

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

DATE: July 10, 2007

TO: Historical Resources Board

FROM: Kelley Saunders, Senior Planner, Historical Resources

SUBJECT: Special July 16th Hearing of the Historical Resources Board,
Item 4: Fort Stockton Line Geographic/Traditional Historic District
(2nd Hearing)

On May 24, 2007 the Historical Resources Board held the first hearing to consider the adequacy of the Fort Stockton Line Geographic/Traditional nomination. At that hearing, the Board took the following actions:

1. Accepted the Fort Stockton Line Historic District boundary as proposed in the nomination.
2. Accepted the Period of Significance of 1910-1939.
3. Accepted the Historic Context with direction to further develop the element related to pre-history and early settlement of the greater Mission Hills area.
4. Accepted the Statement of Significance as written in the nomination.
5. Reclassified 1715 West Lewis Street from Contributing to Non-Contributing and 5D3 to 6L.
6. Reclassified 4250 Sierra Vista from Non-Contributing to Contributing and 6L to 5D3.
7. Reclassified 2221 Fort Stockton Drive from 6Z to 6L.
8. Reclassified 2015 Fort Stockton Drive from 6Z to 6L.
9. Accepted the classification of 79 non-contributing resources.
10. Accepted the classification of 30 non-contributing resources.
11. Accepted the nomination as a whole and forwarded the district nomination to a second hearing for designation.

In addition to explicit direction to staff regarding the context statement, the reclassification of several resources, the preparation of a draft resolution, and information to support the establishment of Morris Irvin as a Master Builder, the Board also raised several concerns regarding the nomination and the Board's responsibilities and duties. These concerns included the level of support and opposition to the district and how that information was ascertained; as well as the Board's authority to direct staff in the issuance of Mills Act contracts. As of the first hearing, staff had heard very little opposition from property owners within the district boundaries and relied on the petition in support of the district signed by a substantial number or majority of the property owners, in accordance with adopted Board Policy. In regard to the Mills Act issue, the City Attorney's office was asked to provide the Board with an opinion regarding the Board's authority in the matter at the second hearing scheduled for June 28th.

Following the May 24th hearing, staff worked to address both the modifications to the district nomination and the concerns raised by the Board. On June 14th, staff issued HRB Staff Report Number HRB-07-031 for the second hearing to consider the designation of the Fort Stockton Line District and one individually significant property within the district. The report addressed Board direction given at the first hearing. Following the issuance of the Notice of Public Hearing to the property owners on June 12th (the second official public notice and third correspondence from the City regarding the District nomination), staff received a number of phone calls and emails from property owners in opposition to the district. Given the Board's concern regarding the level and nature of property owner opposition, staff sent a letter and self-addressed stamped postcard ballot on June 19th to all property owners within the district asking them to state their position on the establishment of the district. All properties which signed the applicant's petition were listed in the letter and told they were presumed to be in support of the district unless they indicated otherwise.

Since the May 24th hearing, staff has received numerous postcard ballots and emails from property owners within the district boundary, providing a much clearer understanding of the level of property owner support and opposition. The applicant's petition originally contained support from owners of forty-nine (49) properties within the district boundary. Subsequent petition signatures submitted by the applicant included support from thirteen (13) additional property owners. The postcard ballots and one phone call revealed that four (4) property owners who had signed the petition have changed their position and are now in opposition to the district. In addition, eight (8) other property owners returned ballots in opposition to the district, one (1) called to state their opposition, and one (1) indicated their opposition at the April 28th property owner workshop, for a total of fourteen (14) property owners in opposition. Ten (10) property owners who had not previously signed the petition submitted ballots in support of the district nomination, bringing the total number of property owners in support of the district to 68¹ out of 109 properties within the boundary of the district. Fully 62% of the property owners within the district support the designation of the district, 13% oppose the designation of the district, and the remaining 25% provided no response of any kind.

The City Attorney's memo addressing the Board's authority over Mills Act contracts has not been provided as of the date of this memo, but is expected prior to or at the July 16th hearing.

Finally, the applicant requested a meeting to review staff's recommended classification of several properties within the district, including 2015 Fort Stockton Drive and 2268 Fort Stockton Drive. The applicant enlisted the assistance of Bruce Coons of SOHO to analyze the structures, who is of the opinion that the properties should be classified as contributing resources, due to limited modifications. Staff considered this information and visited each site a second time. Staff's position remains that the buildings have undergone significant cumulative modifications,

¹ 49 original petition signatures
+ 13 subsequent petition signatures
- 4 owners who had signed the petition and have changed their position
+ 10 owners who did not previously indicate their position and returned a "yes" ballot
68 property owners in support of the district

and that the properties be classified as non-contributing. The applicant's correspondence related to these structures has been included as Attachment 2 for the Board's consideration.

In conclusion, staff recommends that the Board take the following action at the July 16th hearing:

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

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

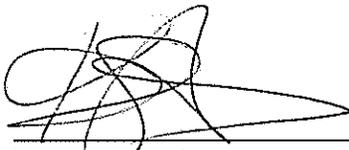
3. Establish the following 30 properties as Non-Contributing Resources:

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

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

The Board will note that the staff recommendation differs from the recommendation provided in HRB-07-031 issued on June 14th. This is a result of the Board action on June 28th to establish Morris Irvin as a Master Builder and designate the property at 1760 West Lewis Street as an individually significant resource.

As a reminder, due to the unavailability of the tapes from the first hearing on May 24th, Board participation in the second hearing will be limited to those in attendance for the first hearing. This includes Chair Vacchi, Vice-Chair Emme, Boardmember Burnett, Boardmember Eisenhart, Boardmember Berge and Boardmember Harrison. Boardmembers who have not yet visited the proposed districts must do so prior to the July 16th hearing.



Kelley Saunders
Senior Planner

Attachments:

1. Corrected draft resolution
2. Applicant's presentation requesting reclassification of resources
3. Letter from Ron May in regard to 4390 Witherby Street
4. Letters from property owners in support of the district designation
5. Letters from property owners in opposition to the district designation
6. Letters from outside parties in support of the district designation
7. HRB Staff Report HRB 07-028, with attachments (under separate cover)
8. HRB Staff Report HRB 07-031, with attachment 1 only (under separate cover)

RESOLUTION NUMBER R-070716xx
ADOPTED ON July 16, 2007

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on July 16, 2007, to consider the historical designation of the Fort Stockton Line Geographic/Traditional Historic District (with various property owners) located at various addresses within the Mission Hills neighborhood, bounded 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; 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. xxx**, and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Fort Stockton Line Geographic/Traditional Historic District on the following findings:

1. The Fort Stockton Line Geographic/Traditional Historic District is significant under HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
 - a. 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.
 - b. 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.
 - c. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
2. The Fort Stockton Line Geographic/Traditional Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
 - a. 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.

3. The Fort Stockton Line Geographic/Traditional Historic District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including Requa and Jackson, Nathan Rigdon, Martin Melhorn, Alexander Schreiber, Henry Lang

BE IT FURTHER RESOLVED, that the following properties have been identified as Contributing Resources to the Fort Stockton Line Geographic/Traditional Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

HRB Site #	St #	Street Name	APN	Status Code
xxx-01	4249	Arden Way	44342201	5D3
xxx-02	1787	Fort Stockton Drive	44343224	5B
xxx-03	1797	Fort Stockton Drive	44343222	5B
xxx-04	1799	Fort Stockton Drive	44343221	5B
xxx-05	1800	Fort Stockton Drive	44343117	5B
xxx-06	1802	Fort Stockton Drive	44343118	5B
xxx-07	1804	Fort Stockton Drive	44343119	5D3
xxx-08	1811	Fort Stockton Drive	44343216	5B
xxx-09	1816	Fort Stockton Drive	44343120	5D3
xxx-10	1830	Fort Stockton Drive	44343121	5D3
xxx-11	1834	Fort Stockton Drive	44343109	5B
xxx-12	1835	Fort Stockton Drive	44343226	5B
xxx-13	1845	Fort Stockton Drive	44343227	5B
xxx-14	1854	Fort Stockton Drive	44343105	5B
xxx-15	1855	Fort Stockton Drive	44343228	5B
xxx-16	1859	Fort Stockton Drive	44343229	5D3
xxx-17	1860	Fort Stockton Drive	44343103	5D3
xxx-18	1866	Fort Stockton Drive	44343102	5B
xxx-19	1867	Fort Stockton Drive	44343230	5D3
xxx-20	1883	Fort Stockton Drive	44343231	5D3
xxx-21	1918	Fort Stockton Drive	44327023	5D3
xxx-22	1920	Fort Stockton Drive	44327024	5D3
xxx-23	2008	Fort Stockton Drive	44325042	5D3
xxx-24	2019	Fort Stockton Drive	44325117	5D3
xxx-25	2020	Fort Stockton Drive	44325041	5D3
xxx-26	2025	Fort Stockton Drive	44325116	5D3
xxx-27	2031	Fort Stockton Drive	44325115	5B
xxx-28	2035	Fort Stockton Drive	44325114	5D3
xxx-29	2038	Fort Stockton Drive	44325040	5D3
xxx-30	2107	Fort Stockton Drive	44325113	5D3
xxx-31	2110	Fort Stockton Drive	44325050	5D3
xxx-32	2115	Fort Stockton Drive	44325112	5D3
xxx-33	2121	Fort Stockton Drive	44325111	5D3
xxx-34	2127	Fort Stockton Drive	44325110	5B
xxx-35	2138	Fort Stockton Drive	44325053	5D3

HRB Site #	St #	Street Name	APN	Status Code
xxx-36	2139	Fort Stockton Drive	44325109	5D3
xxx-37	2147	Fort Stockton Drive	44325108	5D3
xxx-38	2151	Fort Stockton Drive	44325107	5D3
xxx-39	2154	Fort Stockton Drive	44325055	5B
xxx-40	2206	Fort Stockton Drive	44325013	5B
xxx-41	2212	Fort Stockton Drive	44325012	5D3
xxx-42	2220	Fort Stockton Drive	44325011	5D3
xxx-43	2227	Fort Stockton Drive	44325103	5D3
xxx-44	2235	Fort Stockton Drive	44325102	5D3
xxx-45	2236	Fort Stockton Drive	44325009	5B
xxx-46	2245	Fort Stockton Drive	44325101	5B
xxx-47	2252	Fort Stockton Drive	44325007	5B
xxx-48	2255	Fort Stockton Drive	44306163	5B
xxx-49	2258	Fort Stockton Drive	44325006	5B
xxx-50	2260	Fort Stockton Drive	44325005	5B
xxx-51	2265	Fort Stockton Drive	44306164	5B
xxx-52	2271	Fort Stockton Drive	44306165	5B
xxx-53	2276	Fort Stockton Drive	44325002	5D3
xxx-54	2277	Fort Stockton Drive	44306166	5D3
xxx-55	2285	Fort Stockton Drive	44306167	5B
xxx-56	2215	Pine Street	44325024	5B
xxx-57	2225	Pine Street	44325023	5D3
xxx-58	2231	Pine Street	44325022	5D3
xxx-59	2271	Pine Street	44325017	5B
xxx-60	2281	Pine Street	44325016	5D3
xxx-61	4244	Saint James Place	44342223	5B
xxx-62	4247	Saint James Place	44343201	5B
xxx-63	4250	Sierra Vista	44327001	5D3
xxx-64	4391	Trias Street	44306168	5D3
xxx-65	4405	Trias Street	44325001	5B
xxx-66	4435	Trias Street	44325014	5B
xxx-67	1705	West Lewis Street	44346211	5B
xxx-68	1706	West Lewis Street	44346115	5D3
xxx-69	1714	West Lewis Street	44346116	5D3
xxx-70	1720	West Lewis Street	44346117	5D3
xxx-71	1731	West Lewis Street	44346214	5D3
xxx-72	1732	West Lewis Street	44346119	5B
xxx-73	1744	West Lewis Street	44346120	5D3
xxx-74	1752	West Lewis Street	44346121	5B
xxx-75	1753	West Lewis Street	44346201	5B
xxx-76	1760	West Lewis Street	44346122	5D3
xxx-77	1770	West Lewis Street	44346123	5D3
xxx-78	1778	West Lewis Street	44346124	5B
xxx-79	4390	Witherby Street	44325106	5B

BE IT FURTHER RESOLVED, that the following properties have been identified as Non-Contributing Resources to the Fort Stockton Line Geographic/Traditional Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non- Contributing resources:

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

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 historic district. The designation includes the entire boundary of the district as Designated Historical Resource Site No. «**HRB_Site**».

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City's Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects which will impact the proposed district.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall include this resolution in the designation file for the Fort Stockton Line District as part of the official designation record.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall prepare a resolution for each contributing resource within the District and cause a certified copy of said resolutions 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: x-x-x

BY: _____
ROBERT VACCHI, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: MICHAEL AGUIRRE,
CITY ATTORNEY

BY: _____
MARIANNE GREENE
Deputy City Attorney

DRAFT



Fort Stockton Line Historical District



2015 Fort Stockton Drive **Early Sleeping Porch Enclosure**
Fort Stockton Line Historical District



2015 Fort Stockton Drive **Early Sleeping Porch Enclosure**
Fort Stockton Line Historical District

Newly acquired aerial photograph, circa 1920's showing same architecture as today *courtesy SD Historical Society*

Current porch and rooflines were designed and built well within the period of significance.



2015 Fort Stockton Drive **Early Sleeping Porch Enclosure**
Fort Stockton Line Historical District



2268 Fort Stockton Drive **Front Porch & Siding**
Fort Stockton Line Historical District



2268 Fort Stockton Drive **Front Porch & Siding**
Fort Stockton Line Historical District

Designate original cobble site walls at 1846, 2005, 2015, and 2124 Fort Stockton Drive (These homes are classified as 6L or 6Z.



1846



2005



2015



2124

**Character-defining Native Cobble Site Walls
Fort Stockton Line Historical District**

Alternate View on Corrections as shown on DPR Continuation Sheets

Nathan Rigdon used Mission-style influenced tile roof details on homes built primarily in the Craftsman-style.

1770 W. Lewis
1800 Ft. Stockton
1816 Ft. Stockton
1859 Ft. Stockton

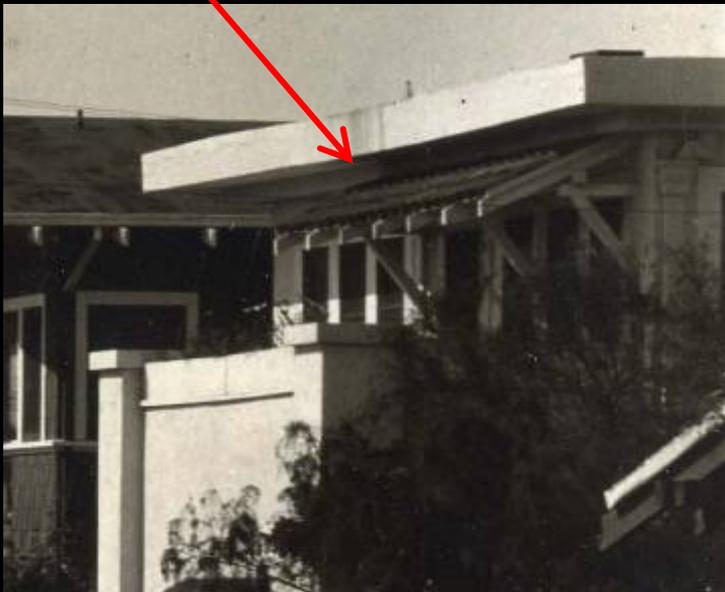
\$ 12,000 APARTMENTS BEING ERECTED ON MISSION HILLS

Design of \$12,000 Apartments and Store Building of Brick and Hollow Tile Construction Being Erected by Nathan Rigdon on Lewis Street at the Terminus of the Mission Hills Car Line.



Tile roof details on the Rigdon Apartments

*Sunday, May 7, 1911
morning edition of the
San Diego Union
Tribune*



1770 West Lewis, circa 1923

*photo courtesy Southwest Railway Library of the
Pacific Southwest Railway Museum Association*

Nathan Rigdon, master builder
Mission-style **roof tile** elements

Fort Stockton Line Historical District

Request HRB decision on the following items:

- 2215 Ft. Stockton: re-classify from 6L to 5D3, due to review of newly-acquired historical photograph.
- 2268 Ft. Stockton: re-classify from 6L to 5D3 (trellis cover easily removed; original siding is underneath non-conforming siding layer; low front planter curb and pilasters not attached to porch)
- Designate original cobble site walls at 1846, 2124, 2211, 2215 and Ft. Stockton. (These homes are classified as 6L or 6Z.)
- Direct staff to remove speculation (on DPR's) that tile roof materials were not used by Rigdon.



Thank you.

Fort Stockton Line Historical District

From: <Tivella1@aol.com>
To: <CWinterrowd@sandiego.gov>, <kmsaunders@sandiego.gov>
Date: 6/7/2007 10:17:22 AM
Subject: 4390 Witherby and Fort Stockton Trolley Line District

Cathy and Kelly,

Last Sunday I once again went to inspect the windows at 4390 Witherby on the Fort Stockton Trolley Line District and Shawn Woolery, San Diego Sash Company followed up on Monday. Shawn and I spoke of our findings on Tuesday. Jason Pizinat, co-owner of 4390 Witherby will be present at the June 28, 2007 Historical Resources Board hearing for questions.

I carefully ran my hands over each of the windows, confirming the frames and muntins are wood. The glass is the old wavering style that comes from 75-80 years of resting in a window sash. The glass is antique, as are the wood windows. The only exceptions are two upstairs windows, both of which are wood framed. Those upstairs windows are double-paned and have vinyl tracks. This is better than I recalled when Historical Resources Board member Otto Emme incorrectly insisted all the windows were vinyl. Shawn Woolery and I both confirm the windows are wood.

I formally request this email be distributed to the Historical Resources Board at their June 28, 2007 meeting.

Ron May
Legacy 106, Inc.

***** See what's free at <http://www.aol.com>.

CC: <bhager@tahlaw>, <Concetta@TheSalonOfArt.com>, <JPizzinat@ufmmail.com>

Attachment 4

Letters from Property Owners in Support of District Designation

From: gregkelner@hotmail.com
To: <kmsaunders@sandiego.gov>
Date: 7/10/2007 6:38:38 PM
Subject: fort stockton line historic district

As a resident at 2127 Fort Stockton Drive, I would like to voice my strong support in favor of historic designation for the Fort Stockton Line. My house is a 1924 spanish revival. It was the residence of Mayor Bard (1942) during his term as mayor. It will be difficult for me to attend the meeting on July 16th, as will likely be the case for most of my neighbors as it falls during our working hours. However, regardless of the in person participation, I know that all of my neighbors support the designation.
Thank you
Gregory Kelner, Ph.D.

From: "Thomas Roetker" <troetker@mac.com>
To: <KMSaunders@sandiego.gov>
Date: 6/25/2007 9:20:30 PM
Subject: Mission Hills Historic District message of support

Hello Kelley,

I wanted to write to communicate my enthusiastic support for the Mission Hills History District. I live at 2251 Pine Street, San Diego CA 92103 which is within the historic district. My family has lived here for close to 14 years and we have come to cherish the unique nature of Mission Hills and we have become increasingly aware of our responsibility and obligation to protect the unique heritage of the community for the future of the city. I have met many very long term residents of this neighborhood and the stories of people who have lived here for 50 to 70 years remind me that this has a special place in the history of the city.

I will not be able to attend the meeting this week on the voting of the district because I have just started a new job and I cannot take the time off. I did attend the first community meeting and I was greatly impressed by the quality of the research for the historic district and I was also very pleased with the design of the district and the great benefit it will provide for the community as well as the city as a whole. I whole heartily support the creation of the historic district.

One final comment I have about the district is that people from all over the state and country find their way to Mission Hills to enjoy the unique heritage here. I feel responsible for preserving the neighborhood not only for our city but for those who come to visit San Diego. Please understand that most everyone I know both inside the historic district and those in Mission Hills outside the district support the designation and eagerly look forward to continuing to build on the work done by a dedicated few to make this part of San Diego an enduring legacy for future generations. Please act on behalf of the majority of Mission Hills residents and grant the historic district application.

Best Regards,

Tom Roetker
2251 Pine Street
San Diego CA 92103
858-395-3309
troetker@mac.com

From: "Richard L. Bates" <bates@spawar.navy.mil>
To: <CWinterrowd@sandiego.gov>
Date: 7/3/2007 10:56:33 AM
Subject: Fort Stockton Line District

Ms. Cathy Winterrowd, my residence is 1770 W. Lewis St. I have been the contact person for my block of about fifteen homes over the past three plus years in anticipation of a Fort Stockton Line historical district. We distributed information, solicited comments, and held block parties in preparation for our district application. Of the fifteen homes in my block, I am aware of about four who expressed concern about the consequence of potential building restrictions. The majority were in favor of the historical district.

My observation is: there has been ample opportunity provided for discussion of varying viewpoints. For opposition to now be submitted, after all the ground work has been done, and the application made, is to undercut the huge effort Barry Hager and his committee have spent in preparing for our application.

We would be naive not to anticipate questions, and do want everyone to be heard. On the other hand, we trust that - what appears could be an end-run - doesn't derail our district project.

Sincerely, Richard Bates

CC: <KMSaunders@sandiego.gov>, <barhager@pacbell.net>, <sandel-marich@cox.net>

From: "Genevieve Chesnut" <genchesnut@cox.net>
To: <kmsaunders@sandiego.gov>
Date: 7/7/2007 8:27:18 PM
Subject: We support the Fort Stockton Line Historic District and companion Mission Hills Historic District

We strongly support preserving the incredible history and heritage represented by the proposed Fort Stockton Line Historic District and companion Mission Hills Historic District. We urge you not to let the minority negatively sway you when the vast majority of our community strongly supports this important endeavor. We cannot attend the meeting due to a schedule conflict but please vote YES to designate Mission Hills' first historic districts. It deserves your support!

Genevieve Chesnut and Mitch Hill, residents of Mission Hills since 1998 and for the foreseeable future.

Genevieve Chesnut and Mitchell F. Hill
1778 West Lewis Street, San Diego, California 92103

CC: "Barry Hager" <barhager@pacbell.net>

Attachment 5

Letters from Property Owners in Opposition to District Designation

MICHAEL H. COMBS
1744 West Lewis Street
San Diego, CA. 92103
619/294-7072

Thursday, June 21, 2007

Ms Kelley Saunders
Senior Planner
City of San Diego
Planning Department
202 'C' Street, MS 4A
San Diego CA 92101-3865

RE: Fort Stockton Line Historic District

Dear Ms Saunders,

I am writing in response to your request for a statement of position on the establishment of a historical district encompassing West Lewis Street (one block commencing at Stephens Street and continuing West through the merge with Ft. Stockton Street).

I am a homeowner living on West Lewis Street. My review of your letter dated June 19, 2007 leaves me troubled that so few homeowners (only 5 of the 16 parcels on the subject block) have indicated support for inclusion in the historical district. It appears that a majority (11 of 16 parcels) of West Lewis Street parcels are not in support of inclusion of West Lewis Street in the historical district. In good conscience, I will go along with the majority of West Lewis Street homeowners who apparently do not wish inclusion of West Lewis Street in the proposed historical district. Please add my vote with the majority who do not wish to be included in a historical district.

I applaud the organizing committee's efforts to establish a historical district, however I wonder if the majority (11 of 16) of West Lewis Street homeowners' voices can be respected while allowing the organization of the historical district to proceed at a scale which does not encompass West Lewis Street. Perhaps those in the minority living on West Lewis Street could seek individual designation for their homes as a compromise?

Thank you very much for your consideration.

Respectfully,



Attachment 6

Letters from Outside Parties in Support of District Designation

From: "Douglas, Jake Brian LCDR (XO)" <douglajb@ddg92.navy.mil>
To: <kmsaunders@sandiego.gov>
Date: 7/9/2007 8:46:34 AM
Subject: HISTORIC HOUSING AREA IN MISSION HILLS

Kelley,

I am a Navy Officer assigned to a ship and will be at sea when you meet, so I wanted to send my opinion to you for the upcoming HRB meeting July 16. The historical homes are why my wife and I chose to live where we do. While we could certainly afford a large house in suburbia where all houses look alike, we live in Mission Hills in a small bungalow that looks different from every other house in the neighborhood. The rest of San Diego is track housing and condos, please do not let them do the same to our neighborhood, it would be like tearing down Old Town to put up massive buildings. I appreciate your consideration of my input while I am at sea. My address is 2112 Pine St. San Diego, 92103.

Thanks,

LCDR Jake Douglas

Executive Officer

USS MOMSEN (DDG 92)

j

From: "al douglas" <inspectorbecker@gmail.com>
To: <KMSaunders@sandiego.gov>
Date: 7/9/2007 5:24:58 PM
Subject: Mission Hills Historic District

As a resident homeowner of Mission Hills, I look forward the the historical district designations. The historical character of Mission Hills is the reason we purchased a small over priced bungalow vs a large house in suburbia. The historical uniqueness and quaint is what draws people to Mission Hills. Preservation is key. Preservation also keep the home and community values up (tax base).

San Diego is quicly becoming a sea of track housing and condos. New houses can always be built elsewhere. But once our history is destroyed youcan never ring it back. Keep the history please.

And no, my residence is not included in the historical district boundaries. But, all Mission Hills, and San Diego, benefits.

We would love to include Hisotical District dedications next year for Mission Hills Centennial celebration!

Regards,
A. Becker
2112 Pine St.
Mission Hills
92103



Save Our Heritage Organisation

Saving San Diego's Past for the Future

2476 San Diego Avenue • San Diego CA 92110 • www.sohosandiego.org
619/297-9327 • 619/291-3576 fax

July 6, 2007

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Mary Wendorf

Bruce Coons,
Executive Director

City of San Diego Historic Resources Board
City Administration Building
202 C Street
San Diego, CA 92101

Historical Resources Board:

SOHO strongly supports the designation of the Mission Hills and Ft. Stockton Line Historic districts. These areas are located in one of San Diego's most historic and intact areas. This entire area should have been one of the first districts ever created and designating it as such is long overdue.

Please rectify this gross oversight and designate these areas without delay.

Sincerely,

Bruce Coons
Executive Director

cc: Allen Hazard
Barry Hager
Janet O'Dea
Scott Sandel
Mission Hills Heritage

Kelley Saunders - Support for Mission Hills & Fort Stockton Line Historic Districts

From: "Ernie Bonn" <uhcdc@netzero.net>
To: <kmsaunders@sandiego.gov>, "Cathy Winterrowd" <cwinterrowd@sandiego.gov>
Date: 7/10/2007 1:21:22 PM
Subject: Support for Mission Hills & Fort Stockton Line Historic Districts
CC: "janet O'Dea" <j.m.odea@cox.net>, "Kristin Harms" <kristinrh@earthlink.net>, "April Chesebro" <AChesebro@sandiego.gov>, <CouncilDistrict2@sandiego.gov>, "Barry E Hager" <bhager@tahlaw.com>

Hi Kelley & Cathy:

The University Heights Community Development Corp. and its affiliate, the University Heights Historical Society, are fully in support of the above two Districts being designated as well as in support of Staff's recommendations. As a longtime resident of one of the oldest communities in the City of San Diego - University Heights will celebrate its 120th birthday in 2008 - I feel an obligation to actively pursue the preservation, restoration, adaptive reuse and designation of the historic resources in our urban communities.

Mission Hills Geographic/Traditional and the Fort Stockton Line Districts will encourage more districts and individual designations moving forward in that area, as well as proving an incentive for other communities to identify those subdivisions that must be protected for our future generations. Without preserving the architectural treasures and social and cultural history of our past, our future will have no stories to tell in defining San Diego's journey from "Mission to Metropolis."

Please pass the support of our organizations to members of the HRB , which will be reviewing these Districts on July 16, 2007 for designation.

Thanks,
Ernie Bonn
UHCDC
Tel: 619-297-3166

From: <Irmacantu@aol.com>
To: <KMSaunders@sandiego.gov>
Date: 6/26/2007 12:26:40 PM
Subject: In support of Historic Districts in Mission Hills

TO: Kelley Sanders, Senior Planner, Planning Department (HRB)

Dear Mr. Sanders:

I have owned and lived in my home in Mission Hills for almost 40 years. My children grew up here and treasure it as I do; now my grandchildren also treasure it.

I urge you to help preserve this historic community by supporting the formation of the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District..

Respectfully yours,
Irma Jones
1773 Sunset Blvd
San Diego 92103

See what's free at <http://www.aol.com>.

From: "Laurie Chapman" <lauriechap@yahoo.com>
To: <KMSaunders@sandiego.gov>
Date: 7/9/2007 12:02:38 PM
Subject: Support of Historic Districts

Ms. Saunders_

I would like to voice my support of both the Nomination of the Mission Hills Historic District and the Nomination of the Fort Stockton Trolley Line Historic District. It think it is imperative that we preserve the history of our city and it's neighborhoods. There are enough new condos in the areas adjacent to these districts and it seems critical to preserve the integrity of our old neighborhoods and the family environment they convey.

Laurie Chapman
3786 Albatross Street
San Diego, CA 92103

Park yourself in front of a world of choices in alternative vehicles. Visit the Yahoo! Auto Green Center.
http://autos.yahoo.com/green_center/

From: "Nancy Wilkins-Diehr" <wilkinsn@sdsc.edu>
To: <kmsaunders@sandiego.gov>
Date: 7/7/2007 10:44:46 AM
Subject: writing in support of the Mission Hills Historic District

Hello,

I am a 12-year Mission Hills resident and am writing to express my support for the proposed Mission Hills Historic District (portions of Sunset, Sheridan and Lyndon) and Fort Stockton Line Historic District (portions of West Lewis, Fort Stockton and Pine). I understand there will be a vote by the Historical Resources Board on July 16. I would very much like to see these portions of the neighborhood receive historic designation.

Thank you,

Nancy Wilkins-Diehr
1768 W. Arbor Dr.
San Diego, CA 92103

CC: "Nancy Wilkins-Diehr" <wilkinsn@sdsc.edu>

From: "Janet Cooper" <jcooperfer@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 6/26/2007 1:02:22 PM
Subject: Re: Historic Districts

Dear Ms. Saunders,

As a long time resident of Mission Hills, I urge you to recommend approval of the two "historic designations" coming up before the board in the near future. Although my house is not in either of the proposed districts (darn), the preservation of homes built up to 100 yrs ago certainly seems to be a worthwhile endeavor, especially if the majority of the folks who live there request it.

I am an amateur genealogist and it is astounding to me that so many things of our past just seem to slip through our fingers, never to be retrieved. To see and appreciate the fine workmanship that it took to create these homes and other things of another age is a blessing in today's "disposable" culture.

Please say yes,

Thanks, Janet Cooper
3902 Alameda Dr.
San Diego, CA 92103

From: "S Raddatz" <lifswel@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 6/26/2007 12:20:27 PM
Subject: 2 Mission Hills Historic Districts

I am unable to attend the meeting, June 28th, on passage of two historic districts in Mission Hills. As a resident of Mission Hills I encourage you to give us the historic district designation for the streets you are reviewing. Because three years is sufficient to study the ramifications of designation, please move forward and vote on these two districts.

Sincerely,

Sara Raddatz

4468 Hortensia St

San Diego, CA 92103

CC: "janet O'Dea" <j.m.odea@cox.net>

From: "Judy Peterson" <peterson.judy@gmail.com>
To: "Kelley Saunders" <KMSaunders@sandiego.gov>
Date: 6/26/2007 9:36:39 AM
Subject: Mission Hills Historic District and the Fort Stockton Trolley Line Historic District

Dear Kelley,

As you know, the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District exemplify a truly unique area of San Diego in that it's a snapshot of an earlier time in San Diego's history. This area, with its varied styles in architecture, provides San Diegans with a view of that period's homes and its varied architectural trends and styles; homes of which many were built by San Diego's master architects and its earlier founding community leaders.

This being said, we sincerely urge you to support the preservation of these districts for our community and posterity.

Wayne & Judy Peterson
4119 Palmetto Way
San Diego, Ca. 92103

From: "Jeanne Gahagan" <jeanne@rogitz.com>
To: <KMSaunders@sandiego.gov>
Date: 6/27/2007 1:29:36 PM
Subject: Mission Hills Historic District

Dear Sir:

The Mission Hills Historic District and the Fort Stockton Trolley Line Historic District should be preserved and recognized as significant bungalow communities that influenced San Diego development. The 1908 community of Mission Hills, founded by George Marston is still highly prized today as it was then and should be protected.

I vote yes on preserving and recognizing Mission Hills as a historic district.

Jeanne Gahagan, Administrator
4176 Randolph Street
San Diego, CA 92103

Partner, Rogitz & Associates
750 B Street, Suite 3120
San Diego, CA 92101
Telephone: 619-338-8075
Fax: 619-338-8078

From: "Allen Hazard" <a.hazard@cox.net>
To: "Kelley Saunders" <KMSaunders@sandiego.gov>, "Cathy Winterrowd" <cwinterrowd@sandiego.gov>
Date: 6/30/2007 8:31:48 PM
Subject: add to the "for a district" list

Kathleen Dunn Wellman wrote on June 29, 2007 6:45 AM:

"I only recently became aware of the Mission Hills-Ft. Stockton Drive residents to create historic districts, when I received a phone call from a historian doing research on what had been my grandparents home on Ft. Stockton Dr. for 50 years (1931-1981. As a native San Diegan(a Mercy Hospital baby) I have witnessed tremendous change in our city with the closing of special places like the Marston's Tea Room, the old Walker Scott store downtown, the tearing down of the original Hoover and San Diego High Schools, and more recently the loss of Bazaar del Mundo and the "renovations" in Old Town. The one thing that never changed was my grandparents home in Mission Hills. I urge the Historic Preservation Committee to accept the formation of these historic districts because they engender civic pride and community spirit which has made San Diego such a special place."

Four letters to the editor in the Voice of San Diego recent article on Historic Districts in Mission Hills - all positive and supporting our districts. Please add this email to the many others have you have been receiving on our districts.

Thank you,

Allen Hazard

Mission Hills

CC: "Steve McNally" <SMcNally@sandiego.gov>, "James Lawson" <jmlawson@sandiego.gov>

From: "Bonnie Poppe" <capoppy@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 6/27/2007 8:17:51 AM
Subject: historic districts

I have received a couple of e-mails from Allen Hazard concerning delays in the HRB hearings on a couple of the proposed historic districts. According to that e-mail, one of the delays is due to "concern" that 5-7% of residents in those districts are in opposition. If that's true, I find it astonishing that a large majority, i.e., over 90% of residents, are in support, and that they would be held hostage to a very small minority. I don't believe that's generally how democracy works, and it certainly does not track the National Register or state processes for declaring historic districts. Is it in fact possible that this is just a lame excuse and that the City doesn't wish to support historic districts because they could someday get in the way of city government's beloved developers' plans?

I live in what will hopefully one day be the South Park Historic District, and would certainly hope that the new standard for declaring districts is not 100% participation and support. Fifty-one percent is, the last time I checked, a majority

Sincerely,

bonnie poppe
1428 30th street
south park/golden hill

CC: "Allen Hazard" <a.hazard@cox.net>

From: "Keeney, Julie (US - San Diego)" <jkeeney@deloitte.com>
To: <CWinterrowd@sandiego.gov>, <KMSaunders@sandiego.gov>
Date: 6/28/2007 6:58:26 PM
Subject: Support of Mission Hills Historic District

Dear Ms. Winterrowd and Ms. Saunders,

I am writing to tell you of my overwhelming support of the Fort Stockton Line and Mission Hills Historic District. I am a resident within the boundaries of the proposed historic district (2236 Fort Stockton Drive) as well as the owner of a historically designated home under the Mills Act.

I feel it is of utmost importance that the Historical Resources Board establish this historic district and I am frustrated with the delays and impediments to accomplish this task. Mission Hills is an important historic neighborhood for the City of San Diego. There are many beautiful and well maintained examples of our city's history within its boundaries. We wish to retain the character and history of the neighborhood for many future generations.

I wholeheartedly support this application and would appreciate the Board's immediate consideration of the issue.

With best regards,

Julie M. Keeney
Senior Manager
Deloitte Tax LLP
Tel: +1 619 237 6504
Fax: +1 619 615 4373
jkeeney@deloitte.com
www.deloitte.com

701 B Street, Ste 1900
San Diego, CA 92101

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From: "Fran Chadwick" <fran.chadwick@sbcglobal.net>
To: <KMSaunders@sandiego.gov>
Date: 7/6/2007 4:22:52 PM
Subject: Support for Mission Hills Historic District and Fort Stockton Trolley Line

The Mission Hills Historic District and the Fort Stockton Trolley Line Historic District are appearing before the City of San Diego's Historic Resources Board this coming Thursday, June 28th. I strongly urge your assistance in order for this to become a reality. We have only a handful of historic districts in the entire city - we must treasure our historic resources, or lose them!

As you know, the 1908 community of Mission Hills, founded by George Marston, is one of the most intact "streetcar trolley" or "bungalow communities" in San Diego and as Anne Stewart O'Donnell, senior editor of Style 1900 (the highly acclaimed national magazine on the American Arts & Crafts Movement) told me just this morning (she was visiting San Diego during the "Regionalism and Modernity: The Arts and Crafts Movement in San Diego" Conference):

"The bungalow architects of Mission Hills created a unique, ingenious and captivating mix of the period's styles, with influences from Norwegian to Pueblo. It should be cherished and protected".

If outsiders know that Mission Hills is a special area, so should the City and HRB Board...please support this.

Fran Chadwick

From: "Shane Pliskin" <Shane@prusd.com>
To: <KMSaunders@sandiego.gov>
Date: 6/27/2007 12:15:56 PM
Subject: Support Historical Designation of Mission Hills

Hi Kelley Saunders,

Please know my support of the Historical Designation of Mission Hills and other areas as well. We need to protect and maintain these beautiful Homes.

Thank You,

Shane Pliskin

Shane Pliskin

Assistant Manager/Realtor

Prudential California Realty Mission Hills

619-208-0535

From: "Dr. "A" - Lucy Abernathy" <luzaber@prusd.com>
To: <KMSaunders@sandiego.gov>
Date: 6/26/2007 11:21:30 AM
Subject: Historic District in Mission Hills

SAVE THE UNIQUE CHARACTER OF OUR HISTORIC NEIGHBORHOOD...please pass
the historic designations on the docket for Thurs. 6/28!!
Best Regards,

Dr. "A" - Lucy Abernathy
Prudential California Realty - Mission Hills
1000 West Washington
San Diego, CA 92103

619-725-4410 Office
619-299-4406 Fax

Kelley Saunders - Mission Hills and Fort Stockton

From: "craymond75" <craymond75@roadrunner.com>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 9:24:51 AM
Subject: Mission Hills and Fort Stockton

Dear Senior Planning Planner Department Member Kelley Saunders,

Please consider this e-mail as my formal request that you fully support both the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District in their request to become fully recognized Historic Districts this coming July 16th at the San Diego Historic Resources Board meeting.

I believe that people need a history to give them a sense of belonging to a community, that they belong to something greater than themselves. While I understand that development is a necessary part of a community to keep it vital and relevant to the community, development does not have to look like every other development in the county or country. Development and renovation can happen while still retaining the historic value of a place. I need only point to Europe as an example. The depth of history there is lived partly through the architecture and preservation of the old while developing for the new. By designating historic districts, the people of the county and city can have the richness and depth of history along with the vitality of development.

Thank you for your consideration and support of these two Historic Districts!

My best regards, Christine Raymond

Kelley Saunders - Mission Hills Historic District and Fort Stockton Trolley LineHistoric District

From: "Diana Scheffler" <DScheffler@san.rr.com>
To: <KMSaunders@sandiego.gov>
Date: 7/9/2007 8:12:33 PM
Subject: Mission Hills Historic District and Fort Stockton Trolley LineHistoric District
CC: <Sohosandiego@aol.com>

This is to express support for the formation of historic districts for these two locations. If we do not preserve our historical places and instead allow development interests to dominate, we will lose the City we know and find ourselves living in Any City.

Diana Scheffler
13914 Boquita Drive
Del Mar, CA 92014

858 481 0905

Kelley Saunders - Mission Hills Historic District

From: <Elements4321@aol.com>
To: <KMSaunders@sandiego.gov>
Date: 7/9/2007 6:44:07 PM
Subject: Mission Hills Historic District

I am writing in support of the Historic District designations in Mission Hills. Please convey this to the HRB. It is very important to all of us now and in the future to designate and protect this neighborhood, which so richly tells the story of early 20th century San Diego.

Thank you,
Sandé Lollis
Elements of Design
619.749.8353 home
619.316.0808 cell
www.SandéLollis.com

See what's free at <http://www.aol.com>.

From: <plumspot@earthlink.net>
To: <kmsaunders@sandiego.gov>
Date: 7/9/2007 6:00:19 PM
Subject: Re: Mission Hills and Fort Stockton Trolley Historic Districts

We are writing to express our support for the designation of the Mission Hills and Fort Stockton Trolley Historic Districts.

These areas still exhibit the character of San Diego of the early twentieth century; one of the few areas in the central city that do.

Historic designation will help preserve these valuable historic resources and ensure that additions and modifications made to the area will be done in such a way so as not to detract from the existing integrity of this heritage area.

Sincerely,

Doug Scott

Ben Baltic

3733 Robinson Mews San Diego 92103

Kelley Saunders - FW: Please approve proposed new Mission Hills and Fort Stockton Trolley Line Historic Districts

From: "Don Wood" <dwood8@cox.net>
To: "Bill Anderson" <AndersonW@sandiego.gov>
Date: 7/9/2007 5:35:26 PM
Subject: FW: Please approve proposed new Mission Hills and Fort Stockton Trolley Line Historic Districts
CC: "Jim Waring" <jwaring@sandiego.gov>

Bill:

I understand that the the proposed Mission Hills Historic District and Fort Stockton Trolley Line Historic District are appearing before the City of San Diego's Historic Resources Board on Monday, July 16th at 9 AM.

I feel strongly that these districts should receive designation and that it is long overdue. It is important that the City takes historic districts seriously and understands the tremendous benefits to the community that district designation serves. These Mission Hills neighborhoods are gems of early 20th century San Diego.

I grew up near the old trolley lines and used to play at the old Adams Avenue trolley terminal when I was a kid growing up in the 1950s. I was glad to see the terminal site preserved earlier and believe we need to preserve this aspect of our history and build on it. As you know, I am in favor of rebuilding light rail or a BRT line in the Adams Avenue - University Avenue corridor someday.

These proposed Historic Districts urgently need your support. While the majority of residents in both proposed districts are on record in support, pressure from development interests is stronger then ever. Although only a few residents are in opposition, the City needs to hear support from citizens from all over San Diego at this second and final hearing.

It's hard to believe, but Mission Hills area has no historic districts despite the fact that it is one of the most intact older and historic communities in San Diego and certainly merits the protection historic district designation would provide. Please help remedy this situation.

Thanks.

Don W.
619-463-9035

From: "Jan Barnes" <jan-barnes@sbcglobal.net>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 9:54:26 AM
Subject: Historic Districts-Mission Hills & Fort Stockton Trolley Line

I strongly urge your support of the establishment of these two Historic Districts. Recognition, preservation and revitalization of the historic architectural and cultural resources of San Diego County should be a priority if those entrusted with leadership.

Sincerely,

Jan R. Barnes
619-227-9430
jan-barnes@sbcglobal.net

Kelley Saunders - Mission Hills Historic District

From: "Grossenbacher, Rebecca" <Rebecca_Grossenbacher@intuit.com>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 8:54:27 AM
Subject: Mission Hills Historic District

Miss Saunders,

I live in the Altadena district of North Park and support the historic designation of the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District.

I strongly urge you to vote for such designation for these older intact neighborhoods.

Thank you,

Rebecca Grossenbacher
3120 Felton St.
San Diego, Ca. 92104

Kelley Saunders - Support for Mission Hills Historical District

From: "Katherine Hon" <khon@honconsultinginc.com>
To: <KMSaunders@sandiego.gov>, "Cathy Winterrowd" <CWinterrowd@sandiego.gov>
Date: 7/10/2007 8:45:44 AM
Subject: Support for Mission Hills Historical District
CC: <toniatkins@sandiego.gov>

Hi Kelley and Cathy - I am an environmental specialist active in the North Park community, and Editor/Publisher of the recently released book, [North Park: A San Diego Urban Village, 1896-1946](#) by the late Donald Covington. I want to add my voice to others who support formation of the Mission Hills Historic District and Fort Stockton Trolley Line Historic District. Our early suburban neighborhoods are gems that need to be protected. Historical designation has tremendous benefits for our local communities and the City as a whole. Please communicate my support for designation of these proposed historic districts to the members of the Historical Resources Board at the upcoming hearing. Thank you!

Best regards,

Katherine

Katherine Hon, P.E.
Hon Consulting Inc.
2226 Dwight Street
San Diego, CA 92104
619-294-8990 phone
619-269-5515 fax
khon@honconsultinginc.com

Kelley Saunders - Mission Hills Historic District

From: "Nancy Moors" <Nancy@hillquest.com>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 7:03:45 AM
Subject: Mission Hills Historic District
CC: <toniatkins@sandiego.gov>

The Mission Hills Historic District and Fort Stockton Trolley Line Historic District will be considered by the City of San Diego's Historical Resources Board on Monday, July 16th.

On the eve of its centennial year, Mission Hills is a wonderful example of an historic district and deserves the protection that a designation will provide.

It is important that these districts are recognized and that we work towards preserving the past for future generations.

Thank you,
Nancy Moors
Hillcrest History Guild

Kelley Saunders - As concerns Mission Hills and Fort Stockton

From: "M & D Avery" <sdavery2@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 7/9/2007 10:10:15 PM
Subject: As concerns Mission Hills and Fort Stockton

Dear Senior Planning Planner Department member Kelley Saunders,

I have sent the following e-mail to Mr. Faulconer, and I now also share my request to be noted as asking you for the same support towards the recognition of these two historic districts:

Dear Council Member Kevin Faulconer,

Please consider this e-mail as my formal request that you fully support both the Mission Hills Historic District and the Fort Stockton Trolley Line Historic District in their request to become fully recognized Historic Districts this coming July 16th at the San Diego Historic Resources Board meeting.

Me, my family, and friends enjoy numerous activities in both of these culturally rich and esthetically beautiful areas of our great City! They are a definite part of any tour of San Diego that I give to visitors. We also frequent the areas often as county dwellers. It is my desire to see that each of these districts is granted so as to have a say and response in the future developmental decisions that are made in these areas. We have some of the country's very best early 20th century home, business and landscape treasures here. Let's please do what we can to see a good portion of those remain as we continue in the name of development of this City.

Thank you for your consideration and support of these two Historic Districts!

My best regards, Diedre Avery

Kelley Saunders - Mission Hills District

From: "Bjorn Palenius" <palen@dslexreme.com>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 12:12:22 AM
Subject: Mission Hills District

Dear KMSaunders, please do the right thing for San Diego and our future look of the city, by **STRONGLY** supporting the historic district!!! Soon San Diego is going to look like Miami Beach otherwise!! Is that what we want for Americas finest city!? **NO** is the answer!! Thank you for reading this! Sincerely, Bjorn Palenius.

Kelley Saunders - mission hills historic district

From: "klyde butler" <kfbutler@lycos.com>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 2:47:11 PM
Subject: mission hills historic district

I support the mission hills and university heights historic districts!!! Klyde f. Butler

Get all the Hottest Artists on Your Cell Phone - Plus 10 Bonus Tones Today!
Find Your New Ringtone at [Lycos Mobile](#).

From: "Joy Wright-MacDade" <jwrightmacdade@epsilonsystems.com>
To: <kmsaunders@sandiego.gov>
Date: 7/2/2007 9:46:39 AM
Subject: Mission Hills Historic District - PLEASE IMPLEMENT!!

Hi Kelley,

I just wanted to give my support fully and staunchly behind The Mission Hills Historic District as it is a well deserved endeavor diligently and dedicatedly headed up by Janet O'Dea. I have worked with the historic district process and whole heartedly support it in all ways to keep our San Diego living history going and not destroyed by money hungry greedy developers!

Thank you and have a great day!

The Historical Resources Board legitimately voted on May 24, 2007 that the nomination report was complete. Now due to technicalities the staff and board are suggesting that board members who didn't vote on the completeness of the report can't vote on the designation. These are two separate actions and if the report was deemed complete then the board members who missed the first meeting have access to the same report information anyway. The Historical Resources Board should now honor their commitment to historic preservation by moving these nominations forward and allowing the entire board to vote.

Per HRB guidelines, Mission Hills residents polled all property owners in both proposed districts and found that almost 95% support the district nominations. HRB guidelines require support from only 51% of property owners.

According to the San Diego Municipal Code, HRB members are responsible for identifying and designating historical resources for

preservation. And, according to HRB Chair, Bob Vacchi, analyzing the city's financial situation is not part of the board's purview.

"That's nothing that the board members should be looking at; it's outside the scope of the decision that we make under the specific set of criteria (for determining historical value)." (from "Waiting for History", Voice of San Diego, June 27, 2007).

Historic preservation contributes to the city economically, culturally and socially and invests into our communities. It is one of the best investment programs the city participates in as dollars are reinvested into sales taxes that remain as local revenue.

Mission Hills is nearly 100 years old and very intact. This neighborhood is a bell weather for the policy that the HRB is putting in place for our other historic neighborhoods and I support this district nomination and hope that the HRB will support designation of more historic districts which are good investments into the future of our city.

Joy

Joy Wright-MacDade
Corporate Security Manager/FSO
Epsilon Systems Solutions, Inc.
Tel# (619) 814-2842
Fax# (619) 702-1711

Kelley Saunders - Re: Historic Districts

From: "Thomas Shess" <tomshess@aol.com>
To: <kmsaunders@sandiego.gov>
Date: 7/10/2007 2:51:06 PM
Subject: Re: Historic Districts

July 10, 2007

Kelley Saunders

Senior Planner

City of San Diego

Historical Resources Board

Re: Support for proposed Mission Hills and Ft. Stockton Trolley Line Historic Districts:

Dear Kelley:

Please add our voices to the list of those supporting historic districts in the San Diego communities. Any measure or group or individual, who champions the preservation of San Diego's heritage, is a hero (ine) in our eyes.

Our family happily has volunteered countless hours to the community in the name of historic preservation. We founded North Park News and its popular Arts & Crafts supplement West Coast Craftsman as a way to bring to the attention of the Greater Mid City how important maintaining our historic neighborhoods can be. There isn't a day when we don't see construction vans parked in front of our older Mid City homes. San Diegans take pride in keeping older homes and older neighborhoods in tact. Those trucks represent jobs that keep San Diegans employed and homeowners happy.

Please add your important voice to supporting historic districts.

Sincerely yours,

Phyllis A. Shess, Esq. San Diego County Deputy District Attorney and Chair of the North Park Maintenance Assessment District and,

Thomas Shess, founder of North Park News, Contributor to American Bungalow and Old House Interiors Magazine and current Senior Editor/Design and Architecture for San Diego Magazine.

3630 Twenty-Eighth Street

San Diego CA 92104

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