



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 14, 2007 REPORT NO. HRB-07-031

ATTENTION: Historical Resources Board
Agenda of June 28, 2007

SUBJECT: **ITEM 8 – FORT STOCKTON LINE HISTORIC DISTRICT
(2nd HEARING)
NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #2
(1760 WEST LEWIS STREET)**

APPLICANT: Barry Hager and Scott Sandel (District)
Carl and Karen Weymann, owners (1760 West Lewis Street)

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; individual site designation at 1760 West Lewis Street, Uptown Community, Council District 2

DESCRIPTION: Review the Fort Stockton Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; consider the designation the Fort Stockton Line Geographic/Traditional Historic District and the contributing resources within the District, and finally, consider the designation of the property at 1760 West Lewis Street as an individually significant resource.



STAFF RECOMMENDATION

At this time, staff recommends that the Board:

1. Establish builder and developer Morris Irvin as a Master Builder.
2. 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 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 19-teens, 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
3. Designate the following 79 Contributing Resources under HRB Criterion F.

St #	Street Name	APN	Statu s Code	St #	Street Name	APN	Statu s 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

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

4. 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

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
2124	Fort Stockton Drive	44325052	6Z	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	Wetherby Street	44325026	6L

- Designate the property at 1760 West Lewis Street, the Nathan Rigdon & Morris B. Irvin Speculation House No. 2, as an individually significant resource under HRB Criterion C as a good example of the Craftsman style, and HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.
- Direct staff to return to the Board with the Fort Stockton Line District Development and Design Guidelines, as needed and appropriate, following input from the community.

BACKGROUND

This nomination is being brought before the Historical Resources Board (HRB) by the City of San Diego City Planning and Community Investment Department for consideration of designation as a Geographic/Traditional Historic District under the Land Development Code and HRB Policy 4.1, adopted April 25, 2002.

First Hearing

On May 24, 2007 the Board held the first hearing for the Fort Stockton Line Historic District where the nomination was reviewed, deemed complete and forwarded to a second hearing for designation. At the first hearing the Board took the following actions:

- Accepted the Fort Stockton Line Historic District boundary as proposed in the nomination.
- Accepted the Period of Significance of 1910-1939.
- Accepted the Historic Context with direction to further develop the element related to pre-history and early settlement of the greater Mission Hills area.
- Accepted the Statement of Significance as written in the nomination.
- Reclassified 1715 West Lewis Street from Contributing to Non-Contributing and 5D3 to 6L
- Reclassified 4250 Sierra Vista from Non-Contributing to Contributing and 6L to 5D3.
- Reclassified 2221 Fort Stockton Drive from 6Z to 6L.
- Reclassified 2015 Fort Stockton Drive from 6Z to 6L.
- Accepted the classification of 79 non-contributing resources as follows:

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

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
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
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	Wetherby Street	44325106	5B
2206	Fort Stockton Drive	44325013	5B				

10. Accepted the classification of 30 non-contributing resources as follows:

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

St #	Street Name	APN	Statu s Code	St #	Street Name	APN	Statu s Code
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	6Z	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

11. Accepted the nomination as a whole and forwarded the district nomination to a second hearing for designation.

Staff Response to Board Direction

Based upon direction given by the Board at the first hearing, staff has made several modifications and clarifications to the district nomination. These modifications and clarifications include the following:

1. Staff reviewed and compiled information from three City documents related to pre-history, early settlement and the Presidio, as well as a website which provides information on the Kumeyaay village of Kosa’ii (Cosoy), to provide a more thorough and accurate accounting of the early history of the greater Mission Hills area. City documents referenced in this early history element of the context statement include *San Diego Presidio Condition Assessment Report* (prepared by KEA Environmental Inc.), *Draft Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study* (referenced section prepared by Richard Carrico), and *City of San Diego Land Development Manual: Historic Resources Guidelines, Appendix A*. The referenced website can be found at www.cosoy.org. The revised historic context with the expanded “Pre-History, Early Settlement and the Presidio” element has been included as Attachment 1.
2. The Board directed staff to prepare a draft resolution for the designation of the Fort Stockton Line Geographic/Traditional Historic District. The draft resolution has been included as Attachment 2.
3. The property at 1715 West Lewis Street has been reclassified from Contributing to Non-Contributing and 5D3 to 6L.
4. The property at 4250 Sierra Vista has been reclassified from Non-Contributing to Contributing and 6L to 5D3.
5. The status code of the properties at 2015 Fort Stockton Drive and 2221 Fort Stockton Drive were changed from 6Z to 6L.

District Record

Upon designation of the Fort Stockton Line Geographic/Traditional Historic District, staff will prepare a California Department of Parks and Recreation DPR-523D form for the district file using the information provided in the district nomination as approved by the HRB in their action to designate the district.

ANALYSIS

Historical Significance of the Fort Stockton Line District

The Fort Stockton Line Historical District is significant as a historical district for its development and layout as an early twentieth-century “streetcar suburb” using Progressive-Era planning philosophies, and for its high quality Craftsman, Prairie, and Spanish and Mission Revival architecture designed by a number of Master Architects and Builders. The period of significance for the District is 1910 to 1939, the time period between the planning of the development and its build-out. Establishing the historical significance of a district under the adopted HRB Historical District Policy is a two-step process which requires that one or more of criteria “a” through “k” identified in the District Policy be utilized in determining the significance of an area proposed for district designation. The district is then designated under the standard adopted Board Criteria A-E, as supported by the analysis under the District Policy criteria. Contributing resources are then designated under Criterion F. The significance criteria identified in the District Policy which apply to the Fort Stockton Line District, and the corresponding HRB designation criteria are as follows:

“c.” Rare Past: *A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.*

The Fort Stockton Line District is an excellent example of a streetcar suburb, 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.

This relates to HRB Criterion A, as a special element of the City and neighborhood’s historical, cultural, landscaping and architectural development.

“d.” Development Progression: *Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.*

The Fort Stockton Line District illustrates 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 1910s, to the Spanish Revival architecture of the 1920s and 1930s. These homes range from modest bungalows to more grand show-pieces along the streetcar route, and exemplify quality design and construction.

This relates to HRB Criterion C as the District embodies distinctive characteristics of various styles, types and period(s) of construction.

“e.” Consistent Plan: *Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.*

Overall, the Fort Stockton Line District illustrates streetcar suburb development centered around and contingent upon the extension of the streetcar line to facilitate new growth and development in outlying areas. The layout of the streets and placement of small commercial zones to service the residential areas (1700 block of West Lewis and 1900 block of Fort Stockton Drive) is consistent with the planning of a streetcar suburb. In addition, the portion of the District within Subdivision Map No. 1115 was designed with Progressive-Era planning principles, including undisturbed canyons and ravines for the purpose of recreation and scenic enjoyment, streets which follow the topography of the hilltops, blocks and lots which vary in size and shape; and a minimum number of intersections with sharp 90-degree corners.

This relates to HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development.

“i.” Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

The Fort Stockton Line District is characterized by resources ranging from Craftsman and Prairie to Mission and Spanish Revival which exemplify quality design and construction. In addition, the District is comprised of a remarkably high concentration of Master Architect designed and/or Master Builder constructed homes. According to research performed by the applicant, in a district with 109 resources, just over one-third of these resources were designed by established Master Architects such as Requa and Jackson (2), and designed and/or built by Master Builders such as Nathan Rigdon (24, plus 2 built with Morris Irvin), Martin Melhorn (7), Alexander Schreiber (2), and Henry Lang (1). In addition, 4 resources were built by Morris Irvin (plus 2 he built with Nathan Rigdon and 1 he built with Melcher and Esty), who is proposed as a Master Builder by the Mission Hills District nomination. If Irvin is established as a Master Builder by the Board as part of that nomination, nearly 40 percent of all properties within the boundary of the Fort Stockton Line District will have been designed and/or built by Master Architects and/or Builders. While not all of these properties retain sufficient integrity to warrant designation, a significant number do.

This relates to HRB Criterion C in that it embodies distinctive characteristics of certain styles, types and period of construction; and HRB Criterion D as reflective of the notable work of several Master Builders and Master Architects.

“k.” Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

The Fort Stockton Line District contains of a high concentration of quality buildings, including thirteen (13) individually designated historical resources, 25 resources which have been identified by staff as potentially significant as individual resources in their current condition, and one resource which has an application pending in the queue which is being brought forward with this item for individual designation as well as contributing resource designation. These individually significant resources are interspersed with and supported by other resources of

varying degrees of significance and integrity, which taken together have a higher value because of the total historic environment.

This relates to HRB Criterion A as reflecting special elements of the cultural and architectural development of the neighborhood; and HRB Criterion C as the District embodies distinctive characteristics of various styles, types and periods of construction and craftsmanship.

Proposed Designation of One Individually Significant Property

As part of the district nomination, staff is bringing forward one individual site nomination within the boundary of the district which is currently in the queue for individual designation. The information in the reports is germane to the significance of the district as a whole, and it is appropriate to consider the individual significance of this property currently awaiting designation during the establishment of the district. Staff analysis of the site specific historic resource research report is as follows:

1760 West Lewis Street: Nathan Rigdon & Morris B. Irvin Speculation House No. 2

The house at 1760 West Lewis Street is a two-story, Craftsman style, single-family residence built by Nathan Rigdon and Morris B. Irvin in 1913. A historical report was prepared by Legacy 106 (Attachment 3) and proposes designation under HRB Criterion A, C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C (Architecture) and HRB Criterion D (Master Builder) as follows:

Criterion A: The applicant states that the house is significant under Criterion A, as it contributes to the first phase of architectural development in Mission Hills; and as part of the cultural landscape associated with the Trolley line, as the house was built near the original terminus of the Washington/West Lewis Street trolley line. Staff's position is that this significance is addressed through its contributing status within the Fort Stockton Line Historic District, and that the more appropriate Criterion for this significance is HRB Criterion F. Therefore, staff does not recommend designation under HRB Criterion A.

Criterion C: The house is a two-story, Craftsman style, single-family residence built by Nathan Rigdon and Morris B. Irvin in 1913. The 2,032 square foot house is composed of a medium pitch front gable roof with composition shingles, wide overhanging eaves with rafters and smooth stucco over wood framed walls set on a concrete foundation. The front porch also has a front gable roof with ornamental cross beams and eaves with rafters. There are wood fixed windows and wood double hung windows with screens throughout. Alterations to the house include a kitchen and family room addition in the rear, which is not visible from the street and an attached carport over the driveway on the East elevation. The house remains a good example of Craftsman architecture retaining a good degree of integrity. Therefore, staff recommends designation under HRB Criterion C.

Criterion D: The applicant recommends that the house be designated under HRB Criterion D as the work of Nathan Rigdon and Morris Irvin. Rigdon was responsible for the design and construction of houses as well as commercial and apartment buildings throughout the city; however a significant portion of his work was in Mission Hills, especially along West Lewis

Street and Fort Stockton Drive. He designed houses in several styles including many in his own version of the Prairie style, which was popular among Progressives. In addition to Prairie designs, Rigdon also planned buildings in the Craftsman style. Interestingly, many of his houses are easily identified by his signature use of an integrated entry porch and second floor balcony. Rigdon designs are known for their high quality, functional floor plans and extensive use of wood throughout the interior spaces. He contributed significantly to the architectural heritage of San Diego, and the Mission Hills area in particular, and has been established by the Board as a Master Builder with the designation of three houses (HRB Sites #711, 785 and 786). An additional two properties designed by Rigdon were designated under Criterion C (HRB Sites #621 and 625).

Although Morris B. Irvin has not yet been established by the Board as a Master Builder, substantial information has been brought forward to support the establishment of Irvin as a Master (as noted in the staff report for Item #7). Morris arrived in San Diego between 1912 and 1913, and on April 13, 1915 incorporated the Irvin Security Company, a general contracting firm that was established to “buy, sell, lease and deal in real estate” in order to “build houses or other buildings, either for sale or for lease.” Over the next 15 years, Irvin financed and built over 125 homes in Mission Hills, including three currently designated resources (HRB Site #414, 611 and 794). There is sufficient evidence to establish Irvin as a Master Builder, and staff recommends that the property be individually designated under HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.

CONCLUSION

At this time, staff recommends that the Board:

1. Establish builder and developer Morris Irvin as a Master Builder.
2. 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 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 19-teens, 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

3. Designate the following 79 Contributing Resources under HRB Criterion F.

St #	Street Name	APN	Statu s Code	St #	Street Name	APN	Statu s 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
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

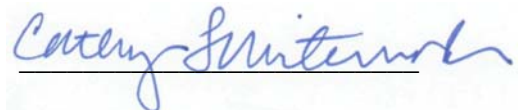
St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
2139	Fort Stockton Drive	44325109	5D3	1760	West Lewis Street	44346122	5D3
2147	Fort Stockton Drive	44325108	5D3	1770	West Lewis Street	44346123	5D3
2151	Fort Stockton Drive	44325107	5D3	1778	West Lewis Street	44346124	5B
2154	Fort Stockton Drive	44325055	5B	4390	Witherby Street	44325106	5B
2206	Fort Stockton Drive	44325013	5B				

4. 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	6Z	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

- Designate the property at 1760 West Lewis Street, the Nathan Rigdon & Morris B. Irvin Speculation House No. 2, as an individually significant resource under HRB Criterion C as a good example of the Craftsman style, and HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.
- Direct staff to return to the Board with the Fort Stockton Line District Development and Design Guidelines, as needed and appropriate, following input from the community.

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.

Kelley Saunders
Senior Planner

Cathy Winterrowd
Senior Planner/Program Coordinator

KS/cw

- Attachment(s):
1. Revised "Pre-History, Early Settlement and the Presidio" element of the Historic Context
 2. Draft Resolution
 3. 1760 W. Lewis St Historic Resource Research Report (under separate cover)
 4. Staff Report dated May 15, 2007 (without attachments)