

November 1, 2017

To: San Diego Historical Resources Board

Via: Kelley Stanco

From: Kathy Hay & David Hathaway, homeowners of 4793 Panorama Drive, 92116

Subject: **Proposed Valle Vista Terrace Historic District**

Dear Members of the Board,

In a recent conversation with Kelley Stanco I discussed our decision to appeal any HRB decision to approve the creation of the Valle Vista Terrace Historic District. (VVTHD). During that discussion Kelley suggested we provide the board with a synopsis of our concerns. The following is essentially a slightly expanded outline of information we intend to include in our appeal.

My husband and I respect and value the history of University Heights, especially as represented in its architecture. Our choice to live in this neighborhood, and in this home, is in large part due to its relationship with the past and the efforts by the community to maintain this relationship. Regardless of our support of historical preservation, we are convinced that the creation of the VVTHD, especially as it will be dictated and governed by the unyielding requirements of the Mills Act, will not achieve the goals of meaningful historic preservation of the Panorama neighborhood; whatever benefits come from the creation of this district, they will be obtained at the cost of a subset of the homeowners in the proposed district.

It is inconceivable to us that the City has the ability to assume *our rights as homeowners*, or change *our rights as homeowners* and finally, to assume *our rights as homeowners* for reasons not aligned with the largest and most impactful challenges facing University Heights or the City of San Diego (e.g. homelessness, disease vectors, water and sewage).

In assuming our rights as homeowners, the City has designated itself as entitled to, and qualified to, managing our single largest financial investment and to determine our best interests with regard to same. Historical preservation doesn't justify a homeownership declaration of Marshall Law. At minimum we find these assumptions parochial and arrogant.

The HRB has provided no data to demonstrate that participation in the VVTHD will result in increased property values or significant or off-setting tax incentives (the paper from the Stanford Economics Professor is not the same as actual data for our city. When asked, the City was not able to provide us with MLS-based data supporting their assertions, nor are they to definitively describe tax incentives and under what circumstances they would be applicable to the homeowner. I am not surprised by this lack of concrete information; I am only surprised that unsupportable assertions were presented at all.

Simply reviewing sites such as Zillow or Trulia demonstrates that house value is determined by a combination of factors. Improvements to property, both exterior and interior, do greatly influence a home's value but are presented on a level field with factors such as location, access to transportation and community amenities and services, schools, and taxes. I would suggest that factors such as City maintained infrastructure (e.g. roads, water and sewer, landscape) also have significant impact on the

value of a home in any neighborhood including the Panorama loop. The proposed VVTHD is an area with obvious infrastructure needs that have not been consistently or well addressed by its city custodians. All of these factors leave us concerned that the historic designation is of negligible financial benefit to the homeowners involved. Just based on sales records and property values in the proposed district over the last five years, property ownership on Panorama/Cliff is a demonstrated solid investment with real estate values being projected to stay at least 10% of the market average.

Mills Act requirements for exterior restoration appear to exclude (or discourage) the use of materials and manufacturing technologies that increase the safety, energy efficiency and livability of our home. Windows are excellent examples where there are many energy efficient modern materials available that can be designed to be architecturally correct for period homes. Another example is siding. While vinyl siding does have design limitations, Hardie and others produce wood textured siding and shingles which are paintable, fire resistant and immune to termites, and have design potential not available even 5 years ago.

We are in the process of obtaining complete estimates for windows from San Diego Sash (representing historically correct material and technology), and Pelletier and Anderson Renewal representing modern materials. These estimates, along with others, will be submitted as part of the appeal.

A thorough review of the materials provided by the HRB indicate that our property at 4793 Panorama may not have enough of the features required for a designation of "Contributing". We ask the HRB to review our status to determine if "Non-contributing" is a more accurate status for our property. If our property is determined to be non-contributing within the VVTHD then our need for an appellate process action may be moot.

We appreciate your interest in our concerns and look forward to the November HRB meeting. If you need to contact before the November meeting, please do so via Kelley Stanco as to make sure there is a consistent record of our communications.

Best Regards,

Kathy Hay & David Hathaway

Homeowners: 4793 Panorama Drive

November 1, 2017

ATTN: Kelley Stanco
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RE: 4779 Panorama Drive
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Dear Kelley:

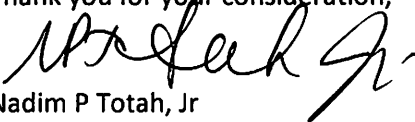
I just recently purchased the above property closing escrow in August 2017. I will very soon be moving from northern California to my new home in San Diego.

I understand that my new home is currently classified as a non-contributing resource due to some remodel which occurred circa 1950.

I would like to request that the Historical Resources Board consider reclassifying my property to a contributing resource.

If you require any additional information, please let me know.

Thank you for your consideration,



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