



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

DATE: August 16, 2018

TO: Historical Resources Board and Interested Parties

FROM: Suzanne Segur, Associate Planner, Historical Resources, Development Services Department

SUBJECT: **ITEM 5 - NETTIE INNES HOUSE**

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The property located at 1659-1663 Dairy Mart Road was previously docketed for review by the Historical Resources Board on June 28, 2018, at which time staff was recommending designation under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Italianate style. At the request of the applicant, the item was continued to the July 26<sup>th</sup> meeting without being heard. At this time, the applicant also submitted additional information in the form of a second addendum to the Historical Resources Research Report. At the July 26<sup>th</sup> meeting, the item was again continued without being heard to the August 23<sup>rd</sup> agenda at the request of the applicant.

The applicant has provided additional information in the second addendum regarding the history of the property and modifications to the 1887 residential structure. No new information about the history of the property was provided to change staff's recommendation. Additionally, the information provided regarding alterations to the property, including general repairs, replacement of the roof, reconstruction of the porch and replacement of siding, are not supported by forensic, photographic or historic documentation. More information about these modifications is required in order for staff to reconsider their recommendation. The applicant has also provided information about financial considerations and future projects on the site. Per section 123.0202 of the San Diego Municipal Code, board members must make a decision on whether to designate a historical resource based on the Historical Resources Board Designation Criteria and board procedures and cannot consider economic impact. Financial considerations and future projects on the site discussed in the addendum cannot be considered in the Board's decision. Therefore, staff continues to recommend designation under HRB Criterion C as a good example of the Italianate style. Staff is also amending the previous recommendation to exclude the additions to the 1887 structure which were constructed outside of the period of significance which were erroneously left out of the previous recommendation.

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Suzanne Segur  
Associate Planner

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Sonnier Francisco  
Senior Planner/ HRB Liaison

SS/sf

Attachments: 1. Staff Report HRB-18-028 dated June 14, 2018  
2. The Applicants Addendum dated June 28, 2018



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: June 14, 2018 REPORT NO. HRB-18-028

HEARING DATE: June 28, 2018

SUBJECT: **ITEM #7 – Nettie Innes House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Amor Hernandez, Reyes Family Trust;

LOCATION: 1659-1663 Dairy Mart Road, San Ysidro Community, Council District 8  
APN 637-021-1700

DESCRIPTION: Consider the designation of the Nettie Innes House located at 1659-1663 Dairy Mart Road as a historical resource.

### STAFF RECOMMENDATION

Designate the Nettie Innes House located at 1659-1663 Dairy Mart Road as a historical resource with a period of significance of 1887 under HRB Criterion C. The designation excludes the residence at 1659 Dairy Mart Road and the corrugated metal barn constructed outside of the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Italianate style and retains a good level of architectural integrity from its 1887 period of significance. Specifically, the resource exhibits tall narrow windows, a bracketed cornice, low pitched hipped roof with moderately overhanging eaves, wide wood siding, and an unelaborated front porch.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development. The preliminary review was initiated by a prospective buyer; however, the owner has chosen to bring the property before the Historical Resources Board for a determination. The resource is a large triangular parcel in San Ysidro which contains an Italianate residential structure, a modern house constructed in 1985 and a barn built in 1938. According to the Assessor's Building Record, the Italianate residential structure was constructed in 1887 and moved to the property in 1938.

The property was identified in the 2011 San Ysidro Historic Context Statement and Survey Report and given a Status Code of 3CS, "appears eligible for California Register as an individual property through survey evaluation." In that report, the property was suspected to be associated with the Little Landers community as well as the dairy farming industry and incorrectly given a construction date of 1910.

The historic name of the resource, the Nettie Innes House, has been identified consistent with the Board's adopted naming policy and reflects the name of Nettie Innes, who owned the property in 1938 when the structures were assembled on the parcel.

## ANALYSIS

A Historical Resource Research Report was prepared by Scott Moomjian, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees and finds the site a significant historical resource under HRB Criterion C. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

The 2011 San Ysidro Historic Context Statement and Survey Report identifies three significant associations that could potentially apply to the subject resource under Criterion A. These potential associations are the Little Landers community, dairy farming and the Bracero program.

Little Landers was a utopian agricultural community established in San Ysidro in 1908 by William E. Smythe. In 1916 the Hatfield Flood destroyed the community and very few houses survived. The Historic Context Statement associates the property with Little Landers; however, there is no evidence that 1663 Dairy Mart Road is one of these surviving structures. The structure's 1887 construction date would imply that it had been moved from another location to be a part of the Little Landers community and then moved once more to the Dairy Mart Road location which is not within the border of the former community. Because no direct link can be made between 1663 Dairy Mart Road and the Little Landers community, staff is not recommending the property for this association.

Despite the collapse of Little Landers, farming continued in the San Ysidro community until the mid-twentieth century. Dairy farming became the primary agricultural venture in the area and Dairy Mart Dairy became one of the largest dairies in San Diego. In reference to the 1663 Dairy Mart Road property, the Historic Context Statement states "it is possible that this property was a part of the former dairy." According to the current owner, whose family purchased the property in 1960, the property was never a part of the Dairy Mart Dairy and the corrugated metal barn was never used in association with any dairy farming activities. Because the property was not related to the dairy farming industry in San Ysidro, staff is not recommending the property for this association.

The Bracero program was an agreement between the U.S. and Mexican governments that allowed Mexicans to temporarily work in the U.S. on farms and ranches. The subject resource is not known to have an association with the Bracero program.

The property located at 1659- 1663 Dairy Mart Road could not be conclusively associated with Little Landers, dairy farming or the Bracero program; therefore, staff does not recommend designation under HRB Criterion A.

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

Research into the owners and tenants of the property at 1659-1663 Dairy Mart Road did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The Dairy Mart Road property is a large triangular piece of land containing three structures; an Italianate residential structure constructed in 1887 and moved to the property in 1938, a corrugated metal barn constructed in 1938, and a residence constructed in 1985. The modern stucco residence, 1659 Dairy Mart Road, and the large metal barn are excluded from this designation.

The subject resource is a one-story, single family residence constructed in the Italianate style. The house is compact and rectangular in shape with a low pitched hipped roof and wide wood siding. The property features a small concrete front porch, tall narrow windows, and bracketed cornice. An interior chimney is located on the western side of the house. At the rear of the property is a shed addition which was clearly constructed in two phases. A garage addition projects from the rear eastern side of the structure.

Several modifications have been made to the residence since its relocation to the site in 1938. Relocation would imply that the concrete porch was added after the house was moved to the site. All of the original wood windows were replaced with aluminum and a window opening on the east façade was shortened at an unknown date. The wood clad shed addition at the rear was added sometime between 1969 and 1971, the stucco addition constructed at a later unknown date and the garage addition was constructed in 1992. Also, the new brick chimney was added approximately during the 1940s. Any modifications that occurred to the structure prior to its move in 1938 are unknown. These modifications do not significantly impair integrity of design, materials, workmanship, feeling or association and the building retains integrity as it relates to architectural significance. This is consistent with the San Ysidro Historic Context Statement which states that the rarity of early single-family residences in San Ysidro allows for some alterations to the property, such as window replacements, to be acceptable and of little impairment to integrity.

In general, moving a property destroys the relationship between the property and its surroundings, destroys associations with historic events and persons, and may cause the loss of building materials such as foundations and chimneys. However, properties that were moved may still be eligible for designation. According to the Guidelines for the Application of Historical Resources Board Designation Criteria, in order for a moved property to be significant under HRB Criterion C it must retain enough features to convey its architectural values and retain integrity of design, materials, workmanship, feeling and association. Because the 1663 Dairy Mart Road property retains each of

these aspects of integrity and is also a rare example of an early residence in San Ysidro, the relocation of the property should not prohibit its eligibility for designation.

The Italianate style was part of the Picturesque Movement that began in England, and was a reaction to the formal classical ideals in art and architecture that had been fashionable for about 200 years. The movement expressed a desire for greater freedom of architectural expression and for more organic, complicated forms that were intended to complement their natural setting. Beginning in the 1840s and 1850s, the Italianate style was popularized in America through pattern books by architect Andrew Jackson Downing. As an easily adaptable style it became popular with residential, commercial, and institutional buildings alike from 1855 to 1880. Freestanding Italianate buildings displayed the cornice under widely overhanging eaves, while contiguous Italianate row houses or commercial buildings have a bracketed cornice on the front façade. Other markers of the Italianate style are tall, narrow windows, some with elaborate hoods, often shaped like an inverted U. Italianate windows often have round arch or square tops and can also be crowned by a pediment or entablature with brackets. Most Italianate buildings have columned porticoes or porches, sometime extending the full width of the front façade. The west coast produced a slightly different variation of the style with a higher concentration in San Francisco and northern California. In San Diego, the style arrived a few decades after the rest of the country and continued to be popular through the 1910's.

Significance Statement: The house continues to convey the historic significance of the Italianate style by embodying the historic characteristics associated with the style; including tall narrow windows, bracketed cornice, low pitched hipped roof with moderately overhanging eaves, wide wood siding, and unelaborated front porch. Therefore, staff recommends designation of the subject property under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

Research into the construction of the property at 1659-1663 Dairy Mart Road failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 1659-1663 Dairy Mart Road has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*CRITERION F - 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.*

The property at 1659-1663 Dairy Mart Road is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Nettie Innes House located at 1659-1663 Dairy Mart Road be designated with a period of significance of 1887 under HRB Criterion C as an example of the Italianate style. The designation excludes the residence at 1659 Dairy Mart Road and the corrugated metal barn constructed outside of the period of significance.



Suzanne Segur  
Associate Planner



Sonnier Francisco  
Senior Planner/ HRB Liaison

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Attachment(s):

1. Draft Resolution
2. The Applicant's Addendum dated May 30<sup>th</sup>, 2018 and Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 6/28/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/28/2018, to consider the historical designation of the Nettie Innes House (owned by Amor Hernandez, Reyes Family Trust, 1663 Dairy Mart Road, San Diego, CA 92173) located at **1659-1663 Dairy Mart Road, San Diego, CA 92173**, APN: **637-021-17-00**, further described as SEC 35-18-2W NWQ 1.66 AC M/L IN S H OF S H OF NEQ OF in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Nettie Innes House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Italianate style and retains a good level of architectural integrity from its 1887 period of significance. Specifically, the resource exhibits tall narrow windows, a bracketed cornice, low pitched hipped roof with moderately overhanging eaves, wide wood siding, and an unelaborated front porch. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall exclude the residence at 1659 Dairy Mart Road and the corrugated metal barn constructed outside of the period of significance.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
JEREMY JUNG,  
Deputy City Attorney

To: The SDHRB  
 Subject: 1663 Dairy Mart Road  
 From: Family Representative  
 Date : June 28, 2018  
 RE: Agricultural Dairies, 10/11/2010

On Page 22, of the final Historic Context Statement regarding “agricultural dairies” The last part of the paragraph on this page cultivates the nomination of this property as potential significant historical location: “A large parcel of land at 1663 Dairy Mart Road contains a house ca. 1910) an agricultural building clad in corrugated metal (date unknown) it is possible that this property was part of a former dairy. Dairies carried on the agricultural business in San Ysidro after Little Landers, and maintained a rural belt around the town for a number of years, until much of the land was developed into subdivisions beginning in the 1960’s. Today most of the cows are gone, but the Tijuana River Estuary is home to some farming, stables and open spaces.”

#### The Barn and house

The task for this HRB is to examine this theory of a possibility and decide if the barn and the house characterize the possibility it was a former dairy, or accept the suggestion by the HRB Staff to exclude the barn, and since the Staff has suggested the house is a nominee for a historical designation under Criteria C, has the HRB also considered Mr. Moomjian’s recommendation in his Report that concludes the house should also be excluded for the facts he outlines in his Report to the HRb. The details recounted to the succeeding owners of the 1663 by Mrs. Bonner, preceding owner, who recounted that the barn was not a milk harvesting room, that the house was moved from an unidentified location to 1663 Dairy Mart Road, a location that does not represent its original setting. The house required adaptations and rebuilding to make it livable. The following details were asserted by Mrs. Bonner, previous owner before Emil and Rosa Kamber?

1. That the Innes couple bought the property as an investment. The house was brought to the property after the barn had been constructed. Around 1938 the property on was leased by the Innes couple to a known vegetable farmer named Sotero. His brother Teofilo Mendoza also leased land On Dairy Mart Road. The leases were very inexpensive. Teofilo owned 15 acres in Nestor, 2050 Coronado Ave., San Diego. In 1996-1997 his property was taken by Eminent Domain and an elementary school was erected on the site. The school is named after him. His son William was an attendant at our wedding. It was William who was a friend of Emil Kamber who informed him Mrs. Bonner was selling the property.

According to Mrs. Bonner the house was given to the Innes couple and relocated from an undisclosed location that was either being developed or had been affected by a natural hazard outside of human control.

2. The house needed general repairs due to damaged areas and some deterioration to make it livable.



3. Around the time just before my father in law bought the property, the wood shingled roof needed to be replaced due to rain damage. A simulated dormer attachment was eliminated from the roof due to damages sustained during the moving process and that part of the roof repaired.

4. According to Mrs. Bonner, the porch was reconstructed after she bought the property. The original porch was not with the house and a small simulated copy of a dormer was placed on top of the porch. The house foundation did not have its original elevation and a cement base was put in to replace. In its previous location, representative of houses in those days, they had traditional raised foundation due to the lack of proper rain drainage at that time. This required wooden steps to the entrance and the typical decorative wood handrail up the steps and balustrade that embellished the porch structure.

5. Siding needed to be replaced around the lower part of the house due to water damage and damage during the move. The lower panels that typically protected the foundation of these homes from small wild animals that sought shelter under the foundation were never replaced. The material and cornices that were damaged and replaced were bought from specialty suppliers. They were not hand carved, as many expensive and older structures had. Replacement was cheap and easy to attach to the building. It did not require a master builder, artist or architect; a usual carpenter can accomplish the task

6. This house is unassertive with respect to a truly important structure. Many homes of working class people were facsimiles of the authentic historical structures. To consider this house as having a significant history is like considering today's track homes as having significant aggressive architectural features requiring a master builder. Criterion C would have to be stretched a bit to validate this house as having the integrity of a truly significant designation.

7. The adaptations required to make the house livable for the Bonner couple are, the additions of a kitchen, bedroom, bathroom, and a dining room. The additions do not complement the original design with outstanding embellishments or artistry; and the other adaptations by my father in law, such as the garage, and the stucco I added to the back room, and cement supports to level and secure the foundation are also alterations.

8. We received a good faith offer of 2 million dollars for the property on 11/16/2016 executed by the buyer Mr. Shahin Edalatju to purchase the property that introduced us to the HRB dilemma that we are now confronted with.

9. The photos and literal evidence aptly prepared by Mr. Scott Moomjian's report to the HRB and staff includes photos of the structure's adaptation's and the existing condition of the barn that defeats the notion that this object has integrity to be considered eligible for a historical designation. Careful construal of the HRB Criteria, or any NRHP, or CRHP Criteria reveals that an object considered for designation must have definite integrity.

10. The recommendation to the HRB by the Staff to exclude the barn is based on the fact the barn lacks the integrity to support a historical designation. Furthermore nowhere in the registry of dairies in the San Ysidro area for the period asserted of the barn construction appears a license for the operation of a

milk harvesting dairy. Mrs. Bonner asserted this was a storage facility. My father in law also used it as a storage outbuilding.

Hopefully, the HRB has also conducted an on-site investigation that careful scrutiny reveals whether in fact the Staff and Mr. Scott Moomjian's conclusion compliments the domain and scope of the NRHP and CRHP Criteria. Mr. Scott Moomjian's experience, as a noted licensed attorney and historian who participated in the 2005 East Village Combined Historical Surveys and its updates, offers his competency in evaluating historical sites. Having been retained as consultant in the 2005 project gives him the credentials that support his decision that this is not a potential historical object. The HRB staff's report regarding the barn agrees with the evidence that shaped their conclusion. I see no further need to elaborate the issue: Mr. Moomjian's, and the Staff's report, is sufficient evidence that should inspire procedural justice.

#### SOHO's Perception

On March 27, 2018 Save Our Heritage Organisation sent a letter dictated by Mr. Bruce Coons, Executive Director of SOHO in a reply to Ms. Suzanne Segur, Associate Planner of the Historical Resources, Development Services Department, and City of San Diego contradicting Mr. Scott Moomjian's report. He establishes in the context of his reply that he does not agree with Mr. Moomjian's Report that concludes that the object (the house) does not have the integrity to be designated historical.

SOHO's prologue in the dictated letter to Ms. Segur by Bruce Coons pronounces his position thusly: After reviewing the submitted report (by Scott Moonjian) as well as research and a site visit, Save Our Heritage Organisation (SOHO) powerfully asserts that the perceived Italianate building at 1663 Dairy Mart Road is historically significant under Criteria A, C, and possibly B, and that the barn requires further research, but is also potentially significant under Criteria A and C. His Assertion is further explicated in his principal critique. His assertions dictate SOHO'S ambition to have this object designated historical.

His assertion is that this building is identified as conforming to the Italian type, style, Italian customs, manners, etc. I am of Italian ancestry. This object never made me feel as a part of that ancestry. Nor did it inspire in me reminiscence. It is just a simply constructed old house that needed to be made livable for Mrs. Bonner and for the 60 years of the Kamber and Reyes families. Not for the Italianate style of the building, but for its ability to serve as a nurturing home for its occupants. That is the only historical significance this house has is that it is our heritage (inheritance) not SOHO's Heritage.

Now a Save Our Heritage Organisation, that never paid a penny for it, or felt what it was like to lived in it, is acting like the overlords and saviors of their heritage, not ours, of a property that was bought with hard earned USA dollars by a milk harvester in 1960 who was a Swiss immigrant that was paid one dollar and 50 cents an hour? Who worked 7 days a week getting up at 4 AM till 8 AM and then from 4 PM till 8 PM. These save our heritage organizations have no regard for the toil expended by those that have toiled a lifetime doing labor that a lot of people shy away from to provide for their families. Life is not about pillaging the heritages gained by the sweat of their brow. I read somewhere, "...love your neighbor as yourself!" This acquisitive interpretation of the law by any organization is intellectually dishonest and does not serve procedural justice. It subjugates it.

We are witnessing government decisions that are harming human beings. The law is being used as a weapon for the benefit of "the rising oligarchy in this country whose greed is insatiable and is destroying Lincoln's vision of America, is destroying our vision of America, and is moving us in the direction of the few, by the few, for the few. The privatization of the economy in December 1991, in the view of many analysts, is what led to the rise of Russian oligarchy. Aristotle used the term oligarchia to designate the rule of the few when it was exercised not by the best but by bad men unjustly"; Human rights are being trampled on by bad men.

Special interests that strongly attempt to persuade those who swear an oath to provide optional procedural justice to all without bias or prejudice, to rule favorably on their recommendations to designate a historical value to a property to save their heritage at the expense of the value of a household who depends on the value of their property to prosper.

My family's concern is not the veneration of our house to save our tradition. If that were true we would never sell this property. The value this property now has for us is the potential to provide our children with an educational opportunity so that their children can acquire the potential to help their children and the potential to provide an adequate habitation for their seniors.

Our family has 60 years' experience of the struggles to maintain this property so that someday it would benefit our family and not to be surprised by scavengers who hover over a property ready to interpret a law for a justification to claim the property without having to pay for it. There is justification for truly significant artifacts, but not for properties that have been relocated that have simple architectural reproductions of genuine significant Italianate architecture that is representative of a culture germane to it. One can attach significance to an object by observing the simulations but that does not make it authentic.

The HRB Staff is recommending an historical designation for the Nettie Innes house located at 1659-1663 Dairy Mart Road with a period of significance of 1887 under HRB Criterion C that agrees with the assertion and consecration by SOHO. The HRB Staff excludes all other objects on the property. The HRB Staff's Report further claims the object of interest (the house) retains characteristic features of the Italianate style, and a good level of architectural integrity from its 1887 period of significance. It specifies certain resource exhibits tall windows, a bracketed cornice, low pitched hipped roof with moderately overhanging eaves, wide wood siding, and an unelaborated front porch. These are the assertions of the SOHO letter to Ms. Segur and staff by Mr. Bruce Coons resourcefully overlooks the 10 items I identify above.

The house is not in the historical location it was constructed in. The location is unknown according to the Staff, Mr. Scott Momjian's, and the Historical Context Reports. The architect and the builder are unknown. Since the period of construction is not certain, and the designer and builder are unknown attaching significance to this assertion is academic.

Most of the genuine Italianate buildings of the 1887 period had two stories with lumber floored porches and steps leading to the entrance of the house. The foundation exteriors were covered with panels with some artistic molding carved or attached to them. Many had dormers that were on the roof above the

porch. The affluent owners retained architects, master craftsmen, wood carving, and molding experts that worked closely with the architect's specifications. These homes are truly historical and worthy of preservation for their truly artistic expressions. There are many aspects to these homes and buildings that it would take a tome to describe. I only touch on this subject that is the heritage of my biological Italian ancestry. Of course I am proud of the history of the good Italian people. I am also proud of my adopted Mexican parents history and contribution to this country. We should all be proud of the hard working immigrants that together contributed greatly to form this country into a society of many cultures. No one culture is more important than the other.

I am familiar with the Italianate structures in San Francisco and all through the Sacramento River waterway. Many of these structures are copies of an Italianate style. They were built without architects and master builders or. My biological ancestors were fishermen. Not upper class, fish harvesters similar to the milk harvesters and field harvesters, working class people. Their earnings were meager, yet they bought land and built their own houses with their God given skills. My Mexican adopted father built his first home in a suburban area In Los Angeles in a neighborhood close to vegetable farms owned by Japanese immigrants in the early 1930-1940's until their internment caused their property to be confiscated by the government during WWII. My adopted father was a field worker in the San Joaquin Vally farms of California. The people that were mostly affected by the depression were Anglos that did not want to work in the hot sun as field workers. The houses that were built by this working class were facsimilia of the style of house that wealthy people had, but simpler and smaller, and without the costly embellishments. The porches helped to sit outside during the summer time.

The heritage of today's Dairy Mart tract homes and people do not represent where this house was relocated from. The Dairy Mart Rd. community does not identify its heritage by the object on this property that SOHO claims symbolizes their heritage and therefore is worthy of a historical designation. If they truly believe this, then why not make us a straightforward offer instead of trying to persuade the authorities to justify their assertions? This would prove how much they love their heritage.

Does Criteria C, amongst other things, represent: "...something that suggests a significant and distinguishable entity. Entity is defined as: object, thing, individual, or Being. What distinguishable group does this highly praised old house personify that regardless of a significant and distinguishable deficient component this group may lack, gives it a individual distinction that honors Criteria C?

Mr. Moomjian's Report contains the following Building Structure, and Object Record

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Resource Name# 1663 Dairy Mart Road

- |    |                       |  |
|----|-----------------------|--|
| B3 | Original Use:         | Residential (Single Family-Family Home; Agricultural (Barn)  |
| B5 | Architectural Style:  | Folk Victorian (Residence) ; Utilitarian (Barn)  |
| B6 | Construction History: | Constructed at an unknown location in 1887 and moved to present location c.1938. Barn constructed on site in 1938. 1663 Dairy Mart Road residence substantially modified and altered with the removal of all |

original wood, double hung windows and installation of aluminum, double-hung (date(s) unknown); window opening/ modification at southeast elevation (date unknown); and construction of three additions-(1) "center" along south elevation (c. 1969-1971; (2) "stucco" addition along south elevation (date unknown); and (3) "garage" addition along southeast elevation (1992); Barn modified by addition along southwest elevation (c. 1971-1980.

B9a. Architect unknown b. Builder unknown

B10 Significance: Theme N/A Area San Ysidro.

Period of Significance: N/A.

Property type: Residential.

Applicable Criteria: N/A

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In March of 1939, Margaret Innes sold the property to W.H. Briscoe. Briscoe, a month later Briscoe deeded it to Irl and Alice Bonner, in 1949, after Irl's death the property passed to Alice Bonner who owned it until it was conveyed to Emil and Rosa Kamber in June 24, 1960. Mrs. Bonner was not able to afford the maintenance on the property so she decided to sell it.

The responsibility of the HRB purview is understood. Group decision-making is not an easy process that attempts to arrive at a resolution that is well-balanced and fair. People have feelings, and in my experience feelings are not good counselors that help to distinguish what is right or wrong. A consensus of opinions in today's modern governmental environment is dogged by intriguing collusions that confuse independent thought. As a result of this awareness, A Catch-22 situation exists that makes it difficult for me to present my opinion because I am an owner of this property and I can be judged as having a biased intent as to how best to reconcile the HRB to Mr. Scott Moomjian's independent conclusion that the 1663 Dairy Mart Road property does not have the surviving integrity that legalizes any decision to designate it as a historical site that honors any of the four basic criteria under which a structure, site, building, district or object can be considered eligible for listing in the National or California register that this board or staff is familiar with. No I do not have a bias! I consider the law as being a two edged sword that provides security to all who use it to defend a just conclusion before a procedural Justice HRB.

Mr. Scott Moomjian's work in the "La Jolla Sunbeam cottage" matter is well documented. The HRB voted in favor of his recommendation to not designate it as historical in a dynamic mediation process. The way this issue was handled by the HRB and staff is an indication that the work of Mr. Scott Moomjian is respected and that fairness is part of the HRB's constitution. Fairness stresses impartiality from those who stand for the law. In this case as difficult as it was, fairness prevailed, that is estimable

not only for the interests of the City of San Diego's leaders, but also the interests of all the people affected by the challenges brought to them for consideration.

With gratitude to the one the USA claims on its paper and coin currency to trust, I trust that this matter and the catch-22 quandary is in those hands, thus, this presentation regarding the search for impartiality is his work not mine. Only he can judge the heart of the only race on earth; the human race. So the "Little Landers by law, regarding no Mexican, Negro, or Mongolian can buy property" in San Ysidro is also a fact that should not be designated as historical by providing a symbol of that history anywhere in the Dairy Mart Community within the boundary of the 5 and the 905 freeways .

We do not believe in the expropriation of private property without just cause. On a case by case judgment it may be justified, but not in this case without paying the offer a private investor is willing to pay, in this case \$2 million dollars by Mr. Shanin Edaladtju t.

The only History worth preserving here for us is honoring the wishes of my father and mother in-laws will for their family. His death in his early forties ended his dream, my mother in-law tried to perpetuate it by deeding the property to her children. She made me promise to do the best I could to make sure their family would someday receive the benefit of their labor. He was of Swiss origin and was brought here by a Swiss dairy farmer who knew he needed someone whose the heartis of a milk harvester that would treat his farm animals with esteem. Only someone who loves the authentic effort of dairy farming can survive in this environment. Just like the Mexicans who pick the fields or anyone who loves their profession and is dedicated to being the best one can be at it. Without this kind of love, survival is difficult. I have learned that most farmers, whether owners of farms or the most lowly worker, are very dedicated to family. It has to do with respecting all life, animal or human. Without this temperament life's difficult moments remain unattended.

I want to thank Bradley Peters and his organization for their honest effort to help us in getting the fair offer for our property and his help together with Ms. Suzanne Segur of the staff of the SDHRB for walking us through this process, thanks for your decent work. I hope my observations adequately address the scope of Criteria C, if not technically, in reason and logic.

Yours truly,

Tony F. Reyes

1663 Dairy Mart Rd. Family Representative.