



THE CITY OF SAN DIEGO

Historical Resources Board

SPECIAL MEETING

AGENDA

July 16, 2007 at 9:00 AM

City Council Committee Hearing Room
12th Floor, City Administration Building
202 C Street, San Diego, CA 92101

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Secretary for the Historical Resources Board at 619-533-6307 at least five (5) working days prior to the meeting to insure availability.

Members of the Public are advised that Historical Resources Boardmembers may be unable to thoroughly review and consider materials delivered the day of the hearing.

ITEM 1 – PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE HISTORICAL RESOURCES BOARD NOT PREVIOUSLY HEARD OR ON THE AGENDA. A REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE HEARING RECORDING SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3.0 MINUTES TIME PER SPEAKER.



City Planning & Community Investment

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ITEM 2 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
 - Absences
 - Other General Information
- B. Conflict of Interest Declarations
- C. Requests for Continuances

ACTION ITEMS**ITEM 3 — MISSION HILLS HISTORIC DISTRICT (2nd Hearing)**

Applicant: Janet O'Dea and Allen Hazard

Location: Various addresses within the intensive survey area boundaries, defined 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; Uptown Community, Council District 2

Description: Second hearing to consider the designation of the Mission Hills Geographic/Traditional Historic District as a Historical Resource.

Today's Action: Review the Mission Hills Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; consider the designation of the district as a historical resource; and consider the classification of contributing and non-contributing resources within the district.

Staff Recommendation:

Staff recommends that the Board:

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

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
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

Report Numbers: HRB-07-030 and supplemental memo dated July 10, 2007

ITEM 4 — FORT STOCKTON LINE HISTORIC DISTRICT (2nd Hearing)

Applicant: Barry Hager and Scott Sandel

Location: Various addresses within the intensive survey area boundaries, defined by the properties fronting on West Lewis Street transitioning to Fort Stockton Drive between Stephens Street and Trias Street (including 4244 and 4247 Saint James Place, 4250 and 4251 Sierra Vista, 4249 Arden Way, 4390 and 4430 Witherby Street, and 4391, 4405 and 4435 Trias Street), as well as the properties on the southwest side of Pine Street between Witherby and Trias Streets;

Description: Second hearing to consider the designation of the Fort Stockton Line Geographic/Traditional Historic District as a Historical Resource.

Today’s Action: Review the Fort Stockton Line Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; consider the designation of the district as a historical resource; and consider the classification of contributing and non-contributing resources within the district.

Staff Recommendation:

Staff recommends that the Board:

1. Designate the Fort Stockton Line 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 the design and development of streetcar suburbs, incorporating subdivision design features which include wider streets and parkways on the main thoroughfare on which the streetcar ran; narrower side streets; and large, prominent homes in Craftsman, Prairie and Spanish Revival styles along the streetcar route. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer

- extant, the influence of the streetcar on both the location and design of the subdivision is evident today, representing a distinct and significant era in suburban development in San Diego.
- ii. 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.
- 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. reflecting the evolution and development of architectural styles and trends in San Diego from the Craftsman and Prairie style (and to some extent the Mission Revival style) of the 1910’s, to the Spanish Revival architecture of the 1920s and 1930s.
- c. HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including:
 - i. Requa and Jackson
 - ii. Nathan Rigdon
 - iii. Martin Melhorn
 - iv. Alexander Schreiber
 - v. Henry Lang

2. Designate the following 79 Contributing Resources under HRB Criterion F:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4249	Arden Way	44342201	5D3	2212	Fort Stockton Drive	44325012	5D3
1787	Fort Stockton Drive	44343224	5B	2220	Fort Stockton Drive	44325011	5D3
1797	Fort Stockton Drive	44343222	5B	2227	Fort Stockton Drive	44325103	5D3
1799	Fort Stockton Drive	44343221	5B	2235	Fort Stockton Drive	44325102	5D3
1800	Fort Stockton Drive	44343117	5B	2236	Fort Stockton Drive	44325009	5B
1802	Fort Stockton Drive	44343118	5B	2245	Fort Stockton Drive	44325101	5B
1804	Fort Stockton Drive	44343119	5D3	2252	Fort Stockton Drive	44325007	5B
1811	Fort Stockton Drive	44343216	5B	2255	Fort Stockton Drive	44306163	5B
1816	Fort Stockton Drive	44343120	5D3	2258	Fort Stockton Drive	44325006	5B
1830	Fort Stockton Drive	44343121	5D3	2260	Fort Stockton Drive	44325005	5B
1834	Fort Stockton Drive	44343109	5B	2265	Fort Stockton Drive	44306164	5B
1835	Fort Stockton Drive	44343226	5B	2271	Fort Stockton Drive	44306165	5B
1845	Fort Stockton Drive	44343227	5B	2276	Fort Stockton Drive	44325002	5D3
1854	Fort Stockton Drive	44343105	5B	2277	Fort Stockton Drive	44306166	5D3
1855	Fort Stockton Drive	44343228	5B	2285	Fort Stockton Drive	44306167	5B
1859	Fort Stockton Drive	44343229	5D3	2215	Pine Street	44325024	5B
1860	Fort Stockton Drive	44343103	5D3	2225	Pine Street	44325023	5D3
1866	Fort Stockton Drive	44343102	5B	2231	Pine Street	44325022	5D3
1867	Fort Stockton Drive	44343230	5D3	2271	Pine Street	44325017	5B
1883	Fort Stockton Drive	44343231	5D3	2281	Pine Street	44325016	5D3
1918	Fort Stockton Drive	44327023	5D3	4244	Saint James Place	44342223	5B

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1920	Fort Stockton Drive	44327024	5D3	4247	Saint James Place	44343201	5B
2008	Fort Stockton Drive	44325042	5D3	4250	Sierra Vista	44327001	5D3
2019	Fort Stockton Drive	44325117	5D3	4391	Trias Street	44306168	5D3
2020	Fort Stockton Drive	44325041	5D3	4405	Trias Street	44325001	5B
2025	Fort Stockton Drive	44325116	5D3	4435	Trias Street	44325014	5B
2031	Fort Stockton Drive	44325115	5B	1705	West Lewis Street	44346211	5B
2035	Fort Stockton Drive	44325114	5D3	1706	West Lewis Street	44346115	5D3
2038	Fort Stockton Drive	44325040	5D3	1714	West Lewis Street	44346116	5D3
2107	Fort Stockton Drive	44325113	5D3	1720	West Lewis Street	44346117	5D3
2110	Fort Stockton Drive	44325050	5D3	1731	West Lewis Street	44346214	5D3
2115	Fort Stockton Drive	44325112	5D3	1732	West Lewis Street	44346119	5B
2121	Fort Stockton Drive	44325111	5D3	1744	West Lewis Street	44346120	5D3
2127	Fort Stockton Drive	44325110	5B	1752	West Lewis Street	44346121	5B
2138	Fort Stockton Drive	44325053	5D3	1753	West Lewis Street	44346201	5B
2139	Fort Stockton Drive	44325109	5D3	1760	West Lewis Street	44346122	5D3
2147	Fort Stockton Drive	44325108	5D3	1770	West Lewis Street	44346123	5D3
2151	Fort Stockton Drive	44325107	5D3	1778	West Lewis Street	44346124	5B
2154	Fort Stockton Drive	44325055	5B	4390	Witherby Street	44325106	5B
2206	Fort Stockton Drive	44325013	5B				

3. Establish the following 30 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1775	Fort Stockton Drive	44343225	6L	2244	Fort Stockton Drive	44325008	6Z
1801	Fort Stockton Drive	44343219	6L	2268	Fort Stockton Drive	44325004	6L
1846	Fort Stockton Drive	44343106	6Z	2274	Fort Stockton Drive	44325003	6Z
1887	Fort Stockton Drive	44343202	6L	2205	Pine Street	44325025	6Z
1913	Fort Stockton Drive	44342222	6L	2241	Pine Street	44325021	6Z
1914	Fort Stockton Drive	44327002	6L	2251	Pine Street	44325020	6Z
2005	Fort Stockton Drive	44325119	6Z	2255	Pine Street	44325019	6Z
2015	Fort Stockton Drive	44325118	6L	2265	Pine Street	44325018	6Z
2042	Fort Stockton Drive	44325039	6Z	2285	Pine Street	44325015	6L
2114	Fort Stockton Drive	44325051	6L	4251	Sierra Vista	44343101	6L
2124	Fort Stockton Drive	44325052	6L	1715	West Lewis Street	44346212	6L
2146	Fort Stockton Drive	44325054	6Z	1717	West Lewis Street	44346213	6L
2211	Fort Stockton Drive	44325105	6L	1728	West Lewis Street	44346118	6Z
2221	Fort Stockton Drive	44325104	6L	1739	West Lewis Street	44346203	6Z
2228	Fort Stockton Drive	44325010	6Z	4430	Witherby Street	44325026	6L

Report Numbers: HRB 07-031 and supplemental memo dated July 10, 2007

ADJOURNMENT

ENCLOSURES (with printed copy only):

1. ITEM 3 - Staff Report and supporting information
2. ITEM 4 - Staff Report and supporting information

REMINDERS:

NEXT BOARD MEETING DATE: July 26, 2007

LOCATION: City Administration Building

12th Floor, Council Committee Room

4th Floor, Large Conference Room, unless otherwise noted