Sheridan and 1819 Lyndon. Moreover, porches are not an essential feature of vernacular craftsman architecture.<sup>7</sup> In fact, several contributing properties in the district have tiny porches (1831 Lyndon, 1918 Fort Stockton, 2212 Fort Stockton) or none at all (1830 Fort Stockton, 1824 Sheridan). One contributing resource, 1836 Sunset, has exactly the same configuration as 1811 Lyndon, with a craftsman pergola in lieu of a porch roof. Thus, porch enclosures in and of themselves are not a valid reason to reject a home's historic significance.

### 3) Setting

“Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.”<sup>8</sup>

<sup>5</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

<sup>6</sup> “Craftsman Style Guide,” City of Glendale, California

<sup>7</sup> “Craftsman Style Guide,” City of Glendale, California

<sup>8</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

Since the property has not changed its profile, there has been no interference with surrounding features. For example, the relationship of the house to nearby houses and to the sidewalk has remained intact since its construction. We still sit on our porch and wave to our neighbors as our children play on the sidewalk, just as previous residents of our property probably did.

#### 4) **Materials**

“Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved.”<sup>9</sup>

1811 Lyndon Road is exceptionally able to meet these criteria because it retains the original roof and the original foundation and entry walk of bricks made by Forrest L. Hieatt. The materials used in the porch enclosure match extremely closely to the original – in fact, on the southwest corner it is impossible to tell where the enclosure took place. On the northwest corner there is a place where the boards join at about 12 inches from the roof where, upon very close inspection, one can see that the corners on the ridges used in the original siding are rounded by about 1/16<sup>th</sup> of an inch compared to the siding used on the front. Certainly, the materials used are much closer to the original materials used at other contributing properties like those at 1833 Lyndon Road where the original clapboard has been completely covered by a raw wood-panel exterior.

#### 5) **Workmanship**

“Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.”<sup>10</sup>

As noted in the design section, 1811 Lyndon exhibits individual features that are consistent with the high level of craftsmanship at other contributing properties in the district. This workmanship also extends to the interior, where original doors and hardware, built-in drawers, a built-in linen-closet, exceptional wall moldings, and a built-in dining room hutch are still in great functional and aesthetic shape today.

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<sup>9</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

<sup>10</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

## 6) Feeling

“Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.”<sup>11</sup>

1811 Lyndon Road clearly contributes to the historic feel of the neighborhood. This fact was not disputed at the May 24<sup>th</sup> Board meeting. But don't take my word for it—Ron May has a picture of 1811 Lyndon Road on his Legacy106 website. It's one of only 17 properties on the website that are shown as examples to give the historic feel of the proposed Mission Hills historic district.<sup>12</sup> The many original craftsman design features that are clearly visible from the street contribute to the sense that one is in a historic neighborhood.

## 7) Association

“Association is the direct link between an important historic event or person and a historic property.”<sup>13</sup>

On this point alone, 1811 Lyndon Road should qualify as a contributing resource, regardless of any disagreement about the structural integrity of the home. The two men who originally owned and built the house at 1811 Lyndon played important roles in San Diego's economic and cultural development and their stories are captured in collections of biographies of nationally-important Americans.

### a. Historic Association with Forrest L. Hieatt

Assessor's records at the San Diego Historical Society show that Forrest L. Hieatt owned the lot at 1811 Lyndon Road from 1910-1919. The Residential Building Record indicates the date of construction in 1916, five years before its first assessment, indicating Hieatt began construction of the home (probably the foundation).

Forrest Hieatt founded the San Diego Rose Society<sup>14</sup> and was instrumental in establishing the Rose Garden in Balboa Park.<sup>15</sup> Hieatt was also president of the Commercial Club<sup>16</sup>, a partner in the Mission

<sup>11</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

<sup>12</sup> For the record, Mr. May was not involved in any of the research for 1811 Lyndon Road, so he had no conflict of interest.

<sup>13</sup> [http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15_8.htm) Accessed June 1, 2007.

<sup>14</sup> “Jean Kenneally, 98, gardener, San Diego's unofficial rose queen”, San Diego Union Tribune (January 19, 2006)

<sup>15</sup> Balboa Park History notes by Richard Amero. <http://www.sandiegohistory.org/amero/notes-1931.htm> accessed May 1, 2007.

<sup>16</sup> “Historical Context Statement The Mission Hills—Sunset Boulevard/St. James/Lyndon/Sheridan Traditional Historic District” 2004, p.13



Hills Company, Home Investment Company, and owned F.L. Heatt Brick Company at California and Kalmia in Middletown.<sup>17</sup> These bricks are an important architectural feature of the homes at 1811 Lyndon Road and many other homes in the proposed historic district. Heatt's association with several other properties in the district has been accepted by the Board as an argument that those properties were contributing.

**b. Historic Association with James J. O'Marr**

Assessor's records show that James J. O'Marr acquired 1811 Lyndon Road in 1920 and he finished building the house shortly thereafter. He is the owner of record on the water and sewer orders to connect service dated January 20, 1920.

O'Marr's life is described in the National Cyclopaedia of American Biography.<sup>18</sup> He was born in 1859 in Cleveland, Ohio and he married Sarah M. Fuchs (also from Ohio, born 1862). James had a colorful life as a frontiersman, rancher, sherrif, businessman, speculator, and home builder. In his early days on the frontier he was a rancher, and by 1893 he had become Sherriff of Meagher County in Montana.<sup>19</sup> He was instrumental in the history of Bill Gay, a famous prospector and frontiersman who prospected \$100,000 in gold from the Black Hills and founded Gayville. After moving to Montana, Gay was accused of robbing a store in northern Wyoming.<sup>20</sup> Sherrif James J. O'Marr organized a posse for Gay's capture and in the ensuing chase Gay shot and killed O'Marr's deputy, James Macke. Gay was later arrested and hanged for the murder and he specifically mentioned O'Marr and his posse in his last public statement, saying: "My enemies, the cowardly curs, may rejoice at my fate, but the time will come when they will remember me and they will die a harder death than mine."<sup>21</sup>

The 1900 Census shows James and Sarah continued to live in White Sulphur Springs, Montana, where James speculated in real estate. He may have been a bit too zealous as a developer—in 1901 the Montana State Supreme Court heard a case in which Chicago Title and Trust sued him for "illegal seizure and conversion of property."<sup>22</sup> O'Marr was forced to pay \$14,825 (about \$350,000 in 2006 dollars). Soon after, the O'Marrs moved to Sheridan, Wyoming, where by 1905 they were operating the town grocery store and meat market, James J. O'Marr & Son.<sup>23</sup> The 1910 census records show they continued to live in Sheridan, but by the 1920

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<sup>17</sup> Ron May, <http://www.legacy106.com/MissionHillsProposed.htm>, accessed May 1, 2007

<sup>18</sup> The National Cyclopaedia of American Biography. Volume 53. New York: James T. White & Co., 1972, p.383-384.

<sup>19</sup> E. Dixon Larson and Al Ritter "Frontiersman Bill Gay" *Wild West* June 1996.

<sup>20</sup> E. Dixon Larson and Al Ritter "Frontiersman Bill Gay" *Wild West* June 1996.

<sup>21</sup> E. Dixon Larson and Al Ritter "Frontiersman Bill Gay" *Wild West* June 1996.

<sup>22</sup> "State Supreme Court" *The Anaconda Standard*, April 9, 1901 p. 2.

<sup>23</sup> The National Cyclopaedia of American Biography. Volume 53. New York: James T. White & Co., 1972, p.383.

census they had moved to their home on Lyndon Road in San Diego, where James would build three beautiful craftsman homes (one of which is already classified as contributing at 1831 Lyndon) and spend the remainder of his life.

James O'Marr's son, John Louis O'Marr was a nationally-important politician, serving as the Sheridan city attorney (1916-1918), Attorney General of the State of Wyoming (1943-1947) and later as a founding commissioner for the Federal Government's Indian Claims Commission (1947-1953).<sup>24</sup> He also served as counsel for the state of Wyoming before the U.S. Supreme Court in three cases in 1945 (324 U.S. 626, 324 U.S. 581, and 325 U.S. 589).

### **Conclusion**

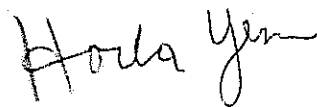
We believe there is more than enough evidence here to warrant the conclusion that 1811 Lyndon Road is a contributing resource in the Mission Hills Historic District.

Please do us the courtesy of considering our arguments and calling a vote on our property at the meeting on June 28<sup>th</sup>, 2007.

Thank you,



James H. Fowler  
Associate Professor of Political Science  
University of California, San Diego  
Resident at 1811 Lyndon Road



Harla Yesner  
Special Education Teacher  
San Diego Public Schools  
Resident at 1811 Lyndon Road

Enclosures: I am attaching a CV in case there are any doubts about my research credentials.

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<sup>24</sup> The National Cyclopaedia of American Biography. Volume 53. New York: James T. White & Co., 1972, p.384.

## **Attachment 4**

# **Letters from Property Owners in Support of District Designation**

## Kelley Saunders - Mission Hills Historic District

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**From:** <dalefeth@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 9:09:08 AM  
**Subject:** Mission Hills Historic District  
**CC:** <j.m.odea@cox.net>

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Kelley Saunders...

I'm going to be out of town and won't be able to attend the HRB meeting on July 16, but as an affected property owner, I wanted to voice my support for the creation of the proposed Mission Hills Historic District.

I've lived in the area for 20-plus years and have come to have a deep appreciation of its unique character. My clear sense is that my fellow residents share that feeling and are united in efforts to prevent the loss of the neighborhood's identity.

Please do whatever you can to encourage the creation of the historic district for Mission Hills.

Thank you...

Dale Fetherling  
1808 Lyndon Road  
619/ 297-1383

**From:** "Hawes Family" <hawesjjaa@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/18/2007 12:37:04 PM  
**Subject:** Re: HRB Report #07-027 Mission Hills Historic District

Dear Ms. Saunders-

I am writing you in support of the Mission Hills Historic District. Unfortunately I will be away on business the entire week of June 25 so I will be unable to attend the hearing in person. However, I did want to write this letter of support to you to let you know how important this is to our community and to our city. We have been waiting several years to adopt the plan, and we are hoping for a positive outcome.

There are so few old homes in San Diego; lets try to preserve the few historic districts that we still have left. I have been a San Diego resident all my life, and lived in Mission Hills since 1970. During that time, I have seen many beautiful old homes replaced with modern "Mc Mansions" to the detriment of our city. Maybe with this act, we can preserve what precious resources we still have so we can feel proud of our city.

Sincerely,

Janet Hawes

1849 Lyndon Road

San Diego, CA 92103

**From:** "siofra nugent" <siofran7@hotmail.com>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 6/25/2007 11:03:02 PM  
**Subject:** Mission Hills

Dear Kelley, We are writing to express our support for the proposed Mission Hills Historic District. Our family moved to Mission Hills 1 1/2 years ago to our home at 1807 Sheridan Ave. We love the neighborhood and the historic nature of it is a truly a treasure that will long benefit San Diego - not only Mission Hills' residents. We will not be able to be at the upcoming meeting but we wanted to be sure that you received our input in favor of the proposed historic district. Sincerely, Siofra and Andrew Nugent  
1807 Sheridan Ave San Diego, CA 92103  
Play free games, earn tickets, get cool prizes! Join Live Search Club.  
Join Live Search Club!

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With Windows Live Hotmail, you can personalize your inbox with your favorite color.  
[www.windowslive-hotmail.com/learnmore/personalize.html?locale=en-us&ocid=TXT\\_TAGLM\\_HMWL\\_reten\\_addcolor\\_0607](http://www.windowslive-hotmail.com/learnmore/personalize.html?locale=en-us&ocid=TXT_TAGLM_HMWL_reten_addcolor_0607)

**CC:** "a.hazard@cox.net" <a.hazard@cox.net>, "j.m.odea@cox.net" <j.m.odea@cox.net>, "nugent\_andrew@hotmail.com" <nugent\_andrew@hotmail.com>

**From:** "Ellen Preston" <ellenpreston@cox.net>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 6/25/2007 5:06:25 PM  
**Subject:** Mission Hills Hist Dist

I am mailing postcard today but just in case I want to make sure my vote OF  
SUPPORT is in.

thank you very much for your work on this.

We really appreciate it.

Ellen Preston  
619-255-2110

1825 Sheridan ave  
92103

Ellen Preston  
619-255-2110

**From:** "Eddie Omens" <eddieomens@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/25/2007 6:26:48 PM  
**Subject:** Mission Hills Historic District

Dear Mayor Sanders,

We live at 1821 Sunset Blvd in Mission Hills and know that HRD Report #07-027 would be a wonderful asset to our city.  
Regards MJ and Eddie Omens



**From:** "Linda Lawley" <llawley@ucsd.edu>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/9/2007 7:38:08 AM  
**Subject:** Mission Hills Historic District

Dear Ms. Saunders, although I will not be able to attend the HRB meeting next Monday, I am writing to show my support of the proposed Mission Hills Historic District. My husband and I have lived in our Mission Hills bungalow built in 1920 for over 13 years. We chose Mission Hills over other San Diego neighborhoods because of the beautiful old homes that are there. When one of these homes is torn down or grossly remodeled, it changes the nature of the neighborhood. Houses that are too big, and out of place detract from the beauty of the neighborhood. Please vote to approve the historic district.

Sincerely,  
Linda Lawley  
1826 Sunset Blvd.  
San Diego, CA 92103

**From:** "Richard Jacobs" <jacobs@salk.edu>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/25/2007 11:16:21 AM  
**Subject:** HRB Report #07-027, Mission Hills Historic District

Dear Ms. Saunders

I am writing to register my support for the proposed Mission Hills Historic District (HRB Report #07-027). I am a homeowner in the proposed district and have resided there for 14 years. Lately I have become increasingly concerned about the changes that are affecting Mission Hills. It seems that every month or so another house in the neighborhood is being damaged by a bad remodel or destroyed altogether to be replaced by a big box. The historic character of this lovely neighborhood is being chipped away. Just last week I saw another cottage that had its windows removed, probably for replacement with vinyl or aluminum, and today I learned of proposed changes to zoning laws that would allow for the commercial development of a Bed and Breakfast on a nearby street.

I am hopeful that the establishment of a historic district would help to regulate the changes occurring in our neighborhood. We willingly paid a premium to live in Mission Hills because of quality of the housing there and the historic charm of the neighborhood. I would like to see this character maintained.

Sincerely,

Richard Jacobs  
1826 Sunset Boulevard  
San Diego

**From:** <ljgraham@UCSD.Edu>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/26/2007 9:31:09 AM  
**Subject:** Yes to Mission Hills Historic District

Dear Ms. Saunders,

My husband and I are in favor of the Mission Hills Historical district. We own the house at 1836 Sunset Bl. and are very comitted to restoring it to it's original 1909 charm. We feel strongly in protecting the historical integrity of our property, and feel that the Mission Hills Historic District will help us accomplish that, as well as encourage other to do the same.

Our street has hosted the Olympic torch run and many charity events such as the Run for the cure. I believe there is a reason for that! Please help us prevent the loss of a beautiful historic area of san diego.

Very Sincerely yours,  
Lori and Charles Graham  
1836 Sunset Bl.  
(619)  
294-3993

**CC:** <a.hazard@cox.net>, <j.m.odea@cox.net>

**From:** "Mary Johnson" <johnson.mary1@worldnet.att.net>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 6/26/2007 10:41:23 AM  
**Subject:** Historic Resources Board Meeting - Report #07-027

Kelley -

As property owners at 1884 Sunset Blvd., my husband David and I want to again show our support for the Mission Hills Historic District, even though we will be unable to attend Thursday's meeting. We also want to express our concern that our house currently isn't included in the plan because of the mistaken belief that the front of our house (specifically the front porch) isn't original. The front of our house IS original and we would like you to reevaluate your assessment and consider our house as a contributor.

Thank you.

David and Mary Johnson  
1884 Sunset Blvd.  
619.296.2206

**CC:** <a.hazard@cox.net>, <j.m.odea@cox.net>, "David Johnson"  
<davidj@ebertcomposites.com>

**From:** <pvanstee@cox.net>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/9/2007 12:20:00 PM  
**Subject:** Support for Mission Hills Historic District

Kelly,

I am just writing to express my STRONG support in favor of the Mission Hills Historic District. As a resident of the neighborhood, I support any effort which will help preserve the historic character of the neighborhood.

Again, please note my support for this designation. Also note that every person I know in the neighborhood is in support of it as well.

Thanks,

Pete Van Stee  
1898 Sunset Blvd  
San Diego, CA 92103

**From:** "Marcy Van Stee" <mvanstee@Amsafety.com>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/7/2007 8:31:37 AM  
**Subject:** Mission Hills Historic districts

Dear Ms. Saunders,

This e-mail to voice my strong support for the proposed historic districts for Mission Hills and Fort Stockton Line. As a democracy, please listen to the majority and not the few who oppose.

Marcy Van Stee  
Susnet Blvd resident 10 years

**NOTICE OF CONFIDENTIALITY AND DAMAGE DISCLAIMER:**

The information in this e-mail and any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your systems and notify the sender immediately. you should not retain, copy, nor disclose all or any part of its content to any other person. This e-mail and any attachment(s) are believed to be free from virus. However it is the responsibility of the recipient to ensure that they are virus free. We do not accept any liability for any loss or damage arising in any way from the receipt, opening or use of this e-mail and any attachment(s).

## Kelley Saunders - Mission Hills Historic District

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**From:** "Thomas Roetker" <troetker@mac.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 6:29:08 AM  
**Subject:** Mission Hills Historic District

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Dear Kelly,

I understand that there is a lot of contention about granting the Mission Hills Historic District. I already sent a message before the last hearing and I attended the hearing number one in Balboa Park. I want to reiterate that I strongly support this designation as do the vast majority of people who live here. I don't know who is pushing for blocking but they are by far the minority and I think it would be a another black mark on the City of San Diego if this designation is blocked by a few residents and developer interests.

I will be out of town this next week on a business trip and will not be able to attend but please note that I support the designation 100% and without reservation.

Regards,

Tom Roetker  
mobile 858-395-3309  
[troetker@mac.com](mailto:troetker@mac.com)

## **Attachment 5**

# **Letters from Property Owners in Opposition to District Designation**



1819 Sheridan Avenue  
San Diego, CA, 92103

June 27, 2007

Kelley Saunders, Planner  
Historical Resources Board  
City Planning & Community Investment  
Planning Division  
202 C Street, MS 5A  
San Diego, CA 92101  
kmsaunders@sandiego.gov

Dear Ms. Saunders,

I am writing in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination. My wife and I are owners of 1819 Sheridan Avenue, San Diego, CA, 92103, which is a property proposed by applicants Janet O'Dea and Allen Hazard to be establish as one of 18 non-contributing resources as documented in the HRB REPORT NO. HRB-07-030 (issued June 15, 2007). Detailed below, we believe that the application is flawed and unjust. Moreover, if the Mission Hills Historic District is designated as a historical resource and added to the City of San Diego's Register of Designated Historical Resources, we will likely be aggrieved. We expect: financial hardship; a significant reduction to the value of our home and land investment; dangers associated with archaic materials and methods of construction; and the impossibility of a home in San Diego to accommodate our family.

We moved to San Diego in 1989 when I began graduate studies at UCSD / Scripps Institution of Oceanography. We have always lived in and appreciated older houses. We have rented older homes in North Park, Bankers Hill, and Mission Hills. We were finally able to purchase our home in February, 1996, prior to the skyrocketing costs of housing in San Diego. The other prospective buyers wanted to clear the nearly 0.5 acre lot and rebuild. We, however, have done our best over the last 11 years, within our means, to maintain and restore our home. Often we dream of a little more space to accommodate our family of four. Meanwhile, we have enviously watched most of our neighbors remodel and expand their homes to suite their tastes, lives and families. Many then applied for Mills Act designations to reduce their taxes. Ironically, many if not most of the homes that are purported to be contributing under criterion F, have been greatly modified, and many of their owners now contribute less tax dollars to our community. Meanwhile, owners of houses like ours which have not been modified to accommodate contemporary lifestyles are set to be penalized by the proposed District designation. There will be restrictions on fences and landscaping to keep our children safe; restrictions on remodeling to accommodate our children with their own bedrooms; and no possibility to sell the property to someone who fears archaic materials and methods of construction, but who values a close community, good schools, and a sizable lot near the city center.

The Staff recommended that the HRB designate 58 contributing resources under HRB Criterion F; and establish 18 properties as non-contributing resources. Criterion F is defined thus -- 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. There are a number of errors in the lists of contributing and non-contributing resources; properties and their designations have changed since the May 24, 2007 hearing; and the reasons for many of the changes were not documented in the HRB report. For example, in the May hearing, our house was listed as a contributing property; in the most recent HRB report, it is listed three times as non-contributing. This apparently subjective separation of resources into contributing and non-contributing under criterion F is unjust, subjective and divisive.

Make no mistake, the most valuable asset in Mission Hills is the community. The proposed District has and will continue to divide the community; will continue to reduce the tax base for our public schools, and will penalize the property owners who have not been fortunate enough to remodel. Mission Hills is truly a gem in San Diego, built from the synergistic virtues and traditions of individuality and community. Over the last century, people have expressed and accommodated themselves through a variety architectures and building materials. As a result, the houses are all unique, have continued to evolve, and some are even constructed well and will continue to safely house their occupants for years to come. Some are not well constructed, especially for an area affected by termites and earthquakes, and unfortunately will not gracefully or safely withstand the tests of time and nature.

Mission Hills today is not the Missions Hills of 1920, thanks to the contributions of its residents throughout nearly a century. So please, do not promote legislation that values houses more than the people that created and continue to comprise the unique and cherished neighborhood that is Mission Hills. If you truly wish to preserve Mission Hills, as I do, please do so through education, not legislation. Please do not force our neighborhood to conform to someone's idea of the way things should be – like most of the new neighborhoods in our world – and allow Mission Hills to maintain its heritage through individuality and a strong community. Thank-you for considering our view.

Sincerely,



David A. Demer, Ph.D. and Shirley Jo Demer

Cc: [planning@sandiego.gov](mailto:planning@sandiego.gov);  
[kevinfaulconer@sandiego.gov](mailto:kevinfaulconer@sandiego.gov); and  
[jmlawson@sandiego.gov](mailto:jmlawson@sandiego.gov)

1819 Sheridan Avenue  
San Diego, CA, 92103

June 28, 2007

Kelley Saunders, Planner  
Historical Resources Board  
City Planning & Community Investment  
Planning Division  
202 C Street, MS 5A  
San Diego, CA 92101  
kmsaunders@sandiego.gov

Dear Ms. Saunders,

This is my second letter to you in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination.

In response to the first point in your email dated June 27, 2007 5:26 PM, I understand that the Board will not be considering the proposed District at the scheduled and advertised hearing, rather in July. I note that the HRB website, as of 08:20 AM on June 28, 2007, indicates that Report No. HRB-07-030 is Item 7 on the revised agenda for the hearing on 28 June, 2007.

Regarding the second point in your email, you explained that: "the applicants who submitted the district nomination did propose that [our] property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district." My wife attended the initial hearing on May 24, 2007 and noted that our property was then proposed to be classified as a contributing resource. However, the revised agenda for the HRB hearing scheduled for 28 June, 2007 appears to contradict your account. It states in Item 7, point 7:

7. Classify the following 18 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

Continuing, you explained that "In [their] review of the nomination, staff disagreed with that conclusion based upon modifications that [staff] believe occurred relatively early in the home's history, and [you] therefore recommended that the property be classified as non-contributing."

This exemplifies the subjective nature of the proposed District and indeed the answers that will ultimately be required of the Board in response to the nomination. Starting with the justification of the applicants, the years during which our house was built is factual, but whether or not those years were within a "period of significance" is subjective. The answer to whether or not our house "retains integrity in terms of materials and design," could be factually judged by engineers and architects, but apparently was subjectively judged by both the applicants and HRB staff. What does it mean to "convey the significance of the district"? Ask that to ten people and get ten different answers. Finally, HRB staff concluded that modifications had been made to our house relatively early in its history. It would be difficult, if not impossible to find houses built in San Diego during the period of 1910 to 1950 that have not been modified. Even in the last decade, we have witnessed major remodels of most of the houses in the proposed District. Ironically, it seems to me, those houses that have been remodeled most recently and extensively are most likely included in the list of proposed contributing resources.

In response to the third point in your email, I clearly need to learn more about what the regulations will and will not be, for contributing and non-contributing resources, if the proposed District is indeed established. These are difficult to locate and interpret and any guidance you can provide in this regard is appreciated. Please also let me know how I can obtain a copy of the application for the proposed Mission Hills Historic District and all of the supporting documentation that has been submitted by the applicants and your staff in this regard.

Continuing on your third point, you state that "it has been consistently shown that historic designation does not decrease property values and, in fact, increases them." What are your references for this claim? If true, it could only be a valid claim in a statistical sense, and some property owners could still be aggrieved by financial hardship and a significant reduction in the value of their home and land investment.

In conclusion, I wish to emphasize that when the members of the Board do consider the designation of the Mission Hills Historic District nomination, their decisions will be highly subjective. Also, not all of the houses in the Mission Hills community are historically significant, architecturally precious, or structurally sound enough to withstand the challenges of nature over the next 100 years. The subjective decision to designate a property or collection of properties as a historical resource has far reaching ramifications concerning people's financial situations, their health and community. The applicants, and the HRB staff and Board should not force their artistic preferences for architecture and historical significance upon property owners. Rather, individual property owners should be allowed to make their own decisions whether or not their homes fit these criteria, and whether they wish to contribute less tax to our community through a Mills Act designation. Your job should be to educate the community and to assist in the process when asked by property owners to do so. Thank-you again for considering our views.

Sincerely,



David A. Demer, Ph.D. and Shirley Jo Demer

Cc: [planning@sandiego.gov](mailto:planning@sandiego.gov);  
[kevinfaulconer@sandiego.gov](mailto:kevinfaulconer@sandiego.gov); and  
[jmlawson@sandiego.gov](mailto:jmlawson@sandiego.gov)

**From:** "Wendy Rockwell" <wendyRockwell@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/6/2007 7:26:23 AM  
**Subject:** Vote

Sorry, we don't have the post card, but we vote NO.  
John Vitro  
Wendy Rockwell  
1845 Lyndon Road

## **Attachment 6**

# **Letters from Outside Parties in Support of District Designation**

**From:** "Mary Wendorf" <marywendorf@cox.net>  
**To:** "Cathy Winterrowd" <cwinterrowd@sandiego.gov>  
**Date:** 6/26/2007 10:51:06 AM

Dear Cathy Winterrowd and HRB Staff,

I am writing this letter to express support for the approval of the Mission Hills Historic District at the HRB meeting June 28th. I commend staff for their approval at the May meeting and hope you uphold that decision because it is the right one. The work that the Mission Hills Community has put into this district is staggering and has saved the city thousands of dollars. The examples of early California architecture in Mission Hills are priceless and should be preserved. We all have to work together to protect our cultural background and heritage here in San Diego. I am on the boards of SOHO, the Uptown Planners, the University Heights CDC and Historical Society but I am writing this as a concerned resident of San Diego. Thank-you for supporting the approval of the Mission Hills Historic District.

Sincerely,

Mary Wendorf  
1405 Meade Ave  
San Diego, CA 92116

**CC:** "janet O'Dea" <j.m.odea@cox.net>, "Ernie Bonn" <uhcdc@netzero.net>, <kristinrh@earthlink.net>, <bdcoons@aol.com>

**From:** "Richard Harris" <sonrich1@gmail.com>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/2/2007 1:37:04 PM  
**Subject:** Support for Historic District Designation

Hello Ms. Saunders:

My husband and I recently moved to San Diego and purchased a craftsman bungalow on Herbert St in the Park Edge North district. We quickly learned that our neighbors are working toward approval for historic designation of our district. As we learned more about this, we have become avid supporters of the concept.

I understand that Mission Hills has been working toward district designation, led by Janet O'Dea. We have visited this lovely area of San Diego several times, and strongly support the district nomination and encourage the HRB to approve it soon.

Sonya Celeste-Harris





# Save Our Heritage Organisation

*Saving San Diego's Past for the Future*

2476 San Diego Avenue • San Diego CA 92110 • www.sohosandiego.org  
619/297-9327 • 619/291-3576 fax

July 6, 2007

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Jim Schibanoff  
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Bruce Coons,  
*Executive Director*

City of San Diego Historic Resources Board  
City Administration Building  
202 C Street  
San Diego, CA 92101

## Historical Resources Board:

SOHO strongly supports the designation of the Mission Hills and Ft. Stockton Line Historic districts. These areas are located in one of San Diego's most historic and intact areas. This entire area should have been one of the first districts ever created and designating it as such is long overdue.

Please rectify this gross oversight and designate these areas without delay.

Sincerely,

Bruce Coons  
Executive Director

cc: Allen Hazard  
Barry Hager  
Janet O'Dea  
Scott Sandel  
Mission Hills Heritage

**Kelley Saunders - Support for Mission Hills & Fort Stockton Line Historic Districts**

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**From:** "Ernie Bonn" <uhcdc@netzero.net>  
**To:** <kmsaunders@sandiego.gov>, "Cathy Winterrowd" <cwinterrowd@sandiego.gov>  
**Date:** 7/10/2007 1:21:22 PM  
**Subject:** Support for Mission Hills & Fort Stockton Line Historic Districts  
**CC:** "janet O'Dea" <j.m.odea@cox.net>, "Kristin Harms" <kristinrh@earthlink.net>, "April Chesebro" <AChesebro@sandiego.gov>, <CouncilDistrict2@sandiego.gov>, "Barry E Hager" <bhager@tahlaw.com>

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Hi Kelley & Cathy:

The University Heights Community Development Corp. and its affiliate, the University Heights Historical Society, are fully in support of the above two Districts being designated as well as in support of Staff's recommendations. As a longtime resident of one of the oldest communities in the City of San Diego - University Heights will celebrate its 120th birthday in 2008 - I feel an obligation to actively pursue the preservation, restoration, adaptive reuse and designation of the historic resources in our urban communities.

Mission Hills Geographic/Traditional and the Fort Stockton Line Districts will encourage more districts and individual designations moving forward in that area, as well as proving an incentive for other communities to identify those subdivisions that must be protected for our future generations. Without preserving the architectural treasures and social and cultural history of our past, our future will have no stories to tell in defining San Diego's journey from "Mission to Metropolis."

Please pass the support of our organizations to members of the HRB , which will be reviewing these Districts on July 16, 2007 for designation.

Thanks,  
Ernie Bonn  
UHCDC  
Tel: 619-297-3166

**From:** <Irmacantu@aol.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/26/2007 12:26:40 PM  
**Subject:** In support of Historic Districts in Mission Hills

TO: Kelley Sanders, Senior Planner, Planning Department (HRB)

Dear Mr. Sanders:

I have owned and lived in my home in Mission Hills for almost 40 years. My children grew up here and treasure it as I do; now my grandchildren also treasure it.

I urge you to help preserve this historic community by supporting the formation of the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District..

Respectfully yours,  
Irma Jones  
1773 Sunset Blvd  
San Diego 92103

\*\*\*\*\*

See what's free at <http://www.aol.com>.

**From:** "Laurie Chapman" <lauriechap@yahoo.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/9/2007 12:02:38 PM  
**Subject:** Support of Historic Districts

Ms. Saunders\_

I would like to voice my support of both the Nomination of the Mission Hills Historic District and the Nomination of the Fort Stockton Trolley Line Historic District. It think it is imperative that we preserve the history of our city and it's neighborhoods. There are enough new condos in the areas adjacent to these districts and it seems critical to preserve the integrity of our old neighborhoods and the family environment they convey.

Laurie Chapman  
3786 Albatross Street  
San Diego, CA 92103

---

Park yourself in front of a world of choices in alternative vehicles. Visit the Yahoo! Auto Green Center.  
[http://autos.yahoo.com/green\\_center/](http://autos.yahoo.com/green_center/)

**From:** "Nancy Wilkins-Diehr" <wilkinsn@sdsc.edu>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/7/2007 10:44:46 AM  
**Subject:** writing in support of the Mission Hills Historic District

Hello,

I am a 12-year Mission Hills resident and am writing to express my support for the proposed Mission Hills Historic District (portions of Sunset, Sheridan and Lyndon) and Fort Stockton Line Historic District (portions of West Lewis, Fort Stockton and Pine). I understand there will be a vote by the Historical Resources Board on July 16. I would very much like to see these portions of the neighborhood receive historic designation.

Thank you,

Nancy Wilkins-Diehr  
1768 W. Arbor Dr.  
San Diego, CA 92103

**CC:** "Nancy Wilkins-Diehr" <wilkinsn@sdsc.edu>

**From:** "Janet Cooper" <jcooperfer@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/26/2007 1:02:22 PM  
**Subject:** Re: Historic Districts

Dear Ms. Saunders,

As a long time resident of Mission Hills, I urge you to recommend approval of the two "historic designations" coming up before the board in the near future. Although my house is not in either of the proposed districts (darn), the preservation of homes built up to 100 yrs ago certainly seems to be a worthwhile endeavor, especially if the majority of the folks who live there request it.

I am an amateur genealogist and it is astounding to me that so many things of our past just seem to slip through our fingers, never to be retrieved. To see and appreciate the fine workmanship that it took to create these homes and other things of another age is a blessing in today's "disposable" culture.

Please say yes,

Thanks, Janet Cooper  
3902 Alameda Dr.  
San Diego, CA 92103

**From:** "S Raddatz" <lifswel@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/26/2007 12:20:27 PM  
**Subject:** 2 Mission Hills Historic Districts

I am unable to attend the meeting, June 28th, on passage of two historic districts in Mission Hills. As a resident of Mission Hills I encourage you to give us the historic district designation for the streets you are reviewing. Because three years is sufficient to study the ramifications of designation, please move forward and vote on these two districts.

Sincerely,

Sara Raddatz

4468 Hortensia St

San Diego, CA 92103

**CC:** "Janet O'Dea" <j.m.odea@cox.net>

**From:** "Judy Peterson" <peterson.judy@gmail.com>  
**To:** "Kelley Saunders" <KMSaunders@sandiego.gov>  
**Date:** 6/26/2007 9:36:39 AM  
**Subject:** Mission Hills Historic District and the Fort Stockton Trolley Line Historic District

Dear Kelley,

As you know, the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District exemplify a truly unique area of San Diego in that it's a snapshot of an earlier time in San Diego's history. This area, with its varied styles in architecture, provides San Diegans with a view of that period's homes and its varied architectural trends and styles; homes of which many were built by San Diego's master architects and its earlier founding community leaders.

This being said, we sincerely urge you to support the preservation of these districts for our community and posterity.

Wayne & Judy Peterson  
4119 Palmetto Way  
San Diego, Ca. 92103



**From:** "Jeanne Gahagan" <jeanne@rogitz.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/27/2007 1:29:36 PM  
**Subject:** Mission Hills Historic District

Dear Sir:

The Mission Hills Historic District and the Fort Stockton Trolley Line Historic District should be preserved and recognized as significant bungalow communities that influenced San Diego development. The 1908 community of Mission Hills, founded by George Marston is still highly prized today as it was then and should be protected.

I vote yes on preserving and recognizing Mission Hills as a historic district.

Jeanne Gahagan, Administrator  
4176 Randolph Street  
San Diego, CA 92103

Partner, Rogitz & Associates  
750 B Street, Suite 3120  
San Diego, CA 92101  
Telephone: 619-338-8075  
Fax: 619-338-8078

From: "Allen Hazard" <a.hazard@cox.net>  
To: "Kelley Saunders" <KMSaunders@sandiego.gov>, "Cathy Winterrowd" <cwinterrowd@sandiego.gov>  
Date: 6/30/2007 8:31:48 PM  
Subject: add to the "for a district" list

Kathleen Dunn Wellman wrote on June 29, 2007 6:45 AM:

"I only recently became aware of the Mission Hills-Ft. Stockton Drive residents to create historic districts, when I received a phone call from a historian doing research on what had been my grandparents home on Ft. Stockton Dr. for 50 years (1931-1981. As a native San Diegan(a Mercy Hospital baby) I have witnessed tremendous change in our city with the closing of special places like the Marston's Tea Room, the old Walker Scott store downtown, the tearing down of the original Hoover and San Diego High Schools, and more recently the loss of Bazaar del Mundo and the "renovations" in Old Town. The one thing that never changed was my grandparents home in Mission Hills. I urge the Historic Preservation Committee to accept the formation of these historic districts because they engender civic pride and community spirit which has made San Diego such a special place."

Four letters to the editor in the Voice of San Diego recent article on Historic Districts in Mission Hills - all positive and supporting our districts. Please add this email to the many others have you have been receiving on our districts.

Thank you,

Allen Hazard

Mission Hills

CC: "Steve McNally" <SMcNally@sandiego.gov>, "James Lawson" <jmlawson@sandiego.gov>

**From:** "Bonnie Poppe" <capoppy@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/27/2007 8:17:51 AM  
**Subject:** historic districts

I have received a couple of e-mails from Allen Hazard concerning delays in the HRB hearings on a couple of the proposed historic districts. According to that e-mail, one of the delays is due to "concern" that 5-7% of residents in those districts are in opposition. If that's true, I find it astonishing that a large majority, i.e., over 90% of residents, are in support, and that they would be held hostage to a very small minority. I don't believe that's generally how democracy works, and it certainly does not track the National Register or state processes for declaring historic districts. Is it in fact possible that this is just a lame excuse and that the City doesn't wish to support historic districts because they could someday get in the way of city government's beloved developers' plans?

I live in what will hopefully one day be the South Park Historic District, and would certainly hope that the new standard for declaring districts is not 100% participation and support. Fifty-one percent is, the last time I checked, a majority ....

Sincerely,

bonnie poppe  
1428 30th street  
south park/golden hill

**CC:** "Allen Hazard" <a.hazard@cox.net>

**From:** "Keeney, Julie (US - San Diego)" <jkeeney@deloitte.com>  
**To:** <CWinterrowd@sandiego.gov>, <KMSaunders@sandiego.gov>  
**Date:** 6/28/2007 6:58:26 PM  
**Subject:** Support of Mission Hills Historic District

Dear Ms. Winterrowd and Ms. Saunders,

I am writing to tell you of my overwhelming support of the Fort Stockton Line and Mission Hills Historic District. I am a resident within the boundaries of the proposed historic district (2236 Fort Stockton Drive) as well as the owner of a historically designated home under the Mills Act.

I feel it is of utmost importance that the Historical Resources Board establish this historic district and I am frustrated with the delays and impediments to accomplish this task. Mission Hills is an important historic neighborhood for the City of San Diego. There are many beautiful and well maintained examples of our city's history within its boundaries. We wish to retain the character and history of the neighborhood for many future generations.

I wholeheartedly support this application and would appreciate the Board's immediate consideration of the issue.

With best regards,

Julie M. Keeney  
Senior Manager  
Deloitte Tax LLP  
Tel: +1 619 237 6504  
Fax: +1 619 615 4373  
jkeeney@deloitte.com  
www.deloitte.com

701 B Street, Ste 1900  
San Diego, CA 92101

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**From:** "Fran Chadwick" <fran.chadwick@sbcglobal.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/6/2007 4:22:52 PM  
**Subject:** Support for Mission Hills Historic District and Fort Stockton Trolley Line

The Mission Hills Historic District and the Fort Stockton Trolley Line Historic District are appearing before the City of San Diego's Historic Resources Board this coming Thursday, June 28th. I strongly urge your assistance in order for this to become a reality. We have only a handful of historic districts in the entire city - we must treasure our historic resources, or lose them!

As you know, the 1908 community of Mission Hills, founded by George Marston, is one of the most intact "streetcar trolley" or "bungalow communities" in San Diego and as Anne Stewart O'Donnell, senior editor of Style 1900 (the highly acclaimed national magazine on the American Arts & Crafts Movement) told me just this morning (she was visiting San Diego during the "Regionalism and Modernity: The Arts and Crafts Movement in San Diego" Conference):

"The bungalow architects of Mission Hills created a unique, ingenious and captivating mix of the period's styles, with influences from Norwegian to Pueblo. It should be cherished and protected".

If outsiders know that Mission Hills is a special area, so should the City and HRB Board...please support this.

Fran Chadwick

**From:** "Shane Pliskin" <Shane@prusd.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/27/2007 12:15:56 PM  
**Subject:** Support Historical Designation of Mission Hills

Hi Kelley Saunders,

Please know my support of the Historical Designation of Mission Hills and other areas as well. We need to protect and maintain these beautiful Homes.

Thank You,

Shane Pliskin

Shane Pliskin

Assistant Manager/Realtor

Prudential California Realty Mission Hills

619-208-0535

**From:** "Dr. "A" - Lucy Abernathy" <luzaber@prusd.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 6/26/2007 11:21:30 AM  
**Subject:** Historic District in Mission Hills

SAVE THE UNIQUE CHARACTER OF OUR HISTORIC NEIGHBORHOOD...please pass  
the historic designations on the docket for Thurs. 6/28!!

Best Regards,

Dr. "A" - Lucy Abernathy  
Prudential California Realty - Mission Hills  
1000 West Washington  
San Diego, CA 92103

619-725-4410 Office  
619-299-4406 Fax

**Kelley Saunders - Mission Hills and Fort Stockton**

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**From:** "craymond75" <craymond75@roadrunner.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 9:24:51 AM  
**Subject:** Mission Hills and Fort Stockton

---

Dear Senior Planning Planner Department Member Kelley Saunders,

Please consider this e-mail as my formal request that you fully support both the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District in their request to become fully recognized Historic Districts this coming July 16th at the San Diego Historic Resources Board meeting.

I believe that people need a history to give them a sense of belonging to a community, that they belong to something greater than themselves. While I understand that development is a necessary part of a community to keep it vital and relevant to the community, development does not have to look like every other development in the county or country. Development and renovation can happen while still retaining the historic value of a place. I need only point to Europe as an example. The depth of history there is lived partly through the architecture and preservation of the old while developing for the new. By designating historic districts, the people of the county and city can have the richness and depth of history along with the vitality of development.

Thank you for your consideration and support of these two Historic Districts!

My best regards, Christine Raymond



**Kelley Saunders - Mission Hills Historic District and Fort Stockton Trolley LineHistoric District**

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**From:** "Diana Scheffler" <DScheffler@san.rr.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/9/2007 8:12:33 PM  
**Subject:** Mission Hills Historic District and Fort Stockton Trolley LineHistoric District  
**CC:** <Sohosandiego@aol.com>

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This is to express support for the formation of historic districts for the two locations. If we do not preserve our historical places and instead allow development interests to dominate, we will lose the City we know and find ourselves living in Any City.

Diana Scheffler  
13914 Boquita Drive  
Del Mar, CA 92014

858 481 0905

**Kelley Saunders - Mission Hills Historic District**

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**From:** <Elements4321@aol.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/9/2007 6:44:07 PM  
**Subject:** Mission Hills Historic District

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I am writing in support of the Historic District designations in Mission Hills. Please convey this to the HRB. It is very important to all of us now and in the future to designate and protect this neighborhood, which so richly tells the story of early 20th century San Diego.

Thank you,  
Sandé Lollis  
Elements of Design  
619.749.8353 home  
619.316.0808 cell  
[www.SandeLollis.com](http://www.SandeLollis.com)

\*\*\*\*\*

See what's free at <http://www.aol.com>.

**From:** <plumspot@earthlink.net>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/9/2007 6:00:19 PM  
**Subject:** Re: Mission Hills and Fort Stockton Trolley Historic Districts

We are writing to express our support for the designation of the Mission Hills and Fort Stockton Trolley Historic Districts.

These areas still exhibit the character of San Diego of the early twentieth century; one of the few areas in the central city that do.

Historic designation will help preserve these valuable historic resources and ensure that additions and modifications made to the area will be done in such a way so as not to detract from the existing integrity of this heritage area.

Sincerely,

Doug Scott

Ben Baltic

3733 Robinson Mews San Diego 92103

**Kelley Saunders - FW: Please approve proposed new Mission Hills and Fort Stockton Trolley Line Historic Districts**

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**From:** "Don Wood" <dwood8@cox.net>  
**To:** "Bill Anderson" <AndersonW@sandiego.gov>  
**Date:** 7/9/2007 5:35:26 PM  
**Subject:** FW: Please approve proposed new Mission Hills and Fort Stockton Trolley Line Historic Districts  
**CC:** "Jim Waring" <jwaring@sandiego.gov>

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Bill:

I understand that the the proposed Mission Hills Historic District and Fort Stockton Trolley Line Historic District are appearing before the City of San Diego's Historic Resources Board on Monday, July 16th at 9 AM.

I feel strongly that these districts should receive designation and that it is long overdue. It is important that the City takes historic districts seriously and understands the tremendous benefits to the community that district designation serves. These Mission Hills neighborhoods are gems of early 20th century San Diego.

I grew up near the old trolley lines and used to play at the old Adams Avenue trolley terminal when I was a kid growing up in the 1950s. I was glad to see the terminal site preserved earlier and believe we need to preserve this aspect of our history and build on it. As you know, I am in favor of rebuilding light rail or a BRT line in the Adams Avenue - University Avenue corridor someday.

These proposed Historic Districts urgently need your support. While the majority of residents in both proposed districts are on record in support, pressure from development interests is stronger than ever. Although only a few residents are in opposition, the City needs to hear support from citizens from all over San Diego at this second and final hearing.

It's hard to believe, but Mission Hills area has no historic districts despite the fact that it is one of the most intact older and historic communities in San Diego and certainly merits the protection historic district designation would provide. Please help remedy this situation.

Thanks.

Don W.  
619-463-9035

**From:** "Jan Barnes" <jan-barnes@sbcglobal.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 9:54:26 AM  
**Subject:** Historic Districts-Mission Hills & Fort Stockton Trolley Line

I strongly urge your support of the establishment of these two Historic Districts. Recognition, preservation and revitalization of the historic architectural and cultural resources of San Diego County should be a priority if those entrusted with leadership.

Sincerely,

Jan R. Barnes  
619-227-9430  
jan-barnes@sbcglobal.net

**Kelley Saunders - Mission Hills Historic District**

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**From:** "Grossenbacher, Rebecca" <Rebecca\_Grossenbacher@intuit.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 8:54:27 AM  
**Subject:** Mission Hills Historic District

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Miss Saunders,

I live in the Altadena district of North Park and support the historic designation of the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District.

I strongly urge you to vote for such designation for these older intact neighborhoods.

Thank you,

Rebecca Grossenbacher  
3120 Felton St.  
San Diego, Ca. 92104

**Kelley Saunders - Support for Mission Hills Historical District**

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**From:** "Katherine Hon" <[khon@honconsultinginc.com](mailto:khon@honconsultinginc.com)>  
**To:** <[KMSaunders@saniego.gov](mailto:KMSaunders@saniego.gov)>, "Cathy Winterrowd" <[CWinterrowd@saniego.gov](mailto:CWinterrowd@saniego.gov)>  
**Date:** 7/10/2007 8:45:44 AM  
**Subject:** Support for Mission Hills Historical District  
**CC:** <[toniatkins@saniego.gov](mailto:toniatkins@saniego.gov)>

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Hi Kelley and Cathy - I am an environmental specialist active in the North Park community, and Editor/Publisher of the recently released book, [North Park: A San Diego Urban Village, 1896-1946](#) by the late Donald Covington. I want to add my voice to others who support formation of the Mission Hills Historic District and Fort Stockton Trolley Line Historic District. Our early suburban neighborhoods are gems that need to be protected. Historical designation has tremendous benefits for our local communities and the City as a whole. Please communicate my support for designation of these proposed historic districts to the members of the Historical Resources Board at the upcoming hearing. Thank you!

Best regards,

Katherine

Katherine Hon, P.E.  
Hon Consulting Inc.  
2226 Dwight Street  
San Diego, CA 92104  
619-294-8990 phone  
619-269-5515 fax  
[khon@honconsultinginc.com](mailto:khon@honconsultinginc.com)

**Kelley Saunders - Mission Hills Historic District**

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**From:** "Nancy Moors" <Nancy@hillquest.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 7:03:45 AM  
**Subject:** Mission Hills Historic District  
**CC:** <toniatkins@sandiego.gov>

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The Mission Hills Historic District and Fort Stockton Trolley Line Historic District will be considered by the City of San Diego's Historical Resources Board on Monday, July 16th.

On the eve of its centennial year, Mission Hills is a wonderful example of an historic district and deserves the protection that a designation will provide.

It is important that these districts are recognized and that we work towards preserving the past for future generations.

Thank you,  
Nancy Moors  
Hillcrest History Guild



**Kelley Saunders - As concerns Mission Hills and Fort Stockton**

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**From:** "M & D Avery" <sdavery2@cox.net>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/9/2007 10:10:15 PM  
**Subject:** As concerns Mission Hills and Fort Stockton

---

Dear Senior Planning Planner Department member Kelley Saunders,

I have sent the following e-mail to Mr. Faulconer, and I now also share my request to be noted as asking you for the same support towards the recognition of these two historic districts:

Dear Council Member Kevin Faulconer,

Please consider this e-mail as my formal request that you fully support both the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District in their request to become fully recognized Historic Districts this coming July 16th at the San Diego Historic Resources Board meeting.

Me, my family, and friends enjoy numerous activities in both of these culturally rich and esthetically beautiful areas of our great City! They are a definite part of any tour of San Diego that I give to visitors. We also frequent the areas often as county dwellers. It is my desire to see that each of these districts is granted so as to have a say and response in the future developmental decisions that are made in these areas. We have some of the country's very best early 20th century home, business and landscape treasures here. Let's please do what we can to see a good portion of those remain as we continue in the name of development of this City.

Thank you for your consideration and support of these two Historic Districts!

My best regards, Diedre Avery

**Kelley Saunders - Mission Hills District**

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**From:** "Bjorn Palenius" <palen@dslextreme.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 12:12:22 AM  
**Subject:** Mission Hills District

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Dear KMSaunders, please do the right thing for San Diego and our future look of the city, by **STRONGLY** supporting the historic district!!! Soon San Diego is going to look like Miami Beach otherwise!! Is that what we want for Americas finest city!? **NO** is the answer!! Thank you for reading this! Sincerely, Bjorn Palenius.

**Kelley Saunders - mission hills historic district**

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**From:** "klyde butler" <kfbutler@lycos.com>  
**To:** <KMSaunders@sandiego.gov>  
**Date:** 7/10/2007 2:47:11 PM  
**Subject:** mission hills historic district

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I support the mission hills and university heights historic districts!!! Klyde f. Butler

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**From:** "Joy Wright-MacDade" <jwrightmacdade@epsilonsystems.com>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/2/2007 9:46:39 AM  
**Subject:** Mission Hills Historic District - PLEASE IMPLEMENT!!

Hi Kelley,

I just wanted to give my support fully and staunchly behind The Mission Hills Historic District as it is a well deserved endeavor diligently and dedicatedly headed up by Janet O'Dea. I have worked with the historic district process and whole heartedly support it in all ways to keep our San Diego living history going and not destroyed by money hungry greedy developers!

Thank you and have a great day!

The Historical Resources Board legitimately voted on May 24, 2007 that the nomination report was complete. Now due to technicalities the staff and board are suggesting that board members who didn't vote on the completeness of the report can't vote on the designation.

These are two separate actions and if the report was deemed complete then the board members who missed the first meeting have access to the same report information anyway. The Historical Resources Board should now honor their commitment to historic preservation by moving these nominations forward and allowing the entire board to vote.

Per HRB guidelines, Mission Hills residents polled all property owners in both proposed districts and found that almost 95% support the district nominations. HRB guidelines require support from only 51% of property owners.

According to the San Diego Municipal Code, HRB members are responsible for identifying and designating historical resources for

preservation. And, according to HRB Chair, Bob Vacchi, analyzing the city's financial situation is not part of the board's purview.

"That's nothing that the board members should be looking at; it's outside the scope of the decision that we make under the specific set of criteria (for determining historical value)." (from "Waiting for History", Voice of San Diego, June 27, 2007).

Historic preservation contributes to the city economically, culturally and socially and invests into our communities. It is one of the best investment programs the city participates in as dollars are reinvested into sales taxes that remain as local revenue.

Mission Hills is nearly 100 years old and very intact. This neighborhood is a bell weather for the policy that the HRB is putting in place for our other historic neighborhoods and I support this district nomination and hope that the HRB will support designation of more historic districts which are good investments into the future of our city.

Joy

Joy Wright-MacDade

Corporate Security Manager/FSO

Epsilon Systems Solutions, Inc.

Tel# (619) 814-2842

Fax# (619) 702-1711

**Kelley Saunders - Re: Historic Districts**

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**From:** "Thomas Shess" <tomshess@aol.com>  
**To:** <kmsaunders@sandiego.gov>  
**Date:** 7/10/2007 2:51:06 PM  
**Subject:** Re: Historic Districts

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July 10, 2007

Kelley Saunders

Senior Planner

City of San Diego

Historical Resources Board

Re: Support for proposed Mission Hills and Ft. Stockton Trolley Line Historic Districts:

Dear Kelley:

Please add our voices to the list of those supporting historic districts in the San Diego communities. Any measure or group or individual, who champions the preservation of San Diego's heritage, is a hero (ine) in our eyes.

Our family happily has volunteered countless hours to the community in the name of historic preservation. We founded North Park News and its popular Arts & Crafts supplement West Coast Craftsman as a way to bring to the attention of the Greater Mid City how important maintaining our historic neighborhoods can be. There isn't a day when we don't see construction vans parked in front of our older Mid City homes. San Diegans take pride in keeping older homes and older neighborhoods in tact. Those trucks represent jobs that keep San Diegans employed and homeowners happy.

Please add your important voice to supporting historic districts.

Sincerely yours,

Phyllis A. Shess, Esq. San Diego County Deputy District Attorney and Chair of the North Park Maintenance Assessment District and,

Thomas Shess, founder of North Park News, Contributor to American Bungalow and Old House Interiors Magazine and current Senior Editor/Design and Architecture for San Diego Magazine.

3630 Twenty-Eighth Street

San Diego CA 92104

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