9/3/2013

Historical Resources Board (HRB) Chairman John Lemmo &
HRB Board Members
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Historical Designation Of 2382 Via Capri Court, La Jolla

Dear Chairman Lemmo & Board Members:

My wife and I appreciate the opportunity to express ourselves regarding the property at 2382 Via Capri Court.

We, Bob and Pat Whalen live at 2352 Via Capri Court, immediately adjacent to the subject home.

We believe there are unassailable facts regarding this property:

- Very small portions of the house are visible from either Via Capri, or Via Capri Court
- The entire rear of the house is visible from our rear deck, we see a dwelling that has deteriorated markedly in the 13 years we have resided at this address. Additionally, we are very concerned regarding the unsafe structure and stability of the home, which if not addressed could result in its falling down the hill and destabilizing us.
- A major feature in the purchase of our Via Capri Court home potentially was the dramatic view of San Diego and the ocean. Unfortunately, the substantial deterioration of this home is the only blight to this otherwise beautiful, unobstructed view.

It is our understanding that the original architect, Mr. Bill Lewis, has not only stated that the house is not a true representation of modern style architecture, but, on his own initiative, has been working with the property owners to provide plans that provide a safe and attractive addition to our neighborhood.

Finally, should this property be declared historical, it would place an undo financial burden on not only the current owners, but, any potential future buyers, rendering the property not only a neighborhood eyesore but also unsafe.

We strongly urge your board not to designate this property and allow the owners to breathe new life into a deteriorating, neglected, unsafe and poorly maintained property.

Sincerely,

(Signature)

Bob & Pat Whalen

8/30/13

Historical Resources Board (HRB) Chairman John Lemmo &
HRB Board Members
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Historical Designation Of 2382 Via Capri Court, La Jolla

Dear Chairman Lemmo & Board Members:

Our names are Sergio and AnaMariela Gamiz and we live at 2351 Via Capri Court

We are writing to you in order to express our opinion that the 2382 Via Capri Court home is not historically or architecturally significant and should not be designated by your Board. Nor do we believe that it qualifies under any HRB criteria.

We understand that the original architect, Mr. Bill Lewis, has stated that he does not believe that the house is a true, representative example of Modern style architecture.

The home is in extremely poor condition; it is not readily visible to the public and needs to be substantially repaired and rehabilitated. We have been living next to this home which I consider an eye sore and we are so pleased that the new homeowners want to remodel this home. Mr. Lewis is working with the property owners to create a home that would improve the property and yet maintain its exclusivity and privacy as is our home and our next door neighbors home as well.

We understand that the homeowners position is to not remodel this home if it is deemed historical. Our fear is that it will be difficult to sell because it will take a significant amount of resources to stabilize the home and the expense will outweigh the value. The home would then just continue to sit there and decay. As homeowners, my wife and I understand the concept of expense versus value since we went through an extensive remodel a few years ago. To be stuck with a home having 8 foot ceilings and to not be able to add footage in the back to capture the view would be an utter shame, especially when there is no impact to the public nor the neighbors, including us.

We are kindly asking the Board not to designate the property and allow the owners to breathe new life into a deteriorated, neglected, and poorly maintained property.

Sincerely,

(Signature)

Sergio and AnaMariela Gamiz

Dear Chairman John Lemmon,

My name is Joyce Quintana. My address is 7461 Via Capri which is directly across the street from the 2382 Via Capri Court home. I am writing to you, not only to express my opinion that the 2382 Via Capri Ct. home is not historically or architecturally significant and should not be designated as such. To do so would make that designation less significant. My deceased husband's former home at 2880 Moonridge was rightfully designated as such. It was designed by Sim Bruce Richards and deserved its place in the prominant archetecture of La Jolla homes. To place the home at 2382 Via Capri Court on that list is an insult to all the previously designated properties. In the neighborhood view it deserves a major overhaul, if not a demolition. Let's keep La Jolla beautiful.

Sincerely,

Joyce W. Quintana

Joyce W. Quintana

Historical Resources Board (HRB)
Chairman John Lemmo
HRB Board Members
1222 First Avenue, 5th floor
San Diego, CA 92101

September 5, 2013

Chairman Lemmo and Board Members:

My name is Francoise Furstenthal, and my husband Robert Furstenthal joins me in this message. We are living right across from the property in question.

I have worked in La Jolla Real Estate as a very active and successful agent in some of the most prestigious, most ethical Brokerage Houses in La Jolla for fifteen years. I can speak to you, therefore, with some expertise in the matter.

The entire area of Soledad Mountain is seismically unstable. If left unattended, the property in question will continue to slide, crack and generally deteriorate. As a former real estate agent, now retired, I can assure you, that with the restrictions you intend to put on this property, no one - I repeat - NO ONE will ever buy this property, and it will be left to decay.

Since we live directly across the street we have a vested interest in maintaing property values in the area. Letting an otherwise quite valuable piece of property decay, does not serve our, or anyone's purpose.

Having both been born and raised in Europe, we appreciate the attempt of preserving historical buildings perhaps more than most Americans. After all, we come from a region where properties and monuments are hundreds of years old and are, for the most part, most lovingly maintained.

In Mr. and Mrs. Lambert we have a couple of responsible citizens, devoted to restoring this property which is a major, major undertaking and is going to cost them a lot of money!! I had clients on Via Avola who sank $150,000 into building a retaining wall, and that was in 1985!! Not only have prices increased a 500%, but this property needs considerably more than a retaining wall.

For the reasons set forth above, we believe emphatically and unequivocally, that the Lamberts ought to be encouraged and helped, wherever possible, to salvage this property. Stabilizing one property more often than not also helps stabilizing adjacent terrain.

Respectfully,

Francoise Furstenthal
Robert Furstenthal

7441 Via Capri, La Jolla, CA 92037

August 30, 2013

Historical Resources Board (HRB) Chairman John Lemmo &
HRB Board Members
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Historical Designation Of 2382 Via Capri Court, La Jolla

Dear Chairman Lemmo & Board Members:

My name is Kippy Gambill and I live at 7460 Via Capri, which is directly across the 2382 Via Capri Court home.

I am writing to you in order to express my opinion that the 2382 Via Capri Court home not be designated historical nor architecturally significant by your Board.

I do not believe that it qualifies under any HRB criteria and is not eligible for historic designation based on my understanding from Mr. Bill Lewis, original architect, that he does not believe this house to be a true, representative example of Modern style architecture.

The home is in really bad condition. I have met the new owners and understand that they are working with Mr. Lewis to develop this home into what I would consider to be an asset for this neighborhood. Due to the landscaping, I cannot see this house from my front bay window. Therefore, I do not understand why this house would even be considered for historical significance.

I request that your Board not designate the property as historical. Please allow the owners to develop this into what could be an asset and enhancement to our neighborhood.

Sincerely,

_Kathryn Gambill (Kippy Gambill)_____ Kathryn P. Gambill
(Signature)

September 3rd, 2013

Historical Resources Board (HRB) Chairman John Lemmo & HRB Board Members
1222 First Avenue, 5th Floor
San Diego, CA 92101
Re: Historical Designation Of 2382 Via Capri Court, La Jolla

Dear Chairman Lemmo and Board Members,

My name is Paul Lim and I live at 7480 Via Capri, which is next door to the 2382 Via Capri Court home.

I am writing to you to express my opinion that the 2382 Via Capri Court home should not be designated Historical or Architecturally Significant by your Board.

I do not believe that it qualifies under any HRB criteria and is not eligible for historic designation based on discussions with Bill Lewis, the original architect, who does not consider this house to be a true representative example of Modern Style architecture. I have even taken it upon myself to read up on the criteria and am in agreement with his assessment. I would strongly assert that this home does not meet all the standards to warrant such designation.

As it stands now, the home is in very poor condition. I have met the new owners and understand that they are working with Mr. Lewis to develop this home into what I would consider to be an asset for this neighborhood. My home is on the main street of Via Capri and right next door to their house. I cannot see the house from its side due to existing shrubbery nor do I see the house from our patio since there are pine trees in their backyard. I believe that the new homeowners should be permitted to renovate this home in an effort to improve its condition and that it is their prerogative as private property owners to do so without your interference. Their plans to extend it in the back will not affect me since their home is not visible from this angle. Privacy from the road will also be maintained in a manner that is consistent with the way it has been as long as I have lived here.

Additionally, I would like to point out that the home's stability is of concern to me. With the permission of the owners, I have taken a walk around the perimeter of their home and it worries me that the house could fall down into my property as it is plain to see that the structure is falling apart and in need of major repairs. I have even suggested to the owners that they put up warning signs as it may pose a potential hazard to passersby.

I urge your Board not to designate the property as Historical or Architecturally Significant and to allow the owners to develop this property into what could eventually become a beautiful home and improvement to our neighborhood.

Sincerely,

(Signature)

Date: 9/3/13

Paul S. Lim
7480 Via Capri
La Jolla CA 92037
(401) 487-3475

September 3, 2013

Historical Resources Board (HRB) Chairman John Lemmo &
HRB Board Members
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Historical Designation Of 2382 Via Capri Court, La Jolla

Dear Chairman Lemmo & Board Members:

My name is Coco Polak and I live at ,7505 Caminito Avola which is right below the hillside of the 2382 Via Capri Court home.

I am writing to you in order to express my opinion that the 2382 Via Capri Court home not be designated historical nor architecturally significant by your Board.

I do not believe that it qualifies under any HRB criteria and is not eligible for historic designation based on my understanding from Mr. Bill Lewis, original architect, that he does not believe this house to be a true, representative example of Modern style architecture.

The home is in really bad condition. I have met the new owners and understand that they are working with Mr. Lewis to develop this home into what I would consider to be an asset for this neighborhood. My home is on the street right below the owners house and looks into their backyard. Due to the landscaping and how the house is situated on the hill, we cannot see the backside of the house. Therefore, I have no objection to the homeowners renovating their home and extending the backside to capture the shoreline view since it has no visible impact on my house. It should also be noted that from our street, you do not see their house either.

I am asking the Board not to designate the property and allow the owners to develop this into what could be a asset and improvement to our neighborhood.

Sincerely,

Coco Polak

(Signature)

Coco Polak

September 4, 2013

Historical Resources Board (HRB) Chairman John Lemmo &
HRB Board Members
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: Historical Designation Of 2382 Via Capri Court, La Jolla

Dear Chairman Lemmo & Board Members:

My name is JAMES Rock and I live at 7452 CAMINITO KIMRO, which is very close to the 2382 Via Capri Court home.

I am writing to you in order to express my opinion that the 2382 Via Capri Court home is not historically or architecturally significant and should not be designated by your Board.

I do not believe that it qualifies under any HRB criteria and is not eligible for historic designation.

I understand that the original architect, Mr. Bill Lewis, has stated that he does not believe that the house is a true, representative example of Modern style architecture. Mr. Lewis is working with the property owners to transform the home into a wonderful asset for our neighborhood.

The home is not readily visible to the public; and needs to be substantially repaired and rehabilitated.

I am asking the Board not to designate the property as historical and allow the owners to develop this property which will be an improvement to our community.

Sincerely,

(Signature)