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--A community organization dedicated to preserving the character, charm and historical resources of the Mission Hills neighborhood.

October 5, 2015

The City of San Diego,
Historical Resources Board
c/o Planning Department
1222 First Avenue, MS-413
San Diego, CA 92101

Re: 1311 Sutter Street, San Diego, CA 92103
HRB Hearing Date: October 21, 2015

Dear Board Members:

Mission Hills Heritage recommends that 1311 Sutter Street be approved for historical designation under Criterion C for embodying the distinctive characteristics of the Spanish Eclectic architectural style and under Criterion D as being representative of the notable work of a master builder, Martin V. Melhorn. We have reviewed the report submitted by the project applicant's consultant and disagree with the consultant's conclusions. We offer the following points in rebuttal:

- (1) The architectural style is not a "mixture" of styles. We believe it is readily identifiable as Spanish Eclectic. In fact, it is a very good representation of that style, and bears similarities with other Spanish Eclectic homes of the same time period along Sutter Street and surrounding streets in South Mission Hills.
- (2) The house also retains very good integrity. The consultant's report focuses on replacement windows, but the replacements appear to be the sashes only and are within the original frames. The replacement sashes mimic the original wood sashes and do not impact the integrity of the house. It should be noted that many other Spanish Eclectic homes in that area have double-hung windows with multi-lite upper sashes.
- (3) The consultant's report identifies the year of construction as being 1924, but states that the architect/builder is "unknown". However, the consultant missed the fact that the

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owner during the period of construction was Alberta Security Co., which was owned by master builder Martin V. Melhorn. In fact the deed to the next buyer, recorded on 4/17/1925, is signed by Martin V. Melhorn. Thus, the house would also qualify under Criteria D, as being representative of the work of a master builder.

Base on the above, we urge the Board to designate this property as historical. Thank you for considering our comments.

Sincerely,

Mission Hills Heritage



Laura Largey, President



Barry E. Hager, Board Chair

CC: Save Our Heritage Organisation