



Save Our Heritage Organisation  
*Saving San Diego's Past for the Future*

Wednesday, February 14, 2018

Historical Resources Board, Chair McCullough  
City of San Diego  
202 C Street  
San Diego, CA 92101

Re: March agenda Items 5 and 6, Midway Pacific Plan Update and 1035 & 1045 E Street

Chair McCullough and Board Members,

Item 5: Midway Pacific Community Plan Update - Save Our Heritage Organisation (SOHO) supports the historical resource survey done as part of the Program Environmental Impact Report for the Midway-Pacific Highway Community Plan update (No. 561546), which identified 43 potentially historic resources. However, SOHO strongly encourages the survey to include a second motor court located at 4440 Pacific Coast Highway (the Old Town Inn Motor Court, see photos attached), which is located immediately adjacent to the single motor court currently within the survey, 4430 Pacific Coast Highway, the Twin Palms Motor Court. Motor courts, which used to be prevalent and are now rare, are part of the greater promotion of tourism in Midway, Old Town and within the larger community. Located non-contiguously, motor courts illustrate an important pattern of infill development for this and other plan areas. These two motor courts as well as another in the Old Town area (2360-72 San Diego Avenue), highlight that an additional policy to evaluate a city wide multiple property listing (MPL) should be included.

SOHO acknowledges and also appreciates that a policy has been added to evaluate the opportunity for a context statement related to San Diego's significant aerospace industry. This theme is an important industry, historically and still today, to highlight within the San Diego region. Examples include the Ryan Airline industrial hanger where Charles Lindbergh built a custom M 1 monoplane, called the Spirit of St. Louis, and buildings from Consolidated Aircraft, which had "the greatest impact to San Diego's aerospace industry," (HP-160).

Item 6: 1035 & 1045 E Street - After a site visit, research, and review of the December 2017 report prepared for 1035 and 1045 E Street, SOHO asserts that 1035 E Street is a significant historical resource under Criteria A and C, and concurs that 1045 E Street is a significant resource under Criterion C.

The Custer Apartments at 1035 E Street is an excellent and rare intact example of the Italianate style, retaining a high level of historical integrity due to the amount of intact and original historic fabric as well as "Great Boom" era when it was constructed. The style of this late 1887 Victorian era building is emblematic of a growing boom city, which resulted from completing the transcontinental railroad in 1885. This is also the same style the founding fathers used when building their stately homes during this same time period, such as Alonzo Horton. Noted in the 2005 East Village combined survey (p. 10), residential buildings from the 1880s are extremely rare in San Diego because local lumber was scarce and imported

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wood was valuable, so wooden buildings were often moved and recycled. San Diego has very few Italianate buildings left and, since the Italianate style was waning when the earliest parts of Downtown were being built, San Diego never had many to begin with. By the time the railroad is completed in 1885, the style was fairly passé. This 2005 survey also explains the integrity of these “Great Boom” era buildings may be compromised, but 1035 E Street actually has very few integrity issues, making it even more of a historic anomaly and worthy of designation. The rarity of the building type is also tied to its longevity for adaptive reuse, such as becoming a small apartment building for the 1915 Exposition, and significant under Criterion A. It was a pretty common occurrence to expand or modify buildings to create affordable apartments around the time of the 1915 Exposition, especially for workers coming to set up the fair. Under Criterion C, intact features include the hipped roof with deep eaves, two dormers, brackets, fascia, and Victorian detailed window trim. The removal of windows and modifications to the rear façade of the building do not detract from the building’s historical significance. Due to the high level of integrity and amount of intact fabric as well as rarity, from this “Great Boom” time era of San Diego’s history, SOHO strongly asserts this building is significant under Criteria A and C.

SOHO concurs with the report that the Carper Apartment building, located at 1045 E Street, is historically significant under Criterion C. Features include the deep eaves with exposed rafter tails, fascia, wood sash windows, and entry door with side transom windows.

Conclusion - SOHO supports the Midway Pacific historic survey but strongly urges the survey to additionally include the motor court at 4440 Pacific Coast Highway and to add a policy within the plan update to evaluate a multiple property listing for motor courts.

Additionally, SOHO firmly asserts that 1035 E Street, due to the high level of integrity and intact fabric as well as rarity, from this “Great Boom” time era, is significant under Criteria A and C. SOHO also concurs the historical resource at 1045 E Street is also worthy of historical designation under Criterion C.

Thank you for the opportunity to comment,



Bruce Coons  
Executive Director  
Save Our Heritage Organisation

