Attachment 4

Letters from Property Owners in Support of District Designation

Kelley Saunders - Mission Hills Historic District

From: <dalefeth@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 9:09:08 AM
Subject: Mission Hills Historic District
CC: <j.m.odea@cox.net>

Kelley Saunders...

I'm going to be out of town and won't be able to attend the HRB meeting on July 16, but as an affected property owner, I wanted to voice my support for the creation of the proposed Mission Hills Historic District.

I've lived in the area for 20-plus years and have come to have a deep appreciation of its unique character. My clear sense is that my fellow residents share that feeling and are united in efforts to prevent the loss of the neighborhood's identity.

Please do whatever you can to encourage the creation of the historic district for Mission Hills.

Thank you...

Dale Fetherling
1808 Lyndon Road
619/ 297-1383

001020

From: "Hawes Family" <hawesjjaa@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 6/18/2007 12:37:04 PM
Subject: Re: HRB Report #07-027 Mission Hills Historic District

Dear Ms. Saunders-

I am writing you in support of the Mission Hills Historic District. Unfortunately I will be away on business the entire week of June 25 so I will be unable to attend the hearing in person. However, I did want to write this letter of support to you to let you know how important this is to our community and to our city. We have been waiting several years to adopt the plan, and we are hoping for a positive outcome.

There are so few old homes in San Diego; lets try to preserve the few historic districts that we still have left. I have been a San Diego resident all my life, and lived in Mission Hills since 1970. During that time, I have seen many beautiful old homes replaced with modern "Mc Mansions" to the detriment of our city. Maybe with this act, we can preserve what precious resources we still have so we can feel proud of our city.

Sincerely,

Janet Hawes

1849 Lyndon Road

San Diego, CA 92103

001021

From: "siofra nugent" <siofran7@hotmail.com>
To: <kmsaunders@sandiego.gov>
Date: 6/25/2007 11:03:02 PM
Subject: Mission Hills

Dear Kelley, We are writing to express our support for the proposed Mission Hills Historic District. Our family moved to Mission Hills 1 1/2 years ago to our home at 1807 Sheridan Ave. We love the neighborhood and the historic nature of it is a truly a treasure that will long benefit San Diego - not only Mission Hills' residents.We will not able to be at the upcoming meeting but we wanted to be sure that you received our input in favor of the propose historic district.Sincerely, Siofra and Andrew Nugent1807 Sheridan AveSan Diego, CA 92103Play free games, earn tickets, get cool prizes! Join Live Search Club. Join Live Search Club!

With Windows Live Hotmail, you can personalize your inbox with your favorite color.
www.windowslive-hotmail.com/learnmore/personalize.html?locale=en-us&ocid=TXT_TAGLM_HMWL_reten_addcolor_0607

CC: "a.hazard@cox.net" <a.hazard@cox.net>, "j.m.odea@cox.net" <j.m.odea@cox.net>, "nugent_andrew@hotmail.com" <nugent_andrew@hotmail.com>

001022

From: "Ellen Preston" <ellenpreston@cox.net>
To: <kmsaunders@sandiego.gov>
Date: 6/25/2007 5:06:25 PM
Subject: Mission Hills Hist Dist

I am mailing postcard today but just in case I want to make sure my vote OF SUPPORT is in.
thank you very much for your work on this.
We really appreciate it.
Ellen Preston
619-255-2110

1825 Sheridan ave
92103

Ellen Preston
619-255-2110

001023

From: "Eddie Omens" <eddieomens@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 6/25/2007 6:26:48 PM
Subject: Mission Hills Historic District

Dear Mayor Sanders,

We live at 1821 Sunset Blvd in Mission Hills and know that HRD Report #07-027 would be a wonderful asset to our city.
Regards MJ and Eddie Omens

001024

From: "Linda Lawley" <llawley@ucsd.edu>
To: <kmsaunders@sandiego.gov>
Date: 7/9/2007 7:38:08 AM
Subject: Mission Hills Historic District

Dear Ms. Saunders, although I will not be able to attend the HRB meeting next Monday, I am writing to show my support of the proposed Mission Hills Historic District. My husband and I have lived in our Mission Hills bungalow built in 1920 for over 13 years. We chose Mission Hills over other San Diego neighborhoods because of the beautiful old homes that are there. When one of these homes is torn down or grossly remodeled, it changes the nature of the neighborhood. Houses that are too big, and out of place detract from the beauty of the neighborhood. Please vote to approve the historic district.
Sincerely,
Linda Lawley
1826 Sunset Blvd.
San Diego, CA 92103

001025

From: "Richard Jacobs" <jacobs@salk.edu>
To: <KMSaunders@sandiego.gov>
Date: 6/25/2007 11:16:21 AM
Subject: HRB Report #07-027, Mission Hills Historic District

Dear Ms. Saunders

I am writing to register my support for the proposed Mission Hills Historic District (HRB Report #07-027). I am a homeowner in the proposed district and have resided there for 14 years. Lately I have become increasingly concerned about the changes that are affecting Mission Hills. It seems that every month or so another house in the neighborhood is being damaged by a bad remodel or destroyed altogether to be replaced by a big box. The historic character of this lovely neighborhood is being chipped away. Just last week I saw another cottage that had its windows removed, probably for replacement with vinyl or aluminum, and today I learned of proposed changes to zoning laws that would allow for the commercial development of a Bed and Breakfast on a nearby street.

I am hopeful that the establishment of a historic district would help to regulate the changes occuring in our neighborhood. We willingly paid a premium to live in Mission Hills because of quality of the housing there and the historic charm of the neighborhood. I would like to see this character maintained.

Sincerely,

Richard Jacobs
1826 Sunset Boulevard
San Diego

001026

From: <ljgraham@UCSD.Edu>
To: <KMSaunders@sandiego.gov>
Date: 6/26/2007 9:31:09 AM
Subject: Yes to Mission Hills Historic District

Dear Ms. Saunders,

My husband and I are in favor of the Mission Hills Historical district. We own the house at 1836 Sunset Bl. and are very comitted to restoring it to it's origional 1909 charm. We feel strongly in protecting the historical integrity of our property, and feel that the Mission Hills Historic District will help us accomplish that, as well as encourage other to do the same.

Our street has hosted the Olympic torch run and many charity events such as the Run for the cure. I believe there is a reason for that! Please help us prevent the loss of a beautiful historic area of san diego.

Very Sincerely yours,
Lori and Charles Graham
1836 Sunset Bl.
(619)
294-3993

CC: <a.hazard@cox.net>, <j.m.odea@cox.net>

001027

From: "Mary Johnson" <johnson.mary1@worldnet.att.net>
To: <kmsaunders@sandiego.gov>
Date: 6/26/2007 10:41:23 AM
Subject: Historic Resources Board Meeting - Report #07-027

Kelley -
As property owners at 1884 Sunset Blvd., my husband David and I want to again show our support for the Mission Hills Historic District, even though we will be unable to attend Thursday's meeting. We also want to express our concern that our house currently isn't included in the plan because of the mistaken belief that the front of our house (specifically the front porch) isn't original. The front of our house IS original and we would like you to reevaluate your assessment and consider our house as a contributor.

Thank you.

David and Mary Johnson
1884 Sunset Blvd.
619.296.2206

CC: <a.hazard@cox.net>, <j.m.odea@cox.net>, "'David Johnson'" <davidj@ebertcomposites.com>

001028

From: <pvanstee@cox.net>
To: <kmsaunders@sandiego.gov>
Date: 7/9/2007 12:20:00 PM
Subject: Support for Mission Hills Historic District

Kelly,

I am just writing to express my STRONG support in favor of the Mission Hills Historic District. As a resident of the neighborhood, I support any effort which will help preserve the historic character of the neighborhood.

Again, please note my support for this designation. Also note that every person I know in the neighborhood is in support of it as well.

Thanks,

Pete Van Stee
1898 Sunset Blvd
San Diego, CA 92103

001029

From: "Marcy Van Stee" <mvanstee@Amsafety.com>
To: <kmsaunders@sandiego.gov>
Date: 7/7/2007 8:31:37 AM
Subject: Mission Hills Historic districts

Dear Ms. Saunders,

This e-mail to voice my strong support for the proposed historic districts for Mission Hills and Fort Stockton Line. As a democracy, please listen to the majority and not the few who oppose.

Marcy Van Stee
Susnet Blvd resident 10 years

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001030

Kelley Saunders - Mission Hills Historic District

From: "Thomas Roetker" <troetker@mac.com>
To: <KMSaunders@sandiego.gov>
Date: 7/10/2007 6:29:08 AM
Subject: Mission Hills Historic District

Dear Kelly,

I understand that there is a lot of contention about granting the Mission Hills Historic District. I already sent a message before the last hearing and I attended the hearing number one in Balboa Park. I want to reiterate that I strongly support this designation as do the vast majority of people who live here. I don't know who is pushing for blocking but they are by far the minority and I think it would be a another black mark on the City of San Diego if this designation is blocked by a few residents and developer interests.

I will be out of town this next week on a business trip and will not be able to attend but please note that I support the designation 100% and without reservation.

Regards,

Tom Roetker
mobile 858-395-3309
troetker@mac.com

Attachment 5

Letters from Property Owners in Opposition to District Designation

001033

1819 Sheridan Avenue
San Diego, CA, 92103

June 27, 2007

Kelley Saunders, Planner
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101
kmsaunders@sandiego.gov

Dear Ms. Saunders,

I am writing in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination. My wife and I are owners of 1819 Sheridan Avenue, San Diego, CA, 92103, which is a property proposed by applicants Janet O'Dea and Allen Hazard to be establish as one of 18 non-contributing resources as documented in the HRB REPORT NO. HRB-07-030 (issued June 15, 2007). Detailed below, we believe that the application is flawed and unjust. Moreover, if the Mission Hills Historic District is designated as a historical resource and added to the City of San Diego's Register of Designated Historical Resources, we will likely be aggrieved. We expect: financial hardship; a significant reduction to the value of our home and land investment; dangers associated with archaic materials and methods of construction; and the impossibility of a home in San Diego to accommodate our family.

We moved to San Diego in 1989 when I began graduate studies at UCSD / Scripps Institution of Oceanography. We have always lived in and appreciated older houses. We have rented older homes in North Park, Bankers Hill, and Mission Hills. We were finally able to purchase our home in February, 1996, prior to the skyrocketing costs of housing in San Diego. The other prospective buyers wanted to clear the nearly 0.5 acre lot and rebuild. We, however, have done our best over the last 11 years, within our means, to maintain and restore our home. Often we dream of a little more space to accommodate our family of four. Meanwhile, we have enviously watched most of our neighbors remodel and expand their homes to suite their tastes, lives and families. Many then applied for Mills Act designations to reduce their taxes. Ironically, many if not most of the homes that are purported to be contributing under criterion F, have been greatly modified, and many of their owners now contribute less tax dollars to our community. Meanwhile, owners of houses like ours which have not been modified to accommodate contemporary lifestyles are set to be penalized by the proposed District designation. There will be restrictions on fences and landscaping to keep our children safe; restrictions on remodeling to accommodate our children with their own bedrooms; and no possibility to sell the property to someone who fears archaic materials and methods of construction, but who values a close community, good schools, and a sizable lot near the city center.

The Staff recommended that the HRB designate 58 contributing resources under HRB Criterion F; and establish 18 properties as non-contributing resources. Criterion F is defined thus – is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City. There are a number of errors in the lists of contributing and non-contributing resources; properties and their designations have changed since the May 24, 2007 hearing; and the reasons for many of the changes were not documented in the HRB report. For example, in the May hearing, our house was listed as a contributing property; in the most recent HRB report, it is listed three times as non-contributing. This apparently subjective separation of resources into contributing and non-contributing under criterion F is unjust, subjective and divisive.

Make no mistake, the most valuable asset in Mission Hills is the community. The proposed District has and will continue to divide the community; will continue to reduce the tax base for our public schools, and will penalize the property owners who have not been fortunate enough to remodel. Mission Hills is truly a gem in San Diego, built from the synergistic virtues and traditions of individuality and community. Over the last century, people have expressed and accommodated themselves through a variety architectures and building materials. As a result, the houses are all unique, have continued to evolve, and some are even constructed well and will continue to safely house their occupants for years to come. Some are not well constructed, especially for an area affected by termites and earthquakes, and unfortunately will not gracefully or safely withstand the tests of time and nature.

Mission Hills today is not the Missions Hills of 1920, thanks to the contributions of its residents throughout nearly a century. So please, do not promote legislation that values houses more than the people that created and continue to comprise the unique and cherished neighborhood that is Mission Hills. If you truly wish to preserve Mission Hills, as I do, please do so through education, not legislation. Please do not force our neighborhood to conform to someone's idea of the way things should be – like most of the new neighborhoods in our world – and allow Mission Hills to maintain its heritage through individuality and a strong community. Thank-you for considering our view.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: planning@sandiego.gov;
kevinfaulconer@sandiego.gov; and
jmlawson@sandiego.gov

1819 Sheridan Avenue
San Diego, CA, 92103

June 28, 2007

Kelley Saunders, Planner
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101
kmsaunders@sandiego.gov

Dear Ms. Saunders,

This is my second letter to you in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination.

In response to the first point in your email dated June 27, 2007 5:26 PM, I understand that the Board will not be considering the proposed District at the scheduled and advertised hearing, rather in July. I note that the HRB website, as of 08:20 AM on June 28, 2007, indicates that Report No. HRB-07-030 is Item 7 on the revised agenda for the hearing on 28 June, 2007.

Regarding the second point in your email, you explained that: "the applicants who submitted the district nomination did propose that [our] property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district." My wife attended the initial hearing on May 24, 2007 and noted that our property was then proposed to be classified as a contributing resource. However, the revised agenda for the HRB hearing scheduled for 28 June, 2007 appears to contradict your account. It states in Item 7, point 7:

> 7. Classify the following 18 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

Continuing, you explained that "In [their] review of the nomination, staff disagreed with that conclusion based upon modifications that [staff] believe occurred relatively early in the home's history, and [you] therefore recommended that the property be classified as non-contributing."

This exemplifies the subjective nature of the proposed District and indeed the answers that will ultimately be required of the Board in response to the nomination. Starting with the justification of the applicants, the years during which our house was built is factual, but whether or not those years were within a "period of significance" is subjective. The answer to whether or not our house "retains integrity in terms of materials and design," could be factually judged by engineers and architects, but apparently was subjectively judged by both the applicants and HRB staff. What does it mean to "convey the significance of the district"? Ask that to ten people and get ten different answers. Finally, HRB staff concluded that modifications had been made to our house relatively early in its history. It would be difficult, if not impossible to find houses built in San Diego during the period of 1910 to 1950 that have not been modified. Even in the last decade, we have witnessed major remodels of most of the houses in the proposed District. Ironically, it seems to me, those houses that have been remodeled most recently and extensively are most likely included in the list of proposed contributing resources.

In response to the third point in your email, I clearly need to learn more about what the regulations will and will not be, for contributing and non-contributing resources, if the proposed District is indeed established. These are difficult to locate and interpret and any guidance you can provide in this regard is appreciated. Please also let me know how I can obtain a copy of the application for the proposed Mission Hills Historic District and all of the supporting documentation that has been submitted by the applicants and your staff in this regard.

Continuing on your third point, you state that "it has been consistently shown that historic designation does not decrease property values and, in fact, increases them." What are your references for this claim? If true, it could only be a valid claim in a statistical sense, and some property owners could still be aggrieved by financial hardship and a significant reduction in the value of their home and land investment.

In conclusion, I wish to emphasize that when the members of the Board do consider the designation of the Mission Hills Historic District nomination, their decisions will be highly subjective. Also, not all of the houses in the Mission Hills community are historically significant, architecturally precious, or structurally sound enough to withstand the challenges of nature over the next 100 years. The subjective decision to designate a property or collection of properties as a historical resource has far reaching ramifications concerning people's financial situations, their health and community. The applicants, and the HRB staff and Board should not force their artistic preferences for architecture and historical significance upon property owners. Rather, individual property owners should be allowed to make their own decisions whether or not their homes fit these criteria, and whether they wish to contribute less tax to our community through a Mills Act designation. Your job should be to educate the community and to assist in the process when asked by property owners to do so. Thank-you again for considering our views.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: planning@sandiego.gov;
kevinfaulconer@sandiego.gov; and
jmlawson@sandiego.gov

001037

From: "Wendy Rockwell" <wendyRockwell@cox.net>
To: <KMSaunders@sandiego.gov>
Date: 7/6/2007 7:26:23 AM
Subject: Vote

Sorry, we don t have the post card, but we vote NO.
John Vitro
Wendy Rockwell
1845 Lyndon Road

Attachment 6

Letters from Outside Parties in Support of District Designation

001041

From: "Mary Wendorf" <marywendorf@cox.net>
To: "Cathy Winterrowd" <cwinterrowd@sandiego.gov>
Date: 6/26/2007 10:51:06 AM

Dear Cathy Winterrowd and HRB Staff,

I am writing this letter to express support for the approval of the Mission Hills Historic District at the HRB meeting June 28th. I commend staff for their approval at the May meeting and hope you uphold that decision because it is the right one. The work that the Mission Hills Community has put into this district is staggering and has saved the city thousands of dollars. The examples of early California architecture in Mission Hills are priceless and should be preserved. We all have to work together to protect our cultural background and heritage here in San Diego. I am on the boards of SOHO, the Uptown Planners, the University Heights CDC and Historical Society but I am writing this as a concerned resident of San Diego. Thank-you for supporting the approval of the Mission Hills Historic District.

Sincerely,

Mary Wendorf
1405 Meade Ave
San Diego, CA 92116

CC: "janet O'Dea" <j.m.odea@cox.net>, "Ernie Bonn" <uhcdc@netzero.net>, <kristinrh@earthlink.net>, <bdcoons@aol.com>

001042

From: "Richard Harris" <sonrich1@gmail.com>
To: <kmsaunders@sandiego.gov>
Date: 7/2/2007 1:37:04 PM
Subject: Support for Historic District Designation

Hello Ms. Saunders:

My husband and I recently moved to San Diego and purchased a craftsman bungalow on Herbert St in the Park Edge North district. We quickly learned that our neighbors are working toward approval for historic designation of our district. As we learned more about this, we have become avid supporters of the concept.

I understand that Mission Hills has been working toward district designation, led by Janet O'Dea. We have visited this lovely area of San Diego several times, and strongly support the district nomination and encourage the HRB to approve it soon.

Sonya Celeste-Harris

CC1043

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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Jim Schibanoff
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

001044

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

001645

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.

001046

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/

001647

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>

001048

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

001049

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>

001050

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

001051

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

001052

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>

001053

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>

001054

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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001055

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 Distsrict 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

001056

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

001'57

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

001058

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 thes 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

001060

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.SandeLollis.com

****

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

001061

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 valuble 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 Hlls and Fort StocktonTrolley 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 Hlls and Fort StocktonTrolley 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 or 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

001063

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 hiostoric 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

001065

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

001066

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

001067

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

001068

Kelley Saunders - Mission Hills District

From: "Bjorn Palenius" <palen@dslextreme.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.

001071

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

001072

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 putiting 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

001073

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.

001074

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

=

RECEIVED
08 NOV -3 AM 10:35
CLERK

Mission Hills Historic District
Property Owner Support and Opposition

St #	St Name	Signed Original Petition	Workshop in Support	Workshop in Opposition	Ballot in Support	Ballot in Opposition	Email in Support	Email in Opposition	Call in Support	Call in Opposition	RECONCILED DATA IN SUPPORT	RECONCILED DATA IN OPPOSITION
1801	Lyndon Road	1									1	
1805	Lyndon Road	1									1	
1808	Lyndon Road	1			1		1				1	
1811	Lyndon Road		1				1				1	
1812	Lyndon Road				1						1	
1819	Lyndon Road				1						1	
1820	Lyndon Road											
1831	Lyndon Road	1			1						1	
1833	Lyndon Road	1						1				1
1840	Lyndon Road					1						1
1841	Lyndon Road				1		1				1	
1845	Lyndon Road							1				1
1848	Lyndon Road											
1849	Lyndon Road				1		1				1	
1850	Lyndon Road	1	1		1						1	
1853	Lyndon Road											
1855	Lyndon Road											
1868	Lyndon Road		1			1						1
1875	Lyndon Road											
1876	Lyndon Road											
1877	Lyndon Road	1									1	
1884	Lyndon Road	1			1						1	
1896	Lyndon Road	1					1				1	
4107	Saint James Pl	1	1		1						1	
1801	Sheridan Avenue				1						1	
1807	Sheridan Avenue				1		1				1	
1811	Sheridan Avenue	1	1		1		1				1	
1815	Sheridan Avenue	1				1		1		1		1
1816	Sheridan Avenue											
1819	Sheridan Avenue					1		1				1
1823	Sheridan Avenue				1						1	
1824	Sheridan Avenue	1									1	
1825	Sheridan Avenue						1				1	
1834	Sheridan Avenue					1						1
1840	Sheridan Avenue							1				1
1844	Sheridan Avenue	1			1						1	
1845	Sheridan Avenue	1									1	
1852	Sheridan Avenue	1									1	
1859	Sheridan Avenue	1			1						1	
1860	Sheridan Avenue	1									1	

CC 10/7/08

ATTACHMENT 13
Mission Hills District Appe

Mission Hills Historic District
Property Owner Support and Opposition

St #	St Name	Signed Original Petition	Workshop in Support	Workshop in Opposition	Ballot in Support	Ballot in Opposition	Email in Support	Email in Opposition	Call in Support	Call in Opposition	RECONCILED DATA: IN SUPPORT	RECONCILED DATA: IN OPPOSITION
1867	Sheridan Avenue				1						1	
1870	Sheridan Avenue		1								1	
1875	Sheridan Avenue	1									1	
1876	Sheridan Avenue				1						1	
1882	Sheridan Avenue											
1885	Sheridan Avenue											
1889	Sheridan Avenue	1			1						1	
1890	Sheridan Avenue	1			1						1	
1899	Sheridan Avenue	1									1	
1814	Sunset	1		1								1
1815	Sunset	1			1						1	
1818	Sunset			1		1		1				1
1821	Sunset	1					1				1	
1824	Sunset	1	1		1						1	
1826	Sunset	1			1		1				1	
1829	Sunset											
1830	Sunset	1			1				1		1	
1835	Sunset	1	1		1						1	
1836	Sunset						1				1	
1845	Sunset					1						1
1848	Sunset	1			1						1	
1850	Sunset				1						1	
1851	Sunset	1			1						1	
1863	Sunset	1			1						1	
1864	Sunset											
1870	Sunset		1		1						1	
1871	Sunset		1		1						1	
1874	Sunset	1							1		1	
1875	Sunset	1			1						1	
1883	Sunset	1									1	
1884	Sunset	1			1		1				1	
1889	Sunset	1			1						1	
1890	Sunset	1									1	
1895	Sunset											
1898	Sunset	1			1		1				1	
	TOTAL	**39**	**9**	**2**	**34**	**7**	**13**	**6**	**2**	**1**	**52**	**11**
											69%	**15%**

Legend

16 Support that didn't sign the petition

3 Changed Petition Support to Opposed

97.0150

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD
MINUTES OF SPECIAL MEETING OF
July 16, 2007

COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chairperson Vacchi at 9:10 a.m.

Chairperson	Robert Vacchi	Present
Vice Chairperson	Otto Emme	Present
Boardmember	Priscilla Berge	Present
Boardmember	Laura Burnett	Present
Boardmember	Maria Curry	Absent
Boardmember	John Eisenhart	Present
Boardmember	Donald Harrison	Present
Boardmember	David Marshall	Absent
Boardmember	Delores McNeely	Present (left 11:00 AM)
Boardmember	Jerry Schaefer	Absent
Boardmember	Abel Silvas	Absent

Staff to the Board in Attendance: Delores Johnson, Board Secretary
Garry Papers, Deputy Director, Planning
Cathy Winterrowd, Senior Planner
Kelley Saunders, Senior Planner
Jackie Dominguez, Clerical Assistant
Tricia Olsen, Intern

Legal Counsel in Attendance: Marianne Greene, Deputy City Attorney

ITEM 1 - PUBLIC COMMENT
None

ITEM 2 - ADMINISTRATIVE ITEMS
A. Board Administrative Matters and General Information

- **ABSENCES**
  Of those Boardmembers who may participate in this special meeting, only Mr. Silvas indicated that he would not be able to attend.

B. Other General Information

- **Contents of "Blue Folders"** – Additional letters submitted after July 12, 2007 by property owners and interested parties in support and opposition to the designation of the Mission Hills and Fort Stockton Line Historic Districts.

001078

- **General Board Member Comments** - None.

C. Conflict of Interest Declarations – None.

D. Staff Report – No staff report was provided for this meeting.

E. Requests for Continuances - None.

ACTION ITEMS

ITEM 3 — MISSION HILLS HISTORIC DISTRICT (2nd Hearing)
Applicant: Janet O'Dea and Allen Hazard
Location: Various addresses within the intensive survey area boundaries, defined by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west; Uptown Community, Council District 2
Description: Second hearing to consider the designation of the Mission Hills Geographic/Traditional Historic District as a Historical Resource.
Today's Action: Review the Mission Hills Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; consider the designation of the district as a historical resource; and consider the classification of contributing and non-contributing resources within the district.
Staff Recommendation:
Staff recommends that the Board:

1. Designate the Mission Hills Historic District under:
    a. HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
        i. reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
        ii. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
        iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
    b. HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
        i. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.

001079

c. HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including:
   i. Emmor Brooke Weaver
   ii. Henry Harms Preibisius
   iii. Requa and Jackson
   iv. Frank P. Allen
   v. William F. Wahrenberger
   vi. Nathan Rigdon
   vii. Martin Melhorn
   viii. H.J. Lang
   ix. Charles Tifal
   x. David O. Dryden
   xi. Brawner & Hunter
   xii. The Pacific Building Company

2. Designate the following 58 Contributing Resources under HRB Criterion F:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1808	Lyndon	443-612-08-00	5B	1870	Sheridan	443-611-20-00	5D3
1812	Lyndon	443-612-09-00	5D3	1875	Sheridan	443-612-04-00	5B
1819	Lyndon	443-650-24-00	5D3	1876	Sheridan	443-611-21-00	5D3
1820	Lyndon	443-612-10-00	5D3	1882	Sheridan	443-611-22-00	5D3
1831	Lyndon	443-650-25-00	5D3	1885	Sheridan	443-612-03-00	5D3
1833	Lyndon	443-620-10-00	5D3	1899	Sheridan	443-612-01-00	5B
1840	Lyndon	443-612-11-00	5B	1815	Sunset	443-611-12-00	5D3
1841	Lyndon	443-620-02-00	5B	1818	Sunset	443-432-20-00	5D3
1849	Lyndon	443-620-04-00	5B	1824	Sunset	443-432-18-00	5B
1850	Lyndon	443-612-13-00	5D3	1826	Sunset	443-432-17-00	5B
1853	Lyndon	443-620-05-00	5B	1829	Sunset	443-611-10-00	5B
1876	Lyndon	443-612-15-00	5D3	1830	Sunset	443-432-15-00	5D3
1877	Lyndon	443-620-17-00	5B	1835	Sunset	443-611-09-00	5B
1884	Lyndon	443-612-16-00	5D3	1836	Sunset	443-432-14-00	5B
1896	Lyndon	443-612-17-00	5D3	1845	Sunset	443-611-08-00	5B
4107	Saint James	443-611-24-00	5D3	1848	Sunset	443-432-13-00	5D3
1801	Sheridan	443-650-13-00	5B	1850	Sunset	443-432-12-00	5B
1807	Sheridan	443-650-15-00	5D3	1851	Sunset	443-611-07-00	5B
1815	Sheridan	443-650-17-00	5B	1863	Sunset	443-611-06-00	5B
1816	Sheridan	443-611-13-00	5B	1864	Sunset	443-432-11-00	5B
1824	Sheridan	443-611-14-00	5B	1870	Sunset	443-432-10-00	5B
1825	Sheridan	443-650-20-00	5D3	1871	Sunset	443-611-05-00	5B
1834	Sheridan	443-611-15-00	5D3	1875	Sunset	443-611-04-00	5B
1840	Sheridan	443-611-16-00	5B	1883	Sunset	443-611-03-00	5B
1845	Sheridan	443-612-07-00	5B	1889	Sunset	443-611-02-00	5B
1852	Sheridan	443-611-18-00	5B	1890	Sunset	443-432-07-00	5D3
1859	Sheridan	443-612-06-00	5D3	1895	Sunset	443-611-01-00	5B
1860	Sheridan	443-611-19-00	5B	1898	Sunset	443-432-05-00	5B
1867	Sheridan	443-612-05-00	5D3	Hitching Post in PROW at 1868 Lyndon			5D3

3. Establish the following 18 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6L
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6L
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6Z
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6L

Report Numbers: HRB-07-030 and supplemental memo dated July 10, 2007
Staff Report by Kelley Saunders.

BOARD CLARIFYING QUESTIONS

In response to Deputy City Attorney Greene's comments that, pursuant to the San Diego Municipal Code and City Council Policy 700-46 the Board cannot limit the issuance of Mills Act contracts or the associated property tax reduction, Boardmember Harrison asked if the City Council then had to vote on the issuance of individual Mills Act contracts and consider the Board's recommendations. Deputy City Attorney Greene responded that the recommendations go to HRB staff, and that there is no requirement that the Council vote in individual contracts. Boardmember Harrison asked if the issuance of Mills Act contracts is automatic, to which HRB staff responded that if a property is designated, it automatically qualifies for a contract, which staff enters into negotiations with the owner in accordance with Council Policy. Deputy City Attorney Greene noted that HRB staff is required to report to the Council every year on the number of active contracts. Boardmember Harrison inquired as to the fiscal impact of the Mills Act program. The most recent data available to staff shows a loss of $300,000 to the General Fund. Boardmember Harrison stated that he sees several issues and questions before the Board: first, should the Board make recommendations to the Council regarding changes in the Mills Act policy? and second, should those recommendations include a fiscal impact statement? He also noted that he does believe that the Board should decide whether or not a property merits designation regardless of the Mills Act and any associated fiscal impact. Chair Vacchi stated that he believes it is a good idea to look at the fiscal impact, but feels that the Board should refer the issue to staff rather than including it in the discussion of the district designations. Deputy City Attorney Greene agreed, stating that it should be taken up separately as a policy matter. Boardmember Emme added that the Board should be vigilant in its designation of properties, and that the City should be able to deny renewal of the contracts after ten years.

Public Testimony Opened

In Favor: Allen Hazard and Bruce Coons (organized presentation); Janet O'Dea; Jaye Furlonger; Scott Sandel; Amie Schaeffer; Dale Ballou May; Ron May; Sara Raddatz; Alana Coons; Welton Jones; Betty Hauck; Mary Johnson; Pat Olafson; Kim Adler; James Fowler; Ellen Preston; Katherine Hon; A. Becker; Pam Engebretson; Carolyn Fossett; Mary Van Stee; Barry Hager; Rick Halpern; Judy Peterson; Edie McCormack; Michael Orr

Opposed: Sheldon Blake Zablow

Public Testimony Closed

BOARD DISCUSSION

Boardmember Eisenhart stated that Mission Hills is a valuable example of a social neighborhood and should be protected. Boardmember Emme disclosed that he used to live in Mission Hills. He wanted to correct the applicant's comment during public testimony that the City had not spent any money on the district effort, noting that a significant amount of staff time and work went into the processing of the district nomination, and likely totaled tens of thousands of dollars. He stated that he is concerned about the future expansion of the district, raising the question of what would happen if the process for establishing districts changes or if the district expansion is not supported by the property owners within the expansion area. He also noted that the results of the Uptown Survey, quoted by several speakers in favor, are preliminary findings only. Boardmember Emme felt that the area does need protection from inappropriate modifications. Finally, he agreed with many of Boardmember Harrison's earlier comments, and stated that the Board should be looking for quality, not quantity. Boardmember Berge stated that she supports the district, but would like to discuss the classification of four properties. In regard to 1884 Sunset Boulevard, she noted that the property was built by Morris Irvin, recently established as a Master Builder, and that the historic photograph presented by the applicant at the hearing clearly shows that the porch was an original element to the home. Staff noted that they had not seen the photograph prior to the hearing, and would support reclassification as a contributing resource given this new information. In regard to 1844 Sheridan Avenue, Boardmember Berge noted that this, too, was built by Irvin and should be reclassified as a contributor. She is undecided about the classification of 1819 Sheridan Avenue, and asked to hear from other Boardmembers. Boardmember Eisenhart stated that he had difficulty with this property as well, but defers to Bruce Coons' assessment that the property currently reflects the original design of a Mission Revival home. Finally, Boardmember Berge asked for Board input regarding the classification of 1805 Lyndon Road, which had an early porch enclosure. Boardmember Eisenhart responded that in his opinion, successful porch enclosures use fenestration to enclose the porch and leave the original framing intact. He draws the line at porch enclosures that result in the loss of the original framing and design. Boardmember Harrison stated that the modification occurred over 45 years ago and should be considered historic. After considering the reclassification, Boardmember Berge stated that she does not support reclassifying 1805 Lyndon Road, but would encourage all property owners of "6L" properties with porch enclosures to pursue restoration of the porch. Boardmember Emme felt that there are better examples of the style in the district. Boardmember Eisenhart requested that staff correct the DPR form to list 1845 Sunset Boulevard as Greek Revival. For the record, Boardmember Harrison stated that Mission Hills is obviously a historic district, but felt that he needed to raise the issue of fiscal impacts of the Mills Act and how the Board should address them.

BOARD ACTION

MOTION BY BOARDMEMBER BERGE TO RECLASSIFY 1884 SUNSET BOULEVARD FROM NON-CONTRIBUTING (6L) TO CONTRIBUTING (5D3).

Second by Boardmember Eisenhart Vote: 7-0-0

001082

MOTION BY BOARDMEMBER BERGE TO RECLASSIFY 1844 SHERIDAN AVENUE FROM NON-CONTRIBUTING (6L) TO CONTRIBUTING (5D3).

Second by Boardmember Burnett Vote: 4-3(Vacchi, Emme, Eisenhart)-0

MOTION BY BOARDMEMBER EISENHART TO RECLASSIFY 1819 SHERIDAN AVENUE FROM NON-CONTRIBUTING (6Z) TO CONTRIBUTING (5D3).

Second by Boardmember Burnett Vote: 5-2(Vacchi, Emme)-0

MOTION BY BOARDMEMBER BURNETT TO RECLASSIFY 1811 LYNDON ROAD FROM NON-CONTRIBUTING (6L) TO CONTRIBUTING (5D3).

Second by Boardmember Berge Vote: 2(Burnett, Berge)-5-0

MOTION BY BOARDMEMBER BURNETT TO ACCEPT THE STAFF RECOMMENDATION WITH THE ACTIONS TAKEN BY THE BOARD.

Second by Boardmember McNeely Vote: 7-0-0

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

Applicant: Barry Hager and Scott Sandel

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

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

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

Staff Recommendation:

Staff recommends that the Board:

1. Designate the Fort Stockton Line Historic District under:
    a. HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
        i. reflecting the design and development of streetcar suburbs, incorporating subdivision design features which include wider streets and parkways on the main thoroughfare on which the streetcar ran; narrower side streets; and large, prominent homes in Craftsman, Prairie and Spanish Revival styles along the streetcar route. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and design of the subdivision is evident today, representing a distinct and significant era in suburban development in San Diego.

ATTACHMENT 17

Mission Hills District Appeal

001083

APPEAL FROM HISTORICAL RESOURCES BOARD DECISION
SAN DIEGO MUNICIPAL CODE SECTION 26.0204

07 JUL 25 PM 12:

SAN DIEGO, CALIF.

TO THE HONORABLE MAYOR AND CITY COUNCIL

The Undersigned Sheldon ZABLOW
(Print or type name of appellant)

does hereby appeal to your Honorable Body from the decision of the Historical Resources Board in

(approving/denying)

the historical site designation on the property situated at

Mission Hills District - Historic
(Legal description of land)
Nomination

An appeal must specify wherein there was error in the decision of the Board.

This appeal is being made because the following situation(s) exist:

My signature was used without my permission to support the ~~[illegible]~~ designation. The number of people who live in the proposed district who support the proposal was misrepresented.
(Attach additional sheets if necessary) (over)

An appeal from the decision of the Historical Resources Board must be filed with the City Clerk within 10 days following action by the Historical Resources Board.

Sheldon ZABLOW ← mailing address
(Print or type name)
302 Washington St. Suite 615
(Address)
San Diego, Ca. 92103
760-599-5393
(Telephone)

I certify under penalty of perjury that the forgoing, including all names and addresses, is true and correct.

S. Zablow
(Signature of Appellant)
7/25/07
(Date)

(If filing as an agent, please include name and address of client below)

(Print or type name)

(Address)

Revised 01/29/03 bjh

Request for information under Freedom of Information
001084
was not responded to.

During the presentation to the board, the people that supported had a significant amount of time to make their presentation. Those opposed were not given equal time or adequate notice to present concerns or have their questions answered

I Jelli

09 MAR -8 AM 10:32

D. David Demer Pg 571 R-2001085

ATTACHMENT 18
Mission Hills District Appeal

APPEAL FROM HISTORICAL RESOURCES BOARD DECISION
SAN DIEGO MUNICIPAL CODE SECTION 26.0204

TO THE HONORABLE MAYOR AND CITY COUNCIL

The Undersigned David A. Demer and Shirley Jo Demer
(Print or type name of appellant)

does hereby appeal to your Honorable Body from the decision of the Historical Resources Board in approving
(approving/~~denying~~)

the historical site designation on the ~~property situated at~~ Mission Hills Geographic/Traditional Historic District detailed in Resolution Number R-07071xx, adopted on
(Legal description of land)

16 July, 2007.

An appeal must specify wherein there was error in the decision of the Board.

This appeal is being made because the following situation(s) exist:*

1. There is reasonable doubt that a majority of property owners support the Resolution;
2. HRB staff has not acted in good-faith to confirm (1);
3. The HRB Staff has not provided public information in a timely manner; and
4. Property owners may be aggrieved as a result of the Resolution.

(Attach additional sheets if necessary) * Details in attached letter and its attachments.

An appeal from the decision of the Historical Resources Board must be filed with the City Clerk within 10 days following action by the Historical Resources Board.

David A. Demer, Ph.D. and Shirley J. Demer
(Print or type name)
1819 Sheridan Ave.
(Address)
San Diego, CA 92103
(619) 298-6934
(Telephone)

(If filing as an agent, please include name and address of client below)

(Print or type name)

(Address)

I certify under penalty of perjury that the forgoing, including all names and addresses, is true and correct.

(Signature of Appellant)

25 July, 2007
(Date)

Revised 01/29/03 bjh

001087

1819 Sheridan Ave.
San Diego, CA, 92103

July 25, 2007

Elizabeth Maland, City Clerk
202 "C" St., 2nd Floor, San Diego, CA 92101
Phone: (619) 533-4000; Fax: (619) 533-4045
Email: cityclerk@sandiego.gov
Cc: Cathy Winterrowd (fax: 619 533-5951)

Dear Ms. Maland,

This letter is to appeal both the process of the Historical Resources Board (HRB) and its decision regarding the historical designation of the Mission Hills Geographic/Traditional Historic District (MHHD; Resolution Number R-070716xx adopted on July 16, 2007) at its Special Meeting on July 16, 2007 (hrbagenda071607special[1]). We could not attend the Special Meeting of the HRB on July 16, 2007 due to professional obligations out of the country. To date, the HRB has only posted a draft of the Resolution (item3hrbspec071607[1].pdf), and its exact number is not currently available to us. This appeal is hereby submitted in writing to the City Clerk no later than 10 business days following the resolution (SDMC Ch12 Art3 Div 2, §123.0203 Appeal From Historical Resources Board Decision).

We appeal as interested persons and owners of 1819 Sheridan Avenue, San Diego, CA, 92103, which is a property affected by the MHHD (detailed in the draft resolution item3hrbspec071607[1].pdf).

We appeal Resolution Number R-070716xx on the following grounds:

i. The signature list provided to the HRB by the Applicants and purported to represent property owners in support of the MHHD, is innacurate (evidenced in the appeal of another property owner), and casts reasonable doubt that a majority of property owners are in support of the Resolution (refers to HRB policy 4.1, Section 5. Board Action. Subsection a. Designation Request);

ii. Efforts by the HRB staff to validate the Applicant's signature list (see i.), were not in good faith and forthright, evidenced by the inapproprately-short time allowed by the HRB Staff for property owners to respond, the resulting paucity of responses, and the HRB Staff's misrepresentation of the responses by joining them with the dubious signature list (see i.), and assuming no-response is equivalent to a response in support of the MHHD;

iii. The designations of Contributing and Non-Contributing Resources within the MHHD are subjective and the supporting documentation and decision rationale of the HRB Staff was withheld from the public (evidenced in Attachment 2, an unanswered informal request for the information; and

Attachment 3, an unanswered formal Public Records Act Request) (refers to HRB policy 4.1, Section 5. Board Action. Subsection b. Historical Report; SDMC Ch12 Art3 Div 2, §123.0202 Designation Process for Historical Resources; and CA-Code 6250-6270); and

iv. We support the rights of individual property owners to submit their own application to the HRB for historical designations of their properties, and for a Mills Act designation. However certain property owners may be aggrieved as a result of the MHHD, incur financial hardship, significant reduction to the values of home and land investments; and or be subject to dangers associated with archaic materials and methods of construction.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: cityattorney@sandiego.gov

2 Attachments

001089
ATTACHMENT 1

1819 Sheridan Avenue
San Diego, CA, 92103

June 28, 2007

Kelley Saunders, Planner
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101
kmsaunders@sandiego.gov

Dear Ms. Saunders,

This is my second letter to you in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination.

In response to the first point in your email dated June 27, 2007 5:26 PM, I understand that the Board will not be considering the proposed District at the scheduled and advertised hearing, rather in July. I note that the HRB website, as of 08:20 AM on June 28, 2007, indicates that Report No. HRB-07-030 is Item 7 on the revised agenda for the hearing on 28 June, 2007.

Regarding the second point in your email, you explained that: "the applicants who submitted the district nomination did propose that [our] property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district." My wife attended the initial hearing on May 24, 2007 and noted that our property was then proposed to be classified as a contributing resource. However, the revised agenda for the HRB hearing scheduled for 28 June, 2007 appears to contradict your account. It states in Item 7, point 7:

> 7. Classify the following 18 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

Continuing, you explained that "In [their] review of the nomination, staff disagreed with that conclusion based upon modifications that [staff] believe occurred relatively early in the home's history, and [you] therefore recommended that the property be classified as non-contributing."

This exemplifies the subjective nature of the proposed District and indeed the answers that will ultimately be required of the Board in response to the nomination. Starting with the justification of the applicants, the years during which our house was built is factual, but whether or not those years were within a "period of significance" is subjective. The answer to whether or not our house "retains integrity in terms of materials and design," could be factually judged by engineers and architects, but apparently was subjectively judged by both the applicants and HRB staff. What does it mean to "convey the significance of the district"? Ask that to ten people and get ten different answers. Finally, HRB staff concluded that modifications had been made to our house relatively early in its history. It would be difficult, if not impossible to find houses built in San Diego during the period of 1910 to 1950 that have not been modified. Even in the last decade, we have witnessed major remodels of most of the houses in the proposed District. Ironically, it seems to me, those houses that have been remodeled most recently and extensively are most likely included in the list of proposed contributing resources.

In response to the third point in your email, I clearly need to learn more about what the regulations will and will not be, for contributing and non-contributing resources, if the proposed District is indeed established. These are difficult to locate and interpret and any guidance you can provide in this regard is appreciated. Please also let me know how I can obtain a copy of the application for the proposed Mission Hills Historic District and all of the supporting documentation that has been submitted by the applicants and your staff in this regard.

Continuing on your third point, you state that "it has been consistently shown that historic designation does not decrease property values and, in fact, increases them." What are your references for this claim? If true, it could only be a valid claim in a statistical sense, and some property owners could still be aggrieved by financial hardship and a significant reduction in the value of their home and land investment.

In conclusion, I wish to emphasize that when the members of the Board do consider the designation of the Mission Hills Historic District nomination, their decisions will be highly subjective. Also, not all of the houses in the Mission Hills community are historically significant, architecturally precious, or structurally sound enough to withstand the challenges of nature over the next 100 years. The subjective decision to designate a property or collection of properties as a historical resource has far reaching ramifications concerning people's financial situations, their health and community. The applicants, and the HRB staff and Board should not force their artistic preferences for architecture and historical significance upon property owners. Rather, individual property owners should be allowed to make their own decisions whether or not their homes fit these criteria, and whether they wish to contribute less tax to our community through a Mills Act designation. Your job should be to educate the community and to assist in the process when asked by property owners to do so. Thank-you again for considering our views.

Sincerely,



David A. Derner, Ph.D. and Shirley Jo Derner

Cc: planning@sandiego.gov;
kevinfaulconer@sandiego.gov; and
jmlawson@sandiego.gov

001091

ATTACHMENT 2

1819 Sheridan Ave.
San Diego, CA, 92103

9 July 2007 (second sending; originally sent from sdemcr@cox.net on 6 July 2007)

Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101

RE: Public Records Act Request

Dear Historical Resources Board,

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to obtain a copy of each of the following documents, which I understand to be held by your agency:

1. Application for MISSION HILLS HISTORIC DISTRICT; DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE (1885 SHERIDAN AVENUE); WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE (1875 SUNSET BOULEVARD) by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard);
2. Attachments to REPORT NO. HRB-07-030 including:
    a. Email from Allen Hazard and Janet O'Dea
    b. Revised "Pre-History, Early Settlement and the Presidio" element of the Historic Context
    c. Draft Resolution
    d. Map Illustrating Future Expansion of the Mission Hills District
    e. Photos of Additional Morris Irvin Properties
    f. 1884 Sheridan Historic Resource Research Report (under separate cover)
    g. 1875 Sunset Historic Resource Research Report (under separate cover)
    h. Staff Report dated May 15, 2007 (with attachments); and
3. All of the supporting documentation that has been submitted by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard), and your staff in this regard.

I ask for a determination on this request within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the record[s] in question.

I would not ordinarily trouble you with this written request, but when I first made it informally on 28 June 2007, I did not receive a reply from Kelley Saunders, Planner. I

respectfully suggest that this position, if I understand it correctly, is inconsistent with the Act.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

If I can provide any clarification that will help expedite your attention to my request, please contact me at (sdemer@cox.net). I ask that you notify me of any duplication costs exceeding $50 before you duplicate the records so that I may decide which records I want copied.

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

Article 3: Zoning

Division 2: Designation of Historical Resources Procedures

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0201 Purpose of Historical Resource Designation Procedures

The purpose of these procedures is to establish a process to identify and designate for preservation those *historical resources* that embody the special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritages.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0202 Designation Process for Historical Resources

(a) Nominations. Nominations of a *historical resource* to become a *designated historical resource* may originate from the Historical Resources Board, the City Manager, the City Council, or any member of the public including the property owner by submitting a research report or similar documentation, as identified in the Historical Resources Guidelines of the Land Development Manual, to the Board's administrative staff for consideration by the Board. Nominations from the City Manager may originate as a result of a site-specific survey required for the purpose of obtaining a construction or *development permit* consistent with Section 143.0212.

(b) Public Notice to Owner. The owner of a property being considered for designation by the Historical Resources Board shall be notified at least 10 *business days* before the Board hearing. Notice to the owner shall contain information about the potential impacts of designation and a request to contact the Board's administrative staff regarding information for making a presentation to the Board on the proposed designation. No action shall be taken by the Board to designate a *historical resource* except at a public hearing that provides all interested parties an opportunity to be heard.

(c) Adequacy of Research Report. The decision on whether or not to designate a *historical resource* shall be based on the information in a research report, as specified in the Historical Resources Guidelines of the Land Development Manual. If the Board determines, either by public testimony or other documentary evidence presented to it, that the research report is not adequate to assess the significance of the *historical resource*, the Board may continue its consideration of the property for up to two regular meetings and direct that a research report be prepared by the applicant with specific direction from staff as to the inadequacies of the original report. The revised research report

may be prepared by City staff or volunteers, with a copy provided to the owner at least 10 *business days* before the next Board meeting at which the designation will be considered. If a final decision is not made within 90 calendar days of receipt of a nomination for designation, the consideration of the property by the Board shall terminate unless a continuance has been granted at the request of the property owner.

(d) Continuance. At the request of the property owner, the Historical Resources Board shall grant a continuance of one scheduled Board meeting after the motion has been made to designate a *historical resource*.

(e) Historical Resources Board Decision. The Historical Resources Board shall review the Research Report and shall make a decision on whether to designate a *historical resource* based on the criteria specified in, and consistent with the procedures of the Historical Resources Guidelines of the Land Development Manual. The action to designate shall require the affirmative vote by six members of the Board.

(f) *Findings*. The decision to designate a *historical resource* shall be based on written *findings* describing the historical significance of the property.

(g) Re-initiation of Designation Proceedings. Designation procedures may not be re-initiated within 5 years without owner consent, absent significant new information.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 12-15-2006 by O-19557 N.S.; effective 1-14-2007.)

§123.0203 Appeal From Historical Resources Board Decision

(a) The action of the Historical Resources Board in the designation process is final 11 *business days* following the decision of the Board unless an appeal to the City Council is filed with the City Clerk no later than 10 *business days* after the action of the Board. The decision of the Historical Resources Board may be appealed by an *applicant* or an *interested person*. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of factual errors in materials or information presented to the Board, violations of bylaws or hearing procedures by the Board or individual member, or presentation of new information.

(b) Upon the filing of the appeal, the City Clerk shall set the matter for public hearing as soon as is practicable and shall give written notice to the property owner and the appellant of the time and date set for the hearing. At the public hearing on the appeal, the City Council may by resolution affirm, reverse, or modify the determination of the Board and shall make written *findings* in support of its decision.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0204 Recordation of Designated Historical Resources

No later than 90 calendar days following the final decision to designate a *historical resource*, the City Manager shall record the designation with the County Recorder. *(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

§123.0205 Amendment or Recision of Historical Resource Designation

The Historical Resources Board may amend or rescind any designation of a *historical resource* in the same manner and procedure as was followed in the original designation. This action may be taken only if there is new information, the discovery of earlier misinformation, or a change in circumstances surrounding the original designation.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§123.0206 State and National Register

The City Council shall consider endorsing the nomination of a *historical resource* for inclusion in the California Register of Historic Resources and the National Register of Historic Places upon recommendation of the Historical Resources Board. *(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

001097

ATTACHMENT 20
Mission Hills District Appeal

SHELDON ZABLOW
302 Washington St. Suite #613
SAN DIEGO, CA. 92103

7/8/2007

Kelley Saunders
Planning Dept.
202 C Street, MS 4A
San Diego, Ca. 92101-3865

Re: Application for Historic Nomination in Mission Hills

Dear Ms. Saunders,

I live at 1815 Sheridan Ave. My mailing address is above. The mail at my home is not secure. I would like you to treat my personal information as confidential and not have it distributed without my permission.

I know that you have been put in the middle, just as I have been put at one end of this intrusion on my life.

It seems to me that the onus is on others trying to take away my property rights not on me, the property owner. Is this true? Is this attempted seizure of property under eminent domain declared by the city? Who do we contact seeking legal redress and who pays?

What are the legal rights beforehand, what are the appeals and does the city attorney defend our rights from invasion of our property and privacy. Who compensates me for this time lost from my job?

Who do I contact if my name, signature, phone number and pictures of my house have been used without my permission? Is this illegal? Is this ethical? Who do I contact to file a cease and desist order to stop anyone from using my personal information? What is the process of applicant selection and how is this determined. What are the background checks and what are the declarations of other interests, funding and business and city contacts.

Is this process being used as a commercial, business or political enterprise? What are the conflicts of interests of those that support this process?

Please delay the meeting until these questions can be answered. Can I get a legal ruling from the city attorney, from my attorney, my representatives and from the state. Since this process is being forced upon me, who do I send my legal bills to?

Thank you,

S. Zablow

Sheldon Zablow

cc: Toni Atkins

Saunders, Kelley

From: David Demer [David.Demer@noaa.gov]
Sent: Wednesday, June 27, 2007 4:35 PM
To: Kelley Saunders
Cc: Demer, Shirley; Planning Planning; James Lawson; Council Member Kevin Faulconer
Subject: HRB Hearing 28 June, 2007 1PM

Attachments: Kelley_Saunders_HRB_26June2007.pdf



Kelley_Saunders_HRB_26June2007...

Dear Ms. Saunders,

Please find attached a letter of expressed interest in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination. I hereby request to speak at the hearing and seek instruction for filing a speaker slip concerning the designation.

Sincerely,

David A. Demer, Ph.D.

001101

1819 Sheridan Avenue
San Diego, CA, 92103

June 27, 2007

Kelley Saunders, Planner
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101
kmsaunders@sandiego.gov

Dear Ms. Saunders,

I am writing in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination. My wife and I are owners of 1819 Sheridan Avenue, San Diego, CA, 92103, which is a property proposed by applicants Janet O'Dea and Allen Hazard to be establish as one of 18 non-contributing resources as documented in the HRB REPORT NO. HRB-07-030 (issued June 15, 2007). Detailed below, we believe that the application is flawed and unjust. Moreover, if the Mission Hills Historic District is designated as a historical resource and added to the City of San Diego's Register of Designated Historical Resources, we will likely be aggrieved. We expect: financial hardship; a significant reduction to the value of our home and land investment; dangers associated with archaic materials and methods of construction; and the impossibility of a home in San Diego to accommodate our family.

We moved to San Diego in 1989 when I began graduate studies at UCSD / Scripps Institution of Oceanography. We have always lived in and appreciated older houses. We have rented older homes in North Park, Bankers Hill, and Mission Hills. We were finally able to purchase our home in February, 1996, prior to the skyrocketing costs of housing in San Diego. The other prospective buyers wanted to clear the nearly 0.5 acre lot and rebuild. We, however, have done our best over the last 11 years, within our means, to maintain and restore our home. Often we dream of a little more space to accommodate our family of four. Meanwhile, we have enviously watched most of our neighbors remodel and expand their homes to suite their tastes, lives and families. Many then applied for Mills Act designations to reduce their taxes. Ironically, many if not most of the homes that are purported to be contributing under criterion F, have been greatly modified, and many of their owners now contribute less tax dollars to our community. Meanwhile, owners of houses like ours which have not been modified to accommodate contemporary lifestyles are set to be penalized by the proposed District designation. There will be restrictions on fences and landscaping to keep our children safe; restrictions on remodeling to accommodate our children with their own bedrooms; and no possibility to sell the property to someone who fears archaic materials and methods of construction, but who values a close community, good schools, and a sizable lot near the city center.

The Staff recommended that the HRB designate 58 contributing resources under HRB Criterion F; and establish 18 properties as non-contributing resources. Criterion F is defined thus -- is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City. There are a number of errors in the lists of contributing and non-contributing resources; properties and their designations have changed since the May 24, 2007 hearing; and the reasons for many of the changes were not documented in the HRB report. For example, in the May hearing, our house was listed as a contributing property; in the most recent HRB report, it is listed three times as non-contributing. This apparently subjective separation of resources into contributing and non-contributing under criterion F is unjust, subjective and divisive.

Make no mistake, the most valuable asset in Mission Hills is the community. The proposed District has and will continue to divide the community; will continue to reduce the tax base for our public schools, and will penalize the property owners who have not been fortunate enough to remodel. Mission Hills is truly a gem in San Diego, built from the synergistic virtues and traditions of individuality and community. Over the last century, people have expressed and accommodated themselves through a variety architectures and building materials. As a result, the houses are all unique, have continued to evolve, and some are even constructed well and will continue to safely house their occupants for years to come. Some are not well constructed, especially for an area affected by termites and earthquakes, and unfortunately will not gracefully or safely withstand the tests of time and nature.

Mission Hills today is not the Missions Hills of 1920, thanks to the contributions of its residents throughout nearly a century. So please, do not promote legislation that values houses more than the people that created and continue to comprise the unique and cherished neighborhood that is Mission Hills. If you truly wish to preserve Mission Hills, as I do, please do so through education, not legislation. Please do not force our neighborhood to conform to someone's idea of the way things should be – like most of the new neighborhoods in our world – and allow Mission Hills to maintain its heritage through individuality and a strong community. Thank-you for considering our view.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: planning@sandiego.gov;
kevinfaulconer@sandiego.gov; and
jmlawson@sandiego.gov

08 MAY -9 AM 8:32

2

Saunders, Kelley

From: Saunders, Kelley
Sent: Wednesday, June 27, 2007 5:26 PM
To: Demer, David
Cc: Demer, Shirley; James Lawson
Subject: Re: HRB Hearing 28 June, 2007 1PM

Dr. Demer,

Thank you for your email and letter with your position on the establishment of the Mission Hills District. I would like to clarify a few points and issues raised in your email and letter:

First, due to a docketing error, the Board will NOT be considering the Mission Hills District tomorrow at the June 28th hearing. The item will be docketed for review by the Board in July, and all property owners within the district boundaries will be noticed of that hearing.

Second, the applicants who submitted the district nomination did propose that your property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district. In our review of the nomination, staff disagreed with that conclusion based upon modifications that we believe occurred relatively early in the home's history, and we therefore recommended that the property be classified as non-contributing. Ultimately, the Board will decide which properties will be classified as contributing and non-contributing, when and if the district is established.

Third, I would like to clarify what appears to be some misconceptions regarding the impacts of historic designation. Within a historic district, all properties are required to be maintained in conformance with the U.S. Secretary of the Interior's Standards, which do allow expansion of historic resources to accommodate their continued use and viability. For contributing resources, these regulations are more restrictive than for non-contributing resources. Contributing resources are required to maintain key character-defining features and historic materials; however, modifications and additions to the properties ARE permitted under the Standards. This includes both single story and two-story additions, which should be set back from the main facade and should not compete with or overwhelm the historic home. The regulations are less strict for non-contributing resources, which can be substantially modified from their current appearance or even demolished. However, the new construction will be reviewed for conformance with the general character of the district. Excessive regulation of paint color and landscaping (with the exception of any historic cobble walls which may be present along the right-of-way) are not proposed as part of this application. Finally, it has been consistently shown that historic designation does not decrease property values and, in fact, increases them. There is a market for historic properties and neighborhoods, and such properties often continue to sell well during slow-downs in the real estate market.

If you have any additional questions regarding the responsibilities and benefits of district designation and what it means in terms of regulation or impacts on property, please feel free to call or email me, and I would be more than happy to answer those for you.

Thank you and have a wonderful day.

Kelley Saunders
Senior Planner
Historical Resources
City Planning & Community Investment
City of San Diego
202 C Street, MS 4A
San Diego CA 92101

Work: (619) 533-6508
Fax: (619) 533-5951
email: KMSaunders@sandiego.gov

Hours:
Monday thru Thursday (8:30 am - 6:00 pm) Every other Friday (8:30 am - 5:00 pm)

Correspondents should assume that all communication to or from this address is recorded and may be viewed by third parties.

>>> "David Demer" <David.Demer@noaa.gov> 06/27/07 4:34 PM >>>
Dear Ms. Saunders,

Please find attached a letter of expressed interest in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination. I hereby request to speak at the hearing and seek instruction for filing a speaker slip concerning the designation.

Sincerely,

David A. Demer, Ph.D.

Saunders, Kelley

From: David Demer [David.Demer@noaa.gov]
Sent: Thursday, June 28, 2007 8:41 AM
To: Kelley Saunders; Planning Planning
Cc: sdemer@cox.net; James Lawson; Council Member Kevin Faulconer
Subject: Re: HRB Hearing 28 June, 2007 1PM

Attachments: Kelley_Saunders_HRB_28June2007.pdf



Kelley_Saunders_HR
B_28June2007...

Dear Ms. Saunders,

Please find attached a second letter of expressed interest in regard to the hearing by the Historical Resources Board (HRB), scheduled and advertised for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination. I understand that the hearing for this nomination has been delayed until further notice. I hereby request to speak at the hearing when it is rescheduled. If I am unavailable at that time due to professional obligations, I request that my letters be distributed to the Board and the opinions of my wife and I thereby heard. Thank-you for this consideration.

Sincerely,

David A. Demer, Ph.D.

Kelley Saunders wrote:
> Dr. Demer,
>
> Thank you for your email and letter with your position on the establishment of the Mission Hills District. I would like to clarify a few points and issues raised in your email and letter:
>
> First, due to a docketing error, the Board will NOT be considering the Mission Hills District tomorrow at the June 28th hearing. The item will be docketed for review by the Board in July, and all property owners within the district boundaries will be noticed of that hearing.
>
> Second, the applicants who submitted the district nomination did propose that your property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district. In our review of the nomination, staff disagreed with that conclusion based upon modifications that we believe occurred relatively early in the home's history, and we therefore recommended that the property be classified as non-contributing. Ultimately, the Board will decide which properties will be classified as contributing and non-contributing, when and if the district is established.
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> regarding the impacts of historic designation. Within a historic
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> viability. For contributing resources, these regulations are more
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>
> If you have any additional questions regarding the responsibilities and benefits of district designation and what it means in terms of regulation or impacts on property, please feel free to call or email me, and I would be more than happy to answer those for you.
>
> Thank you and have a wonderful day.
>
>
> Kelley Saunders
> Senior Planner
> Historical Resources
> City Planning & Community Investment
> City of San Diego
> 202 C Street, MS 4A
> San Diego CA 92101
>
> Work: (619) 533-6508
> Fax: (619) 533-5951
> email: KMSaunders@sandiego.gov
>
> Hours:
> Monday thru Thursday (8:30 am - 6:00 pm) Every other Friday (8:30 am - 5:00 pm)
>
> Correspondents should assume that all communication to or from this address is recorded and may be viewed by third parties.
>
>>>> "David Demer" <David.Demer@noaa.gov> 06/27/07 4:34 PM >>>
> Dear Ms. Saunders,
>
> Please find attached a letter of expressed interest in regard to the
> hearing by the Historical Resources Board (HRB), scheduled for June
> 28,
> 2007 at 1:00 PM, to consider the designation of the Mission Hills
> Historic District nomination. I hereby request to speak at the
> hearing and seek instruction for filing a speaker slip concerning the designation.
>
> Sincerely,
>
> David A. Demer, Ph.D.
>
>

001107

1819 Sheridan Avenue
San Diego, CA, 92103

June 28, 2007

Kelley Saunders, Planner
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101
kmsaunders@sandiego.gov

Dear Ms. Saunders,

This is my second letter to you in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination.

In response to the first point in your email dated June 27, 2007 5:26 PM, I understand that the Board will not be considering the proposed District at the scheduled and advertised hearing, rather in July. I note that the HRB website, as of 08:20 AM on June 28, 2007, indicates that Report No. HRB-07-030 is Item 7 on the revised agenda for the hearing on 28 June, 2007.

Regarding the second point in your email, you explained that: "the applicants who submitted the district nomination did propose that [our] property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district." My wife attended the initial hearing on May 24, 2007 and noted that our property was then proposed to be classified as a contributing resource. However, the revised agenda for the HRB hearing scheduled for 28 June, 2007 appears to contradict your account. It states in Item 7, point 7:

> 7. Classify the following 18 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

Continuing, you explained that "In [their] review of the nomination, staff disagreed with that conclusion based upon modifications that [staff] believe occurred relatively early in the home's history, and [you] therefore recommended that the property be classified as non-contributing."

This exemplifies the subjective nature of the proposed District and indeed the answers that will ultimately be required of the Board in response to the nomination. Starting with the justification of the applicants, the years during which our house was built is factual, but whether or not those years were within a "period of significance" is subjective. The answer to whether or not our house "retains integrity in terms of materials and design," could be factually judged by engineers and architects, but apparently was subjectively judged by both the applicants and HRB staff. What does it mean to "convey the significance of the district"? Ask that to ten people and get ten different answers. Finally, HRB staff concluded that modifications had been made to our house relatively early in its history. It would be difficult, if not impossible to find houses built in San Diego during the period of 1910 to 1950 that have not been modified. Even in the last decade, we have witnessed major remodels of most of the houses in the proposed District. Ironically, it seems to me, those houses that have been remodeled most recently and extensively are most likely included in the list of proposed contributing resources.

In response to the third point in your email, I clearly need to learn more about what the regulations will and will not be, for contributing and non-contributing resources, if the proposed District is indeed established. These are difficult to locate and interpret and any guidance you can provide in this regard is appreciated. Please also let me know how I can obtain a copy of the application for the proposed Mission Hills Historic District and all of the supporting documentation that has been submitted by the applicants and your staff in this regard.

Continuing on your third point, you state that "it has been consistently shown that historic designation does not decrease property values and, in fact, increases them." What are your references for this claim? If true, it could only be a valid claim in a statistical sense, and some property owners could still be aggrieved by financial hardship and a significant reduction in the value of their home and land investment.

In conclusion, I wish to emphasize that when the members of the Board do consider the designation of the Mission Hills Historic District nomination, their decisions will be highly subjective. Also, not all of the houses in the Mission Hills community are historically significant, architecturally precious, or structurally sound enough to withstand the challenges of nature over the next 100 years. The subjective decision to designate a property or collection of properties as a historical resource has far reaching ramifications concerning people's financial situations, their health and community. The applicants, and the HRB staff and Board should not force their artistic preferences for architecture and historical significance upon property owners. Rather, individual property owners should be allowed to make their own decisions whether or not their homes fit these criteria, and whether they wish to contribute less tax to our community through a Mills Act designation. Your job should be to educate the community and to assist in the process when asked by property owners to do so. Thank-you again for considering our views.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: planning@sandiego.gov;
kevinfaulconer@sandiego.gov; and
jmlawson@sandiego.gov

08

Saunders, Kelley

From: <sdemer@cox.net> [sdemer@cox.net]
Sent: Friday, July 06, 2007 5:30 PM
To: Planning
Cc: Saunders, Kelley
Subject: Public Records Act Request

Attachments: Public Records Act Request 6July07.pdf



Public Records Act Request 6Ju...

Please find the attached request.

David A. Demer, Ph.D.

001111

6 July 2007

Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101

RE: Public Records Act Request

Dear Historical Resources Board,

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to obtain a copy of each of the following documents, which I understand to be held by your agency:

1. Application for MISSION HILLS HISTORIC DISTRICT; DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE (1885 SHERIDAN AVENUE); WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE (1875 SUNSET BOULEVARD) by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard);
2. Attachments to REPORT NO. HRB-07-030 including:
    a. Email from Allen Hazard and Janet O'Dea
    b. Revised "Pre-History, Early Settlement and the Presidio" element of the Historic Context
    c. Draft Resolution
    d. Map Illustrating Future Expansion of the Mission Hills District
    e. *Photos of Additional Morris Irvin Properties*
    f. 1884 Sheridan Historic Resource Research Report (under separate cover)
    g. 1875 Sunset Historic Resource Research Report (under separate cover)
    h. Staff Report dated May 15, 2007 (with attachments); and
3. All of the supporting documentation that has been submitted by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard), and your staff in this regard.

I ask for a determination on this request within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the record[s] in question.

I would not ordinarily trouble you with this written request, but when I first made it informally on 28 June 2007, I did not receive a reply from Kelley Saunders, Planner. I respectfully suggest that this position, if I understand it correctly, is inconsistent with the Act.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

If I can provide any clarification that will help expedite your attention to my request, please contact me at (619-298-6934 phone; 858-546-5656 fax; sdemer@cox.net). I ask that you notify me of any duplication costs exceeding $50 before you duplicate the records so that I may decide which records I want copied.

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

001113

Saunders, Kelley

From: <sdemer@cox.net> [sdemer@cox.net]
Sent: Monday, July 09, 2007 7:40 AM
To: Planning
Cc: Anderson, William; HistoricalResources; Saunders, Kelley
Subject: Public Records Act Request

Attachments: Public Records Act Request 9July07.pdf



Public Records Act Request 9Ju...

Please find attached public records act request.

Sincerely,

David A. Demer and Shirley J. Demer

001115

1819 Sheridan Ave.
San Diego, CA, 92103

9 July 2007 (second sending; originally sent from sdemer@cox.net on 6 July 2007)

Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101

RE: Public Records Act Request

Dear Historical Resources Board,

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to obtain a copy of each of the following documents, which I understand to be held by your agency:

1. Application for MISSION HILLS HISTORIC DISTRICT; DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE (1885 SHERIDAN AVENUE); WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE (1875 SUNSET BOULEVARD) by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard);
2. Attachments to REPORT NO. HRB-07-030 including:
    a. Email from Allen Hazard and Janet O'Dea
    b. Revised "Pre-History, Early Settlement and the Presidio" element of the Historic Context
    c. Draft Resolution
    d. Map Illustrating Future Expansion of the Mission Hills District
    e. Photos of Additional Morris Irvin Properties
    f. 1884 Sheridan Historic Resource Research Report (under separate cover)
    g. 1875 Sunset Historic Resource Research Report (under separate cover)
    h. Staff Report dated May 15, 2007 (with attachments); and
3. All of the supporting documentation that has been submitted by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard), and your staff in this regard.

I ask for a determination on this request within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the record[s] in question.

I would not ordinarily trouble you with this written request, but when I first made it informally on 28 June 2007, I did not receive a reply from Kelley Saunders, Planner. I

respectfully suggest that this position, if I understand it correctly, is inconsistent with the Act.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

If I can provide any clarification that will help expedite your attention to my request, please contact me at (sdemer@cox.net). I ask that you notify me of any duplication costs exceeding $50 before you duplicate the records so that I may decide which records I want copied.

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

08 JAN -8 AM 8:32

06117

Saunders, Kelley

From: Saunders, Kelley
Sent: Monday, July 09, 2007 9:36 AM
To: sdemer@cox.net
Cc: William Anderson; Cathy Winterrowd; Garry Papers; Historical Resources; Planning Planning; Yolanda Limon
Subject: Re: Public Records Act Request

Dr. Demer,

I have forwarded your public records act request to our department coordinator, per department policy. You should have a reply to your request shortly.

Thank you,

Kelley Saunders
Senior Planner
Historical Resources
City Planning & Community Investment
City of San Diego
202 C Street, MS 4A
San Diego CA 92101

Work: (619) 533-6508
Fax: (619) 533-5951
email: KMSaunders@sandiego.gov

Hours:
Monday thru Thursday (8:30 am - 6:00 pm) Every other Friday (8:30 am - 5:00 pm)

Correspondents should assume that all communication to or from this address is recorded and may be viewed by third parties.

>>> <sdemer@cox.net> 07/09/07 7:39 AM >>>
Please find attached public records act request.

Sincerely,

David A. Demer and Shirley J. Demer

001119

ATTACHMENT 26

Mission Hills District Appeal

Saunders, Kelley

From: Limon, Yolanda
Sent: Wednesday, July 11, 2007 6:20 PM
To: sdemer@cox.net
Cc: Kelley Saunders
Subject: PRA Request dated 7/6/2007

Hello Mr. Demers

Per your Public Records Request letter of July 6th here is the response. You ask for information regarding the application for Mission Hills Historic District; Dr. Leon Casper & Dr. Louis David Long House (1885 Sheridan Ave.); and the William G. & Fidelian Lewis McKittrick House (1875 Sunset Blvd.) information and attachments. That information is available for you to review at the Mission Hills Public Library and in our office for items 1, 2, and 3. In our office we also have additional information for item 3.

Since you mention to be notified about the duplication cost exceeding $50, this document is over 500 pages and that would exceed your $50 amount listed.

You may come into our office to look at the information and select the pages you would like copied. We charge 25 cents per printed page for black and white copy, color will cost more. Our office hours are 8 a.m. to 5 p.m. Monday through Friday.

If you like you can call me to set up a time to review these documents and I will have the files set aside for you in our small conference room or contact Kelly Saunders.

My name is Yolanda Limon and I can be reached at (619) 236-5926.

Yolanda

Yolanda Limon,
Administrative Aide II
City of San Diego
City Planning & Community Investment
202 C Street, MS 4A
San Diego, CA 92101

ylimon@sandiego.gov

Saunders, Kelley

From: David Demer [David.Demer@noaa.gov]
Sent: Wednesday, August 22, 2007 6:03 PM
To: Cathy Winterrowd; City Clerk
Cc: Kelley Saunders; City Attorney; Planning Planning; Marianne Greene; James Lawson; Council Member Kevin Faulconer
Subject: Public Records Act Request

Attachments: Public Records Act Request 22August07.pdf



Public Records Act Request 22A...

Dear City Clerk,

Please find my Public Records Act Request attached.

Sincerely,

David A. Demer, Ph.D.

001123

1819 Sheridan Ave.
San Diego, CA, 92103

22 August 2007

Cathy Winterrowd, Liason to the City Clerk
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101

RE: Public Records Act Request

Dear City Clerk, City of San Diego,

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to obtain a copy of each of the following documents, which I understand to be held by your agency:

1. All internal and external email, mail, and other memoranda relating in whole or part to the proposed Mission Hills Geographic/Traditional Historic District (MHHD; detailed in resolution R-070716xx adopted on July 16, 2007), between San Diego Councilmember Kevin Faulconer and his staff, and any member of the Historical Resources Board (HRB) and their staff; and between any of the aforementioned persons and the applicants for the MHHD, namely Janet O'Dea, Allen Hazard; Brian McCormack, and William and Robin Light;
2. Copies of all postcard ballots that were returned from property owners in the proposed MHHD;
3. All other supporting documentation not currently available at the Mission Hills Public Library, that has been submitted by applicants Janet O'Dea, Allen Hazard, Brian McCormack, and William and Robin Light, and the HRB Staff in regard to the proposed MHHD; and
4. Copies of the video tapes and transcripts of all the HRB hearings in regard to the proposed MHHD.

I ask for a determination on this request within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the record[s] in question.

I would not ordinarily trouble you with this written request, but when I made related requests informally to Kelly Saunders on 28 June 2007, and formally on 6 and 9 July, 2007, I did not receive timely nor complete answers to my explicit requests for public records from the City of San Diego. I respectfully suggest that this position, if I understand it correctly, is inconsistent with the Act.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

If I can provide any clarification that will help expedite your attention to my request, please contact me at sdemer@cox.net with a copy to david.demer@noaa.gov . I ask that you notify me of any duplication costs exceeding $250 before you duplicate the records so that I may decide which records I want copied.

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

Saunders, Kelley

ATTACHMENT 28

Mission Hills District Appeal

From: Symons, Eric
Sent: Thursday, August 30, 2007 5:18 PM
To: sdemer@cox.net; david.demer@noaa.gov
Cc: McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley; Limon, Yolanda
Subject: PRA Request of 8/22/07

Dear Mr. Demer,

We are in receipt of your Public Records Request of August 22, 2007 and we'll need approximatly 14 additional days to review our files and determine the availability of the records you are seeking. After staff has completed that process we will contact you to either set up an appointment for you to review the records in our office or supply you with the cost for duplication of records. You can make that determination once we are able to inform you of the volume of records.

If you have any questions, please contact me or Cathy Winterrowd. Thank you.

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department and Redevelopment Agency of the City of San Diego City Administration Building, 202 C Street, Fifth Floor, MS 5A San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV: CityTV 24

Divisions: City Redevelopment -- Community Planning -- Economic Development -- Urban Form.

001126

Saunders, Kelley

From: Symons, Eric
Sent: Thursday, September 13, 2007 4:27 PM
To: sdemer@cox.net
Cc: david.demer@noaa.gov; Anderson, William; McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley; Stowell, Lois
Subject: PRA Request of 8/22/07

Mr. Demer:

Staff members have compiled responsive documents for your Public Records Act request relating the the proposed Mission Hills Geographic/Traditional Historic District. The responsive documents are estimated to be 1 in excess of several thousand pages and therefore exceed your stated cap of $250 for copying costs. You are welcome to make an appointment to come to our office and review the documents and determine what copies you'd like made.

Please contact me at the number below to make an appointment. Thanks you.

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department and Redevelopment Agency of the City of San Diego City Administration Building, 202 C Street, Fifth Floor, MS 5A San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV: CityTV 24

Divisions: City Redevelopment -- Community Planning -- Economic Development -- Urban Form

001127

Saunders, Kelley

From: David Demer [David.Demer@noaa.gov]
Sent: Thursday, September 13, 2007 5:25 PM
To: Symons, Eric
Cc: sdemer@cox.net; Anderson, William; McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley; Stowell, Lois; Attorney, City; Faulconer, Council Member Kevin
Subject: Re: PRA Request of 8/22/07

Attachments: Public Records Act Request 13Sept07.pdf



Public Records Act Request 13S...

Mr. Symons,

Please find my communication attached.

David A. Demer, Ph.D.

Eric Symons wrote:
> Mr. Demer:
>
> Staff members have compiled responsive documents for your Public
> Records Act request relating the the proposed Mission Hills
> Geographic/Traditional Historic District. The responsive documents
> are estimated to be 1 in excess of several thousand pages and
> therefore exceed your stated cap of $250 for copying costs. You are
> welcome to make an appointment to come to our office and review the
> documents and determine what copies you'd like made.
>
> Please contact me at the number below to make an appointment. Thanks
> you.
>
> Eric Symons
> Communications Manager
> City of San Diego
> City Planning & Community Investment Department and Redevelopment
> Agency of the City of San Diego City Administration Building, 202 C
> Street, Fifth Floor, MS 5A San Diego, CA 92101
> Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
> Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV:
> CityTV 24
>
> Divisions: City Redevelopment -- Community Planning -- Economic
> Development -- Urban Form
>

001129

1819 Sheridan Ave.
San Diego, CA, 92103

13 September 2007

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department
and Redevelopment Agency of the City of San Diego
City Administration Building, 202 C Street, Fifth Floor, MS 5A
San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov

RE: Public Records Act Request

Dear Mr. Symons,

Thank-you for your email dated 9/13 regarding my PRA Request of 8/22/07. You indicate that "The responsive documents are estimated to be l in excess of several thousand pages and therefore exceed [my] stated cap of $250 for copying costs." Continuing, you welcome me "to make an appointment to come to [your] office and review the documents and determine what copies [I'd] like made." I will be on international travel until 22 September and will contact you for an appointment to review all of the documents and video tapes upon my return. In the meantime, pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), please now send me copies of each of the following documents (a small subset of my total PRA request), which I understand to be held by your agency:

1. All internal and external email, mail, and other memoranda relating in whole or part to the proposed Mission Hills Geographic/Traditional Historic District (MHHD; detailed in resolution R-070716xx adopted on July 16, 2007), between San Diego Councilmember Kevin Faulconer and his staff and any member of the Historical Resources Board (HRB) and their staff; and between San Diego Councilmember Kevin Faulconer and his staff and the Applicants Janet O'Dea and Allen Hazard;
2. Copies of all postcard ballots that were returned from property owners in the proposed MHHD; and
3. Copies of the transcripts of all the HRB hearings in regard to the proposed MHHD.

I ask for a determination on this request within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the record[s] in question.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

If I can provide any clarification that will help expedite your attention to my request, please contact me at sdemer@cox.net with a copy to david.demer@noaa.gov . I ask that you notify me of any duplication costs exceeding $350 before you duplicate the records so that I may decide which records I want copied.

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

001131

Saunders, Kelley

From: Symons, Eric
Sent: Friday, September 21, 2007 9:27 PM
To: sdemer@cox.net; David.Demer@noaa.gov
Cc: McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley
Subject: Re: PRA Request of 8/22/07

Dr. Demer, thank you for you email. We have segregated the requested documents related to your latest correspondence. However, we are unable to send you the documents without receiving advance payment. You may also arrange to make an appointment to visit our office and personally deliver the payment (exact cash or check) and pick up the records.

I know that you are out of the country travelling, so please contact me at a convenient time for you and we can disuss how you would like to proceed. Thank you.

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department and Redevelopment Agency of the City of San Diego City Administration Building, 202 C Street, Fifth Floor, MS 5A San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV: CityTV 24

Divisions: City Redevelopment -- Community Planning -- Economic Development -- Urban Form
>>> "David Demer" <David.Demer@noaa.gov> 09/13/07 5:25 PM >>>
Mr. Symons,

Please find my communication attached.

David A. Demer, Ph.D.

Eric Symons wrote:
> Mr. Demer:
>
> Staff members have compiled responsive documents for your Public
> Records Act request relating the the proposed Mission Hills
> Geographic/Traditional Historic District. The responsive documents
> are estimated to be 1 in excess of several thousand pages and
> therefore exceed your stated cap of $250 for copying costs. You are
> welcome to make an appointment to come to our office and review the
> documents and determine what copies you'd like made.
>
> Please contact me at the number below to make an appointment. Thanks
> you.
>
> Eric Symons
> Communications Manager
> City of San Diego
> City Planning & Community Investment Department and Redevelopment
> Agency of the City of San Diego City Administration Building, 202 C
> Street, Fifth Floor, MS 5A San Diego, CA 92101
> Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
> Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV:
> CityTV 24
>
> Divisions: City Redevelopment -- Community Planning -- Economic
> Development -- Urban Form
>

001133

Saunders, Kelley

From: David Demer [David.Demer@noaa.gov]
Sent: Wednesday, September 26, 2007 9:15 AM
To: Symons, Eric
Cc: sdemer@cox.net; McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley; Attorney, City
Subject: Re: PRA Request of 8/22/07

Dear Eric,

Please let me know the exact cost for the documents that you have segregated, including shipping. Please provide a name and address for remittance.

Your latest email indicates to me that I will need to know the costs for all of the documents and videos that I have requested through the PRA.

I will need this information to make decisions when I subsequently select copies of more of the PRA requested information.

Thank-you,

David A. Demer, Ph.D.

Eric Symons wrote:
> Dr. Demer, thank you for you email. We have segregated the requested
> documents related to your latest correspondence. However, we are
> unable to send you the documents without receiving advance payment.
> You may also arrange to make an appointment to visit our office and
> personally deliver the payment (exact cash or check) and pick up the records.
>
> I know that you are out of the country travelling, so please contact
> me at a convenient time for you and we can disuss how you would like
> to proceed. Thank you.
>
>
>
> Eric Symons
> Communications Manager
> City of San Diego
> City Planning & Community Investment Department and Redevelopment
> Agency of the City of San Diego City Administration Building, 202 C
> Street, Fifth Floor, MS 5A San Diego, CA 92101
> Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
> Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV:
> CityTV 24
>
> Divisions: City Redevelopment -- Community Planning -- Economic
> Development -- Urban Form
>>>> "David Demer" <David.Demer@noaa.gov> 09/13/07 5:25 PM >>>
> Mr. Symons,
>
> Please find my communication attached.
>
> David A. Demer, Ph.D.
>
> Eric Symons wrote:
>> Mr. Demer:

>> 001134
>> Staff members have compiled responsive documents for your Public
>> Records Act request relating the the proposed Mission Hills
>> Geographic/Traditional Historic District. The responsive documents
> are
>> estimated to be 1 in excess of several thousand pages and therefore
>> exceed your stated cap of $250 for copying costs. You are welcome to
>> make an appointment to come to our office and review the documents
>> and determine what copies you'd like made.
>>
>> Please contact me at the number below to make an appointment. Thanks
>> you.
>>
>> Eric Symons
>> Communications Manager
>> City of San Diego
>> City Planning & Community Investment Department and Redevelopment
>> Agency of the City of San Diego City Administration Building, 202 C
>> Street, Fifth Floor, MS 5A San Diego, CA 92101
>> Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
>> Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV:
>> CityTV 24
>>
>> Divisions: City Redevelopment -- Community Planning -- Economic
>> Development -- Urban Form
>>
>
>

From: Symons, Eric
Sent: Monday, October 01, 2007 3:32 PM
To: Demer, David
Cc: sdemer@cox.net; McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley
Subject: Re: PRA Request of 8/22/07

Dr. Demer,

Following is the breakdown of costs for the modified request:

Email Copies: 652 pages @ $0.25 per page = $163 Copies of Ballots: 7 (11x17 pages) @ $.25 per page = $1.75 Copy of Support/Opposition Tally Sheet: 2 pages @ $0.25 per page = $0.50 Copy of Audio Tapes of July 16th Hearing: 3 tapes @ $9.00 per tape = $27.00 Official Minutes of the July 16th Hearing: 9 pages @ $0.25 per page = $2.25 Staff notes of the meeting of May 24, 2007 (Official Minutes pending and anticipated to be approved 9/27/2007): 3 pages $0.25 per page = $0.75

Records Subtotal: $195.25
Postage: $8.15
Grand Total: $203.40

You may send the check, made payable to "City Treasurer," to me at the address in my signature block below. Please let me know if you have any questions. Thanks,

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department and Redevelopment Agency of the City of San Diego City Administration Building, 202 C Street, Fifth Floor, MS 5A San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV: CityTV 24

Divisions: City Redevelopment -- Community Planning -- Economic Development -- Urban Form

>>> "David Demer" <David.Demer@noaa.gov> 09/26/07 9:15 AM >>>
Dear Eric,

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Your latest email indicates to me that I will need to know the costs for all of the documents and videos that I have requested through the PRA.
I will need this information to make decisions when I subsequently select copies of more of the PRA requested information.

Thank-you,

David A. Demer, Ph.D.

Eric Symons wrote:
> Dr. Demer, thank you for you email. We have segregated the requested
> documents related to your latest correspondence. However, we are

> unable to send you the documents without receiving advance payment.
> You may also arrange to make an appointment to visit our office and
> personally deliver the payment (exact cash or check) and pick up the records.
>
> I know that you are out of the country travelling, so please contact
> me at a convenient time for you and we can disuss how you would like
> to proceed. Thank you.
>
>
>
> Eric Symons
> Communications Manager
> City of San Diego
> City Planning & Community Investment Department and Redevelopment
> Agency of the City of San Diego City Administration Building, 202 C
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> Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV:
> CityTV 24
>
> Divisions: City Redevelopment -- Community Planning -- Economic
> Development -- Urban Form
>>>> "David Demer" <David.Demer@noaa.gov> 09/13/07 5:25 PM >>>
> Mr. Symons,
>
> Please find my communication attached.
>
> David A. Demer, Ph.D.
>
> Eric Symons wrote:
>> Mr. Demer:
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>> Staff members have compiled responsive documents for your Public
>> Records Act request relating the the proposed Mission Hills
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>> Please contact me at the number below to make an appointment. Thanks
>> you.
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>> Eric Symons
>> Communications Manager
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>> CityTV 24
>>
>> Divisions: City Redevelopment -- Community Planning -- Economic
>> Development -- Urban Form
>>
>
>

001137

Saunders, Kelley

From: David Demer [David.Demer@noaa.gov]
Sent: Thursday, October 04, 2007 2:23 PM
To: Symons, Eric
Cc: sdemer@cox.net; McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley; Attorney, City
Subject: Re: PRA Request of 8/22/07

Attachments: Public Records Act Request 4Oct07.pdf



Public Records Act Request 4Oc...

Dear Eric,

Please find attached a copy of my communication which was mailed to you via the U.S. Postal Service.

Sincerely,

David A. Demer, Ph.D.

Eric Symons wrote:
> Dr. Demer,
>
> Following is the breakdown of costs for the modified request:
>
> Email Copies: 652 pages @ $0.25 per page = $163 Copies of Ballots: 7
> (11x17 pages) @ $.25 per page = $1.75 Copy of Support/Opposition Tally
> Sheet: 2 pages @ $0.25 per page = $0.50 Copy of Audio Tapes of July
> 16th Hearing: 3 tapes @ $9.00 per tape = $27.00 Official Minutes of
> the July 16th Hearing: 9 pages @ $0.25 per page =
> $2.25
> Staff notes of the meeting of May 24, 2007 (Official Minutes pending
> and anticipated to be approved 9/27/2007): 3 pages $0.25 per page =
> $0.75
>
> Records Subtotal: $195.25
> Postage: $8.15
> Grand Total: $203.40
>
> You may send the check, made payable to "City Treasurer," to me at the
> address in my signature block below. Please let me know if you have
> any questions. Thanks,
>
>
> Eric Symons
> Communications Manager
> City of San Diego
> City Planning & Community Investment Department and Redevelopment
> Agency of the City of San Diego City Administration Building, 202 C
> Street, Fifth Floor, MS 5A San Diego, CA 92101
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>
> Divisions: City Redevelopment -- Community Planning -- Economic
> Development -- Urban Form

>
>>>> "David Demer" <David.Demer@noaa.gov> 09/26/07 9:15 AM >>>
> Dear Eric,
>
> Please let me know the exact cost for the documents that you have
> segregated, including shipping. Please provide a name and address for
>
> remittance.
>
> Your latest email indicates to me that I will need to know the costs
> for all of the documents and videos that I have requested through the
> PRA.
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> I will need this information to make decisions when I subsequently
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> select copies of more of the PRA requested information.
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> Thank-you,
>
> David A. Demer, Ph.D.
>
>
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>
>
>
>
>
> Eric Symons wrote:
>> Dr. Demer, thank you for you email. We have segregated the
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>> documents related to your latest correspondence. However, we are
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>> to send you the documents without receiving advance payment. You
> may
>> also arrange to make an appointment to visit our office and
> personally
>> deliver the payment (exact cash or check) and pick up the records.
>>
>> I know that you are out of the country travelling, so please contact
> me
>> at a convenient time for you and we can disuss how you would like to
>> proceed. Thank you.
>>
>>
>>
>> Eric Symons
>> Communications Manager
>> City of San Diego
>> City Planning & Community Investment Department and Redevelopment
>> Agency of the City of San Diego City Administration Building, 202 C
>> Street, Fifth Floor, MS 5A San Diego, CA 92101
>> Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619)
> 236-6478
>> Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV:
>> CityTV 24
>>
>> Divisions: City Redevelopment -- Community Planning -- Economic
>> Development -- Urban Form
>>>>> "David Demer" <David.Demer@noaa.gov> 09/13/07 5:25 PM >>>
>> Mr. Symons,
>>
>> Please find my communication attached.
>>
>> David A. Demer, Ph.D.
>>
>> Eric Symons wrote:

>>> Mr. Peter:
>>>
>>> Staff members have compiled responsive documents for your Public
>>> Records Act request relating the the proposed Mission Hills
>>> Geographic/Traditional Historic District. The responsive documents
>> are
>>> estimated to be 1 in excess of several thousand pages and therefore
>>> exceed your stated cap of $250 for copying costs. You are welcome
> to
>>> make an appointment to come to our office and review the documents
> and
>>> determine what copies you'd like made.
>>>
>>> Please contact me at the number below to make an appointment.
> Thanks
>>> you.
>>>
>>> Eric Symons
>>> Communications Manager
>>> City of San Diego
>>> City Planning & Community Investment Department and Redevelopment
>>> Agency of the City of San Diego City Administration Building, 202 C
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>>> CityTV 24
>>>
>>> Divisions: City Redevelopment -- Community Planning --
> Economic
>>> Development -- Urban Form
>>>
>>
>
>

001141

1819 Sheridan Ave.
San Diego, CA, 92103

4 October 2007

Eric Symons
Communications Manager, City of San Diego
City Planning & Community Investment Department
and Redevelopment Agency of the City of San Diego
City Administration Building, 202 C Street, Fifth Floor, MS 5A
San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov

RE: Public Records Act Request

Dear Mr. Symons,

Thank-you for your email dated 10/1/07 regarding my PRA Requests on 8/22/07 and 9/13/07. In your email, you provided the itemized costs for the documents constituting the City of San Diego's response to my PRA Request of 9/13/07. Specifically, you wrote:

"Following is the breakdown of costs for the modified request:

Email Copies: 652 pages @ $0.25 per page = $163
Copies of Ballots: 7 (11x17 pages) @ $.25 per page = $1.75
Copy of Support/Opposition Tally Sheet: 2 pages @ $0.25 per page = $0.50
Copy of Audio Tapes of July 16th Hearing: 3 tapes @ $9.00 per tape = $27.00
Official Minutes of the July 16th Hearing: 9 pages @ $0.25 per page = $2.25
Staff notes of the meeting of May 24, 2007 (Official Minutes pending and anticipated to be approved 9/27/2007): 3 pages $0.25 per page = $0.75

Records Subtotal: $195.25
Postage: $8.15
Grand Total: $203.40

You may send the check, made payable to "City Treasurer," to me at the address in my signature block below. Please let me know if you have any questions."

Enclosed is my check (Cashier's Check No. 1203446) in the amount of $203.40, payable to "City Treasurer".

I do have some questions:

1. Do the 652 pages of email copies that the City of San Diego sold to me include:

All internal and external email, mail, and other memoranda relating in whole or part to the proposed Mission Hills Geographic/Traditional Historic District (MHHD; detailed in resolution R-070716xx adopted on July 16, 2007), between San Diego Councilmember Kevin Faulconer and his staff and any member of the Historical Resources Board (HRB) and their staff; and between San Diego Councilmember Kevin Faulconer and his staff and the Applicants Janet O'Dea and Allen Hazard?

2. Do the other public records that the City of San Diego sold to me include:

Copies of the transcripts of *all* the HRB hearings in regard to the proposed MHHD?

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

Furthermore, I ask again that you please provide me with the costs for all of the public records that I have requested through my PRA request on 8/22/07 that are not included in your aforementioned list totaling $203.40.

If I can provide any clarification that will help expedite your attention to my request, please contact me at sdemer@cox.net with a copy to david.demer@noaa.gov .

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

Cc: ESymons@sandiego.gov, BMcCullough@sandiego.gov, CWinterrowd@sandiego.gov, GPapers@sandiego.gov, KMSaunders@sandiego.gov, cityattorney@sandiego.gov

001143

Saunders, Kelley

From: Symons, Eric
Sent: Monday, October 08, 2007 6:31 PM
To: Saunders, Kelley
Cc: McCullough, Betsy; Winterrowd, Cathy; Papers, Garry; Greene, Marianne
Subject: Demer PRA Response

Hi Kelley, I received a cashier's check for the $203.40 that was communicated to Dr. Demer in this last PRA modified request.

Would you please go ahead and mail him the package of info you have collected and let me know when it goes out in case he contacts me. Thanks. Eric

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department and Redevelopment Agency of the City of San Diego City Administration Building, 202 C Street, Fifth Floor, MS 5A San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV: CityTV 24

Divisions: City Redevelopment -- Community Planning -- Economic Development -- Urban Form

001145

Saunders, Kelley

From: Symons, Eric
Sent: Thursday, October 11, 2007 6:38 PM
To: Demer, David
Cc: sdemer@cox.net; Winterrowd, Cathy; Papers, Garry; Saunders, Kelley; Greene, Marianne
Subject: Re: PRA Request of 8/22/07

Attachments: PRA Receipt - Demer - 10-11-07.pdf



PRA Receipt - Demer - 10-11-07...

Dear Dr. Demer,

We are in receipt of your letter dated October 4, 2007 with a cashier's check enclosed for the previously requested records. The records are being mailed to you. If you have not already heard from deputy city attorney Marianne Greene regarding clarification of the 652 pages of emails, you will be hearing from her shortly.

As for the second question relating to transcripts of all the HRB hearings in regard to the proposed MHHD, we are sending you the available audio tape copies, as we do not maintain written transcripts. It appears that the audio tapes for the May hearing are defective. The hearing was taped, but the dialogue is completely unintelligible.

I have attached your receipt for the purchase of public records and you should be receiving your package via U.S. mail shortly.

Please let me know if you have any additional follow up questions. Thank you.

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department and Redevelopment Agency of the City of San Diego City Administration Building, 202 C Street, Fifth Floor, MS 5A San Diego, CA 92101
Phone: (619) 533-6417 Mobile: (619) 980-2784 Fax: (619) 236-6478
Email: esymons@sandiego.gov Web: www.sandiego.gov/cpci TV: CityTV 24

Divisions: City Redevelopment -- Community Planning -- Economic Development -- Urban Form

>>> "David Demer" <David.Demer@noaa.gov> 10/04/07 2:22 PM >>>
Dear Eric,

Please find attached a copy of my communication which was mailed to you via the U.S. Postal Service.

Sincerely,

David A. Demer, Ph.D.

Eric Symons wrote:
> Dr. Demer,
>
> Following is the breakdown of costs for the modified request:
>

> Email Copies: 652 pages @ $0.25 per page = $163 Copies of Ballots: 7
> (11x17 pages) @ $.25 per page = $1.75 Copy of Support/Opposition Tally
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> 16th Hearing: 3 tapes @ $9.00 per tape = $27.00 Official Minutes of
> the July 16th Hearing: 9 pages @ $0.25 per page =
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>
> Records Subtotal: $195.25
> Postage: $8.15
> Grand Total: $203.40
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> any questions. Thanks,
>
>
> Eric Symons
> Communications Manager
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> CityTV 24
>
> Divisions: City Redevelopment -- Community Planning -- Economic
> Development -- Urban Form
>
>>>> "David Demer" <David.Demer@noaa.gov> 09/26/07 9:15 AM >>>
> Dear Eric,
>
> Please let me know the exact cost for the documents that you have
> segregated, including shipping. Please provide a name and address for
>
> remittance.
>
> Your latest email indicates to me that I will need to know the costs
> for all of the documents and videos that I have requested through the
> PRA.
>
> I will need this information to make decisions when I subsequently
>
> select copies of more of the PRA requested information.
>
> Thank-you,
>
> David A. Demer, Ph.D.
>
>
>
>
>
>
>
>
> Eric Symons wrote:
>> Dr. Demer, thank you for you email. We have segregated the
> requested
>> documents related to your latest correspondence. However, we are
> unable
>> to send you the documents without receiving advance payment. You
> may
>> also arrange to make an appointment to visit our office and

> personally
>> deliver the payment (exact cash or check) and pick up the records.
>>
>> I know that you are out of the country travelling, so please contact
> me
>> at a convenient time for you and we can disuss how you would like to
>> proceed. Thank you.
>>
>>
>>
>> Eric Symons
>> Communications Manager
>> City of San Diego
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>>>>> "David Demer" <David.Demer@noaa.gov> 09/13/07 5:25 PM >>>
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>> David A. Demer, Ph.D.
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>> Eric Symons wrote:
>>> Mr. Demer:
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>>> Staff members have compiled responsive documents for your Public
>>> Records Act request relating the the proposed Mission Hills
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>>> exceed your stated cap of $250 for copying costs. You are welcome
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>>> make an appointment to come to our office and review the documents
> and
>>> determine what copies you'd like made.
>>>
>>> Please contact me at the number below to make an appointment.
> Thanks
>>> you.
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>>> Eric Symons
>>> Communications Manager
>>> City of San Diego
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>>>
>>> Divisions: City Redevelopment -- Community Planning --
> Economic
>>> Development -- Urban Form
>>>
>>
>
>

001149

LAW OFFICES OF
FLETCHER, WHITE & ADAIR
28925 PACIFIC COAST HIGHWAY
SECOND FLOOR
MALIBU, CALIFORNIA 90265
TELEPHONE (310) 457-4100
FAX (310) 457-4000

Sender's E-Mail:
pwhite@fwalaw.com

December 12, 2007

Eric Symons
Communications Manager
City of San Diego
City Planning & Community Investment Department
And Redevelopment Agency of the City of San Diego
City Administration Building
202 C Street, Fifth Floor, MS 5A
San Diego, CA 92101
ESymons@sandiego.gov

Re: *David and Shirley Demer*
1819 Sheridan, San Diego, CA
APN: 443-650-18-00
Proposed "Mission Hills Geographic/Historic District"
Resolution Number R-070716xx adopted July 16, 2007

Dear Mr. Symons:

The Demers have asked my office to assist them with their appeal in the above-referenced matter. As you are aware, in order to assist in his appeal, Dr. Demer requested copies of numerous documents pursuant to the Public Records Act. In responses, the City of San Diego produced numerous documents. Dr. Demer has two main concerns. First, do the documents include all internal and external email, correspondence and other documents relating to the proposed Mission Hills Georgraphic/Traditional Historic District ("MHHD") between San Diego City Council member Kevin Faulconer and his staff and members of the Historical Resources Board ("HRB") and their staff and between Mr. Faulconer and his staff and applicants Janet O'Dea and/or Allen Hazard? Second, do the documents include copies of all HRB hearings in regard to the proposed MHHD? If there are documents that have not been produced, we respectfully request a privilege log off all withheld documents.

Symons.001
PSW/cw

Thank you for your anticipated professional courtesy and cooperation. Please contact me at pwhite@fwalaw.com or (310) 457-4100.

Very truly yours,

FLETCHER, WHITE & ADAIR

Paul S. White

cc: David and Shirley Demer

Symons.001
PSW/cw

00151

THE CITY OF SAN DIEGO

December 17, 2007

VIA EMAIL TO: PWHITE@FWALAW.COM & U.S. MAIL

Paul S. White
Fletcher, White & Adair
28925 Pacific Coast Highway, Second Floor
Malibu, CA 90265

Reference: Demer Public Records Act Requests of August 22 and September 13 of 2007

Dear Mr. White:

As already confirmed with Dr. Demer in September and early October of this year, our office either provided access to or mailed all requested responsive documents in our possession relating to the Public Records Act requests noted above.

At the time of the requests, I contacted the City Attorney's Office to discuss the issue of confirming the existence of any correspondence relating to Councilmember Kevin Faulconer's Office that was not in our possession and it was understood that Deputy City Attorney Marianne Greene would contact Dr. Demer to discuss his need to contact the Councilmember's Office directly.

I learned on Friday of last week that apparently Dr. Demer declined to discuss the matter with Marianne Greene. Therefore I have forwarded the original Public Records Act requests directly to the Council Office, even though the requests were not directed to that office, to determine if in fact there are any additional responsive documents in their possession relating to the requests.

For your reference, the contact in the Council Office to whom I sent the requests is Steve McNally, Chief of Staff, and he can be reached at smcnally@sandiego.gov or (619) 236-6622. Please contact Mr. McNally with any follow up questions regarding this matter.

As communicated to Dr. Demer in an email on October 11, 2007, we provided him with audio tapes of the July HRB hearing and communicated that unfortunately, the tapes for the May meeting that pertained to the Mission Hills Geographic/Traditional Historic District (MHHD) were defective. Therefore, we did not copy those tapes and provide them to Dr. Demer. Those were the only hearings that included the proposed MHHD. Approved minutes of the meetings are now available on the City's Web site at this link:
http://www.sandiego.gov/planning/programs/historical/agendas/index.shtml#board

DIVERSITY

City Planning and Community Investment
202 C Street, MS 4A • San Diego, CA 92101-3864
Tel (619) 235-5200 Fax (619) 533-5951

There are hundreds of additional documents relating to the MHHD that we have offered to make available, however Dr. Demer chose to narrow his request to specific items. Those additional documents remain available for review in our office or they can be duplicated for purchase.

I hope this adequately answers your questions on behalf of the Demers. Please let me know if I can be of further assistance.

Sincerely,

Eric Symons
Communications Manager

CC: Kelley Saunders, Senior Planner, City Planning & Community Investment
Cathy Winterrowd, Senior Planner, City Planning & Community Investment
Garry Papers, Deputy Director, Urban Form, City Planning & Community Investment
Betsy McCullough, Assistant to the Director, City Planning & Community Investment
Marianne Greene, Deputy City Attorney, Office of the City Attorney
Steve McNally, Chief of Staff, Office of Councilmember Kevin Faulconer
Debra Fischle-Faulk, Director of Administration

08 JAN -8 AM 10:32
RECEIVED

001153

THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 15, 2007 REPORT NO. HRB-07-030

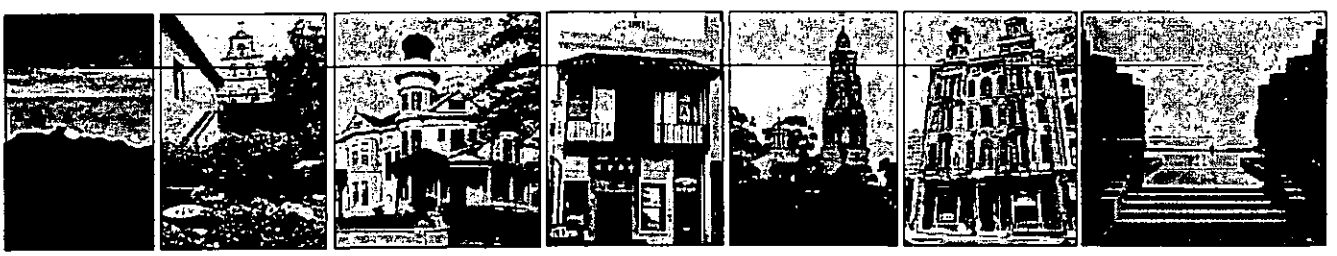
ATTENTION: Historical Resources Board
Agenda of June 28, 2007

SUBJECT: **ITEM 7 – MISSION HILLS HISTORIC DISTRICT (2nd HEARING); DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE (1885 SHERIDAN AVENUE); WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE (1875 SUNSET BOULEVARD)**

APPLICANT: Janet O'Dea and Allen Hazard (District)
Brian McCormack, owner (1885 Sheridan Avenue)
William and Robin Light, owners (1875 Sunset Boulevard)

LOCATION: Various addresses within the intensive survey area boundaries, defined by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west; individual site designations located at 1885 Sheridan Avenue and 1875 Sunset Boulevard; Uptown Community, Council District 2

DESCRIPTION: Review the Mission Hills Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; consider the establishment of Morris Irvin as a Master Builder, consider the designation the Mission Hills Geographic Traditional Historic District and the contributing resources within the District, and finally, consider the designation of the properties at 1885 Sheridan Avenue and 1875 Sunset Boulevard as individually significant resources.



City Planning & Community Investment
202 C Street, MS 4A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

STAFF RECOMMENDATION

Staff recommends that the Board take the following actions:

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 an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
        ii. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
        iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
    b. HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
        i. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.
    c. HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including:
        i. Emmor Brooke Weaver
        ii. Henry Harms Preibisius
        iii. Requa and Jackson
        iv. Frank P. Allen
        v. William F. Wahrenberger
        vi. Nathan Rigdon
        vii. Martin Melhorn
        viii. H.J. Lang
        ix. Charles Tifal
        x. David O. Dryden
        xi. Brawner & Hunter
        xii. The Pacific Building Company

3. Designate the following 58 Contributing Resources under HRB Criterion F.

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1808	Lyndon	443-612-08-00	5B	1870	Sheridan	443-611-20-00	5D3
1812	Lyndon	443-612-09-00	5D3	1875	Sheridan	443-612-04-00	5B
1819	Lyndon	443-650-24-00	5D3	1876	Sheridan	443-611-21-00	5D3
1820	Lyndon	443-612-10-00	5D3	1882	Sheridan	443-611-22-00	5D3
1831	Lyndon	443-650-25-00	5D3	1885	Sheridan	443-612-03-00	5D3
1833	Lyndon	443-620-10-00	5D3	1899	Sheridan	443-612-01-00	5B
1840	Lyndon	443-612-11-00	5B	1815	Sunset	443-611-12-00	5D3
1841	Lyndon	443-620-02-00	5B	1818	Sunset	443-432-20-00	5D3
1849	Lyndon	443-620-04-00	5B	1824	Sunset	443-432-18-00	5B
1850	Lyndon	443-612-13-00	5D3	1826	Sunset	443-432-17-00	5B
1853	Lyndon	443-620-05-00	5B	1829	Sunset	443-611-10-00	5B
1876	Lyndon	443-612-15-00	5D3	1830	Sunset	443-432-15-00	5D3
1877	Lyndon	443-620-17-00	5B	1835	Sunset	443-611-09-00	5B
1884	Lyndon	443-612-16-00	5D3	1836	Sunset	443-432-14-00	5B
1896	Lyndon	443-612-17-00	5D3	1845	Sunset	443-611-08-00	5B
4107	Saint James	443-611-24-00	5D3	1848	Sunset	443-432-13-00	5D3
1801	Sheridan	443-650-13-00	5B	1850	Sunset	443-432-12-00	5B
1807	Sheridan	443-650-15-00	5D3	1851	Sunset	443-611-07-00	5B
1815	Sheridan	443-650-17-00	5B	1863	Sunset	443-611-06-00	5B
1816	Sheridan	443-611-13-00	5B	1864	Sunset	443-432-11-00	5B
1824	Sheridan	443-611-14-00	5B	1870	Sunset	443-432-10-00	5B
1825	Sheridan	443-650-20-00	5D3	1871	Sunset	443-611-05-00	5B
1834	Sheridan	443-611-15-00	5D3	1875	Sunset	443-611-04-00	5B
1840	Sheridan	443-611-16-00	5B	1883	Sunset	443-611-03-00	5B
1845	Sheridan	443-612-07-00	5B	1889	Sunset	443-611-02-00	5B
1852	Sheridan	443-611-18-00	5B	1890	Sunset	443-432-07-00	5D3
1859	Sheridan	443-612-06-00	5D3	1895	Sunset	443-611-01-00	5B
1860	Sheridan	443-611-19-00	5B	1898	Sunset	443-432-05-00	5B
1867	Sheridan	443-612-05-00	5D3	Hitching Post in PROW at 1868 Lyndon			5D3

4. Establish the following 18 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

5. Designate the property at 1885 Sheridan Avenue, the Dr. Leon Casper and Dr. Louise Davis Long House, as an individually significant resource under HRB Criterion C as a good example of Craftsman Bungalow architecture, and HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.
6. Designate the property at 1875 Sunset Boulevard, the William G. and Filelia Lewis McKittrick House, as an individually significant resource under HRB Criterion C as a good example of Craftsman architecture with Italian influences.
7. Direct staff to return to the Board with the Mission Hills 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 Mission Hills 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:

1. Accepted the Mission Hills Historic District boundary as proposed in the nomination.
2. Accepted the Period of Significance of 1908-1942.
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. Directed staff to bring forward additional information to support the establishment of Morris Irvin as a Master Builder.
6. Reclassified 1811 Lyndon Street from 6Z to 6L.
7. Reclassified 1805 Lyndon Street from 6Z to 6L.
8. Accepted the classification of 57 non-contributing resources as follows:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1808	Lyndon	443-612-08-00	5B	1870	Sheridan	443-611-20-00	5D3
1812	Lyndon	443-612-09-00	5D3	1875	Sheridan	443-612-04-00	5B
1819	Lyndon	443-650-24-00	5D3	1876	Sheridan	443-611-21-00	5D3
1820	Lyndon	443-612-10-00	5D3	1882	Sheridan	443-611-22-00	5D3
1831	Lyndon	443-650-25-00	5D3	1885	Sheridan	443-612-03-00	5D3
1833	Lyndon	443-620-10-00	5D3	1899	Sheridan	443-612-01-00	5B
1840	Lyndon	443-612-11-00	5B	1815	Sunset	443-611-12-00	5D3
1841	Lyndon	443-620-02-00	5B	1818	Sunset	443-432-20-00	5D3
1849	Lyndon	443-620-04-00	5B	1824	Sunset	443-432-18-00	5B
1850	Lyndon	443-612-13-00	5D3	1826	Sunset	443-432-17-00	5B
1853	Lyndon	443-620-05-00	5B	1829	Sunset	443-611-10-00	5B
1876	Lyndon	443-612-15-00	5D3	1830	Sunset	443-432-15-00	5D3
1877	Lyndon	443-620-17-00	5B	1835	Sunset	443-611-09-00	5B
1884	Lyndon	443-612-16-00	5D3	1836	Sunset	443-432-14-00	5B

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1896	Lyndon	443-612-17-00	5D3	1845	Sunset	443-611-08-00	5B
4107	Saint James	443-611-24-00	5D3	1848	Sunset	443-432-13-00	5D3
1801	Sheridan	443-650-13-00	5B	1850	Sunset	443-432-12-00	5B
1807	Sheridan	443-650-15-00	5D3	1851	Sunset	443-611-07-00	5B
1815	Sheridan	443-650-17-00	5B	1863	Sunset	443-611-06-00	5B
1816	Sheridan	443-611-13-00	5B	1864	Sunset	443-432-11-00	5B
1824	Sheridan	443-611-14-00	5B	1870	Sunset	443-432-10-00	5B
1825	Sheridan	443-650-20-00	5D3	1871	Sunset	443-611-05-00	5B
1834	Sheridan	443-611-15-00	5D3	1875	Sunset	443-611-04-00	5B
1840	Sheridan	443-611-16-00	5B	1883	Sunset	443-611-03-00	5B
1845	Sheridan	443-612-07-00	5B	1889	Sunset	443-611-02-00	5B
1852	Sheridan	443-611-18-00	5B	1890	Sunset	443-432-07-00	5D3
1859	Sheridan	443-612-06-00	5D3	1895	Sunset	443-611-01-00	5B
1860	Sheridan	443-611-19-00	5B	1898	Sunset	443-432-05-00	5B
1867	Sheridan	443-612-05-00	5D3				

9. Accepted the classification of 18 non-contributing resources as follows:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

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

Following the May 24, 2007 hearing, the applicant conducted additional research on several properties which staff has classified as non-contributing. An email correspondence is included as Attachment 1. The applicant will present these findings to the Board at the June 28th hearing for their consideration.

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 2.

2. The Board directed staff to prepare a draft resolution for the designation of the Mission Hills Geographic/Traditional Historic District. The draft resolution has been included as Attachment 3.
3. Staff has presented additional information to support the establishment of Morris Irvin as a Master Builder. This information was provided by Allen Hazard and Janet O'Dea in their site specific historic resource research report for 1885 Sheridan Avenue (Attachment 6). This additional information is summarized in the "Analysis" section of this report.
4. The status code of the properties at 1805 Lyndon Street and 1811 Lyndon Street were changed from 6Z to 6L.
5. Although not explicitly directed through a motion, the Board requested that staff attempt to find additional building information for the property at 1884 Sunset. Staff went back through the permit records and Development Services as well as the Residential Building Record and could not find any reference to an addition at the porch. At his time staff's recommendation regarding this property remains unchanged; however, the applicant will be providing testimony at the Board hearing to support designation of this property as a contributing resource.

District Record

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

Hitching Post

Staff neglected to call out the hitching post in the public right-of-way in front of 1868 Lyndon Road as a contributing resource to the district in the May staff report. This has been corrected, and staff is now recommending designation of 58 contributing resources (57 buildings and 1 object) and 18 non-contributing resource.

ANALYSIS

Historical Significance of the Mission Hills District

The Mission Hills District lies within the original Mission Hills Subdivision Map #1115 that was created by George Marston, Tom and C.S. Hamilton, E.S. Babcock, John and James Forward and John and Charles Kelly in 1908. The District is an excellent example of a (1908-1942) suburban residential development prior to the U.S. involvement in World War II incorporating Progressive-Era planning principles and containing an eclectic mix of architectural styles including California Bungalow, Craftsman Bungalow, Mission Revival, Spanish Colonial Revival, Prairie School Style,

Dutch Colonial Revival, Tudor Revival, Italianate Revival and pre-war and post-war Minimal Traditional homes built by a number of established Master Architects and Builders. 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 Mission Hills 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 District is strongly associated with San Diego Progressive Party's civic politics and financial improvement at the beginning of the 20th century. Progressives like George W. Marston and his extended family, the Hamilton's and Kelly's shared the vision that magnanimous civic action by leaders, like themselves, shaped the future of San Diego. Those powerful San Diego figures embraced city planning as a cure to urban problems and believed residential housing communities should surround civic parks, transportation routes and harbor resources. From its inception, Mission Hills attracted many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists. Its men and women were typically members of several of San Diego leading civic groups, a reflection of the Progressive politics of the period. These included the Cuyamaca Club, the Elks, the Junior League, the Fine Arts Society, the Masons, the Thursday Club, the University Women's Club, the Wednesday Club, and the San Diego Rotary Club.

The subdivision design and overall appearance of Mission Hills was strongly influenced by the innovative 1908 Nolen Plan (the "Plan") for San Diego. Steeped in the City Beautiful tradition, the Plan advocated broad main streets, and hierarchy of road widths. Respect for the natural topography resulted in the city's first use of curvilinear streets, as well as the protection of deep ravines for recreation and scenic enjoyment. Subdivision Map #1115 was the first use of these progressive planning techniques in San Diego. Even today, the neighborhood is distinguished from adjoining urban fabric by its unique planning that strongly adds to its intense sense of time and place.

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 District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated a with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the minimal traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.

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.*

The subdivision design and overall appearance of Mission Hills was strongly influenced by the innovative 1908 Nolen Plan (the "Plan") for San Diego. Steeped in the City Beautiful tradition, the Plan advocated broad main streets and hierarchy of road widths. Respect for the natural topography resulted in the city's first use of curvilinear streets, as well as the protection of deep ravines for recreation and scenic enjoyment. Subdivision Map #1115 was the first use of these progressive planning techniques in San Diego. Even today, the neighborhood is distinguished from adjoining urban fabric by its unique planning that strongly adds to its intense sense of time and place.

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 Mission Hills 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, over twenty builders were identified within the boundaries of this district, including established Master Architects Emmor Brooke Weaver (2), Henry Harms Preibisius (2), Requa and Jackson (1), Frank P. Allen (1), and William F. Wahrenberger (1), and established Master Builders Nathan Rigdon (2, plus 2 he built with Morris Irvin), Martin Melhorn (3), H.J. Lang (2), Charles Tifal (2), David O. Dryden (1), Brawner & Hunter (1), and the Pacific Building Company (2). In addition, 7 resources were built by Morris Irvin (plus 2 he built with Nathan Rigdon), who is proposed as a Master Builder as part of this district nomination. Other architects and builders include Mark Christoffer, Louis Preibisius, John W. Gernandt, Robert Orr, Henry Lord Gay, George Daley, James O'Marr, John Graves, Powell & Fogg, Thomas Harbo, L. Eugene Fuller, Ideal Home Builders, Benjamin Torgerson, The Pacific Ready Cut Homes, A.M. Southard Building Company, Edward Rambo, Edward Bryans, Charles Gaines, James Taylor, Clinton Brainerd, Andrew Watson Woods, Joseph Bonfield Burness, and Forrest Hieatt.

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 a high concentration of quality buildings, including five designated historical resources, 28 resources which have been identified by staff as potentially significant as individual resources in their current condition, and two resources which have an application pending in the queue which are 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.

Future District Expansion

The proposed Mission Hills District is a portion of the larger Mission Hills Subdivision Map 1115, and is proposed as the first phase of a larger district effort based on Map 1115. Although not contained entirely within Map 1115, the Fort Stockton Line Historic District encompasses portions of Map 1115 along West Lewis and Fort Stockton Drive. This leaves three large portions of Map 1115 yet to be surveyed at an intensive level. The boundary of Map 1115, the proposed Mission Hills and Fort Stockton Line historic districts, and the three areas of future intensive survey are identified in Attachment 4. It is anticipated that these three areas would be surveyed in the future and incorporated into the Mission Hills District through a district amendment which will require a boundary modification and possibly a modification of the period of significance, depending upon the results of the intensive survey. The process for amending the district would be determined by the Land Development Code and by the District Policy in effect at the time the district is amended, and would include public workshops, noticing and public hearings before the Board.

Establishment of Morris Irvin as a Master Builder

Morris Irvin was born in Illinois in May 1868. By 1880, the family (including his father, John, his mother, Hannah, his brother Frank and his two sisters Laura and Hattie) was living in Kearney City, Nebraska. By 1900, Irvin was working as a dry goods merchant and living in Creighton, Nebraska with his wife, Ida, and a daughter, Doris. Irvin arrived in San Diego in 1912 or 1913, just prior to the 1915-1916 Pan Pacific Exposition. On April 13, 1915, Irvin 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 speculative structures, either for sale or for lease. From the company's office at 522 B Street, the Irvin Security Company would become the means by which Irvin would finance and build over 125 homes in Mission Hills over the next 15 years until his death in July 1933 at the age of about 65 years.

While Irvin built a number of Craftsman houses during his early San Diego career (1912-1916), he is mostly recognized today for his California Craftsman (stucco bungalows), called "sea gull" bungalows (sometimes called "eyebrow" bungalows) and Mission Revival and Spanish Revival single-story homes. A row of Irvin "sea gull" bungalows can be found along Stephens and Randolph Streets just outside the boundaries of the Mission Hills District. There are several more Irvin-built Mission and Spanish Revival homes built between 1921 and 1924 in this immediate area surrounding the District as well as a concentration of Irvin Spanish Revival bungalows along Hickory Street.

At the May 24, 2007 HRB meeting, the Board directed staff to provide additional information to support the establishment of Irvin as a Master Builder. The obituary for Irvin provided in the site specific historic resource research report prepared for 1885 Sheridan Avenue credits him as the "pioneer realtor of Mission Hills" through the Irvin Security Company. The obituary also identifies him as the builder of the first large apartment building in Mission Hills on Goldfinch Street. In addition to the structures identified in the May 15, 2007 report, over 30 additional properties have been identified as the work of Morris Irvin. Photos of these known properties have been included as Attachment 5.

Based on the information provided to date, it is evident that Irvin was an accomplished builder who built homes in a range of styles from Craftsman to Prairie and Spanish Revival. Many of the homes exhibit a distinct quality and character. His homes are well-executed and are of quality design and craftsmanship. Based upon this additional information regarding the scope and quality of Irvin's work, staff recommends that Irvin be established as a Master Builder.

Proposed Designation of Two Individually Significant Properties

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

1885 Sheridan Avenue: Dr. Leon Casper and Dr. Louise Davis Long House

The house at 1885 Sheridan Avenue is a two-story, California Craftsman bungalow, single-family residence built by Nathan Rigdon and Morris B. Irvin in 1919. A historical report was prepared by Allen Hazard and Janet O'Dea (Attachment 6) and proposes designation under HRB Criteria 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 C: The house is a two-story, single-family residence built by Nathan Rigdon and Morris B. Irvin in 1919 as a California Craftsman bungalow. The 2,946 square foot house is composed of a low pitch front gable roof with composition shingles, wide overhanging eaves with exposed rafters and smooth stucco over wood framed walls set on a concrete foundation. A pergola extends from the front porch on the east side. Two massive simple columns support and frame the front porch. The front façade contains two wood fixed windows which have seven over one divided light panels. The original front door is oak with three beveled glass panels. Alterations to the residence include removal of the garage, and in its place, an addition was created which utilized the slope of the lot to add a basement and a half story above the original roofline. As a good example of Craftsman architecture retaining a good degree of integrity, staff recommends individual 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 previously in this report). 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 3414, 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.

1875 Sunset Boulevard: The William G. and Fidelia Lewis McKittrick House

The house at 1875 Sunset Boulevard is a two-story, single-family residence, built in 1911-1912, in the vernacular Craftsman style with Italian influences. A historical report was prepared by Ron May (Attachment 7) and proposes designation under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB C (Architecture) as follows:

Criterion C: The house is a two-story, single-family residence, built in 1911-1912, in the vernacular Craftsman style with Italian influences. The McKittrick House is composed of a hipped roof with composition shingles, shed dormers, wide overhanging ornate cornices with exposed rafters, horizontal siding with wide bargeboard set on a concrete foundation with a partial basement. There is a brick chimney on the west elevation. There are wood double hung and casement windows throughout. The porch on the east elevation is covered with a balustrade and pergola. The north elevation exhibits a bay window with a small balustrade. The garage in the rear has the original sliding barn doors. As a good example of Craftsman architecture with Italian influences retaining a high degree of integrity, staff recommends individual designation under HRB Criterion C.

CONCLUSION

At this time, staff recommends that the Board take the following actions:

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 an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
   ii. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
   iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.

b. HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
   i. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.

c. HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including:
   i. Emmor Brooke Weaver
   ii. Henry Harms Preibisius
   iii. Requa and Jackson
   iv. Frank P. Allen
   v. William F. Wahrenberger
   vi. Nathan Rigdon
   vii. Martin Melhorn
   viii. H.J. Lang
   ix. Charles Tifal
   x. David O. Dryden
   xi. Brawner & Hunter
   xii. The Pacific Building Company

3. Designate the following 58 Contributing Resources under HRB Criterion F.

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1808	Lyndon	443-612-08-00	5B	1870	Sheridan	443-611-20-00	5D3

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1812	Lyndon	443-612-09-00	5D3	1875	Sheridan	443-612-04-00	5B
1819	Lyndon	443-650-24-00	5D3	1876	Sheridan	443-611-21-00	5D3
1820	Lyndon	443-612-10-00	5D3	1882	Sheridan	443-611-22-00	5D3
1831	Lyndon	443-650-25-00	5D3	1885	Sheridan	443-612-03-00	5D3
1833	Lyndon	443-620-10-00	5D3	1899	Sheridan	443-612-01-00	5B
1840	Lyndon	443-612-11-00	5B	1815	Sunset	443-611-12-00	5D3
1841	Lyndon	443-620-02-00	5B	1818	Sunset	443-432-20-00	5D3
1849	Lyndon	443-620-04-00	5B	1824	Sunset	443-432-18-00	5B
1850	Lyndon	443-612-13-00	5D3	1826	Sunset	443-432-17-00	5B
1853	Lyndon	443-620-05-00	5B	1829	Sunset	443-611-10-00	5B
1876	Lyndon	443-612-15-00	5D3	1830	Sunset	443-432-15-00	5D3
1877	Lyndon	443-620-17-00	5B	1835	Sunset	443-611-09-00	5B
1884	Lyndon	443-612-16-00	5D3	1836	Sunset	443-432-14-00	5B
1896	Lyndon	443-612-17-00	5D3	1845	Sunset	443-611-08-00	5B
4107	Saint James	443-611-24-00	5D3	1848	Sunset	443-432-13-00	5D3
1801	Sheridan	443-650-13-00	5B	1850	Sunset	443-432-12-00	5B
1807	Sheridan	443-650-15-00	5D3	1851	Sunset	443-611-07-00	5B
1815	Sheridan	443-650-17-00	5B	1863	Sunset	443-611-06-00	5B
1816	Sheridan	443-611-13-00	5B	1864	Sunset	443-432-11-00	5B
1824	Sheridan	443-611-14-00	5B	1870	Sunset	443-432-10-00	5B
1825	Sheridan	443-650-20-00	5D3	1871	Sunset	443-611-05-00	5B
1834	Sheridan	443-611-15-00	5D3	1875	Sunset	443-611-04-00	5B
1840	Sheridan	443-611-16-00	5B	1883	Sunset	443-611-03-00	5B
1845	Sheridan	443-612-07-00	5B	1889	Sunset	443-611-02-00	5B
1852	Sheridan	443-611-18-00	5B	1890	Sunset	443-432-07-00	5D3
1859	Sheridan	443-612-06-00	5D3	1895	Sunset	443-611-01-00	5B
1860	Sheridan	443-611-19-00	5B	1898	Sunset	443-432-05-00	5B
1867	Sheridan	443-612-05-00	5D3	Hitching Post in PROW at 1868 Lyndon			5D3

4. Establish the following 18 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

5. Designate the property at 1885 Sheridan Avenue, the Dr. Leon Casper and Dr. Louise Davis Long House, as an individually significant resource under HRB Criterion C as a

good example of Craftsman Bungalow architecture, and HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.

6. Designate the property at 1875 Sunset Boulevard, the William G. and Filelia Lewis McKittrick House, as an individually significant resource under HRB Criterion C as a good example of Craftsman architecture with Italian influences.
7. Direct staff to return to the Board with the Mission Hills 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/gw/cw

Attachment(s): 1. Email from Allen Hazard and Janet O'Dea
2. Revised "Pre-History, Early Settlement and the Presidio" element of the Historic Context
3. Draft Resolution
4. Map Illustrating Future Expansion of the Mission Hills District
5. Photos of Additional Morris Irvin Properties
6. 1884 Sheridan Historic Resource Research Report (under separate cover)
7. 1875 Sunset Historic Resource Research Report (under separate cover)
8. Staff Report dated May 15, 2007 (without attachments)

001167

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD
MINUTES OF REGULAR SCHEDULED MEETING OF
June 28, 2007

COUNCIL COMMITTEE ROOM – 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chairperson Vacchi at 1:05 p.m.

Chairperson	Robert Vacchi	Present
Vice Chairperson	Otto Emme	Present
Boardmember	Priscilla Berge	Present
Boardmember	Laura Burnett	Present
Boardmember	Maria Curry	Present – Arrived at 1:20 p.m.
Boardmember	John Eisenhart	Present
Boardmember	Donald Harrison	Present
Boardmember	David Marshall	Present
Boardmember	Delores McNeely	Present
Boardmember	Jerry Schaefer	Present
Boardmember	Abel Silvas	Present

Staff to the Board in Attendance: Delores Johnson, Board Secretary
Garry Papers, Deputy Director, Planning
Cathy Winterrowd, Senior Planner
Kelley Saunders, Senior Planner
Ginger Weatherford, Intern

Legal Counsel in Attendance: Nina Fain, Deputy City Attorney

ITEM 1A - MINUTES OF APRIL 26, 2007.

BOARD ACTION

MOTION BY BOARDMEMBER BERGE TO APPROVE THE MINUTES OF APRIL 26, 2007

Second by Boardmember Marshall. Vote: 8-0-2(Burnett, Silvas*)

*Boardmembers Burnett and Silvas were not present at April meeting and abstained from voting.

ITEM 1B - MINUTES OF MAY 24, 2007 were not available for Board approval.

ITEM 2 - PUBLIC COMMENT

Allan Hazard had comments regarding historical preservation in terms of global issues, with emphasis on economics. Dale May gave her time to Mr. Hazard for his presentation. He began by quoting from SHPO's Web page which said that historical designations are windfalls, not shortfalls, for cities. Homes in districts are worth 20% more. He said that people are coming to San Diego to see historical places.

ITEM 3 - ADMINISTRATIVE ITEMS

A. Board Administrative Matters and General Information

- **ABSENCES**

No absences were expected, but Boardmember. Curry had not yet arrived.

OTHER GENERAL INFORMATION

Contents of "Blue Folders" – There were no items for the folders.

- **GENERAL BOARD MEMBER COMMENTS**

David Marshall, who is a Board member of the San Diego Architectural Foundation, as well as the chair of the Architectural Tourist Program, said that he had passed out brochures to the Board members. Starting in July, the Architectural Tourist Program will have tours in Balboa Park on a monthly basis. Later they will have tours of the Gaslamp Quarter which will focus on the architecture and history of that area.

C. Conflict of Interest Declarations

Conflicts of Interest – Boardmember Marshall recused himself on Item 12 – the Armed Services YMCA.

Ex Parte Communications – Boardmember Eisenhart admitting having a conversation at one site with a 4-year-old boy who offered him a ride on his skateboard.

Failure to visit designation sites – Boardmember Berge reported that she was unable to visit the interior of the courtyard of Item 6 as the gate was locked.

D. Staff Report

Cathy Winterrowd made the following announcements:

a. The HRB Annual Retreat is scheduled for Saturday, September 15, 2007 at the Santa Fe Room of the Balboa Park Club, from 9:15am to 2:30pm.
b. Next DAS meeting will be held on Wednesday, July 11, 2007 rather than July 4th due to the holiday.
c. The next Policy Subcommittee meeting will be held on Monday, July 9.
d. The next Archaeology Subcommittee meeting will also be held on July 9.

Today's agenda includes one referral from CCDC, four referrals from Development Services, and a review and comment on a National Register nomination. Due to a docketing error the second hearing of the Mission Hills and Fort Stockton Historic Districts, Items 7 and 8, cannot be heard today and the first hearing cannot be reconsidered. However, the individual designations within these districts, located at 1885 Sheridan Avenue, 1875 Sunset Boulevard and

1760 West Lewis Street can be heard and staff requests that the Board consider the designation of these three sites at today's hearing. The second hearing will be docketed for July 16. Item 13, Black-Lumpkins-Spirit Bluff Site National Register Nomination review and comment, has been withdrawn from the agenda and will be redocketed at a later date. There are 59 remaining requests for designation from the public waiting to be reviewed by staff for designation.

Vice Chair Emme asked for an explanation of the term "docketing error." Ms. Winterrowd said that because of noticing problems, staff attempted to reschedule the second hearing on the two districts to have a Reconsideration of the First Hearing. This effort was an error as it did not follow the Board's procedures. However, as there were then less than 72 hours in which to reschedule the second hearing, the second hearing could not be replaced on the agenda. Deputy City Attorney (DCA) Nina Fain agreed that because of the Brown Act, the second hearing could not have been rescheduled for the June 28 meeting as there would not have been sufficient notice to the public. The first hearing was a valid hearing and cannot be reconsidered. Boardmember Silvas asked if Boardmembers who had not been present for the first hearing could vote on the two districts at the second hearing. DCA Fain said she understood there were problems with the taping of that hearing, and that she would look into that. Boardmembers cannot vote if they neither attended the first hearing nor heard a tape of the meeting. Chairperson Vacchi said that there were no tapes of the meeting.

The DCA was asked if the City Attorney's report on Mills Act contracts had been finalized. DCA Fain said the report was not yet complete, but it would be ready in time for the July 26 hearing.

Chairperson Vacchi announced that there was a very full agenda for the July meeting. He said it would be appropriate for someone to make a motion to have a special meeting in July for the two districts. The Subcommittee meeting room is available on Monday, July 16 from 9:00 am to noon and on Friday, July 20 from noon

BOARD ACTION

MOTION BY LAUREL BURNETT TO HAVE A SPECIAL MEETING ON MONDAY, JULY 16 AT 9:00 A.M. FOR THE SECOND HEARING ON THE MISSION HILLS AND FORT STOCKTON LINE HISTORIC DISTRICTS.

Second by Harrison. Vote: 9-1(Silvas)-1(Schaefer). The motion passes.

E. Requests for Continuances - None.

ITEM 4 - REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The following items are non-controversial, with all parties agreeable to the staff recommendation, and the Board may wish to approve them on consent:

- ITEM 5 - CARRIE AND HORATIO FARNHAM DUPLEX located at 3225-3231 Fourth Avenue
- ITEM 7 – DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE located at 1885 Sheridan Avenue.

- ALSO ITEM 7 – WILIAM G. & FIDELIAN LEWIS MCKITRICK HOUSE located at 1875 Sunset Boulevard
- ITEM 8 – NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #2 located at 1760 West Lewis Street
- ITEM 9 - HAZEL WIER/DENNSTEDT COMPANY HOUSE/SPINDRIFT ARCHAEOLOGICAL SITE #4 located at 1857 Viking Way
- ITEM 12 – SAN DIEGO ARMED SERVICES YMCA NATIONAL REGISTER NOMINATION located at 500 W. Broadway

BOARD DISCUSSION

Boardmember Berge raised questions about the names used for Items 5, 7, and 9. She asked why Item 7 is not called a Nathan Rigdon and Morris B. Irvin Spec House. Staff agreed that this should be called the Nathan Rigdon and Morris B. Irvin Spec House #3. Boardmember Berge asked why Item 5 did not include the name of A. M. Farnham as he was the husband of Carrie Farmham; Horatio was the son. Ms. Saunders said she would check on the name. Boardmember Berge also asked why the name of Dennstedt Company House was included in the name of Item 9; she thought it should instead be the name of the master builder A. L. Dennstedt. Ms. Saunders said the name used was that of the construction company, but she would check on the name.

Boardmember Silvas said that he worked in the Armed Services YMCA Building in the 90's, and when he attended safety meetings, he was told that people who worked in other buildings were told to go into the YMCA building during earthquakes as it was the safest building around.

BOARD ACTION

MOTION BY BOARDMEMBER HARRISON TO APPROVE ITEMS 5 - CARRIE AND HORATIO FARNHAM DUPLEX, THE TWO INDIVIDUAL DESIGNATIONS IN ITEM 7 - NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #3 AND WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE, THE INDIVIDUAL DESIGNATION IN ITEM 8 - NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #2, AND ITEM 9 - HAZEL WIER/DENNSTEDT COMPANY HOUSE/SPINDRIFT ARCHAEOLOGICAL SITE #4, ON THE CONSENT AGENDA.

Second by Boardmember Silvas. Vote: 11-0-0. The motion passes.

MOTION BY BOARDMEMBER HARRISON TO APPROVE THE PLACEMENT OF ITEM 12, THE SAN DIEGO ARMED SERVICES YMCA NATIONAL REGISTER NOMINATION, ON THE CONSENT AGENDA.

Second by Boardmember Berge. Vote: 10-0-1(Marshall). The motion passes.

Chairperson Vacchi recessed the meeting to check on a technical problem. The meeting reconvened at 1:57 p.m.

BOARD DISCUSSION

Boardmember Harrison reminded the Board that at the last meeting he had announced that he was resigning from the board. He will continue to serve until the Mayor appoints a replacement. However, he would like to resign from the Policy Subcommittee at this time in order to facilitate the business of that committee, so there won't be quorum problems.

ACTION ITEMS

ITEM 5 — CARRIE AND HORATIO FARNHAM DUPLEX (Continued from April 2007)

Applicant: Marie Burke Lia on behalf of the Barrett Family Trust, owner and Bruce Leidenberger, developer
Location: 3225-3231 Fourth Avenue, Uptown Community, Council District 2
Description: Consider the designation of the Carrie and Horatio Farnham Duplex, located at 3225-3231 Fourth Avenue, as a historical resource.
Today's Action: Designate under one or more established HRB Criteria or do not designate.
Staff Recommendation: Designate the Carrie and Horatio Farnham Duplex at 3225-3231 Fourth Avenue, as a historical resource under HRB Criterion C, as an excellent example of the Craftsman architectural style, exhibiting many of the characteristics of that style.
Report Number: HRB-07-022
Staff Report by Kelley Saunders.

MOTION BY BOARDMEMBER HARRISON TO APPROVE ITEMS 5, THE CARRIE AND HORATIO FARNHAM DUPLEX, ON THE CONSENT AGENDA.

Second by Boardmember Silvas. Vote: 11-0-0. The motion passes.

ITEM 6 — DR. CHESTER TANNER OFFICE BUNGALOW COURT (Continued from April 2007)

Applicant: Marie Burke Lia on behalf of Fourth & Thorn LLC, owner and Bruce Leidenberger, developer
Location: 3235, 3245, 3251 and 3255 Fourth Avenue, Uptown Community, Council District 2
Description: Consider the designation of the Dr. Chester Tanner Office Bungalow Court, located at 3235, 3251 and 3255 Fourth Avenue as a historical resource.
Today's Action: Designate under one or more established HRB Criteria or do not designate.
Staff Recommendation: Designate the Dr. Chester Tanner Office Bungalow Court at 3235, 3245, 3251 and 3255 Fourth Avenue as a historical resource under HRB Criterion C, as an excellent example of both the Spanish Eclectic architectural style and as an example of a unique 1927-1935 Spanish Eclectic Office Bungalow Court.
Report Number: HRB-07-023
Staff Report by Cathy Winterrowd.

Public Testimony Opened
In Favor: Paul Johnson and Marie Burke Lia
Opposed: No one
Public Testimony Closed

BOARD DISCUSSION

As Ms. Lia had asked that the Board vote separately on the individual parcels, Chairperson Vacchi raised the question of whether each Boardmember had had a chance to view the interior of the courtyard. Boardmembers revealed that the gate was locked and they couldn't get inside. Ms. Lia agreed that was true. Although the gate was opened in the morning, apparently a tenant, not knowing that the site was to be inspected, locked the gate. She went by at 3:00 and found it locked. Ms. Lia said that she would not oppose a continuance of the item, so that the Board could have a chance to inspect the property. Special arrangements would be made to keep the gate open, even if it means hiring security guards.

Chairperson Vacchi said as this is now a new proposal, the Board needs a new staff report and recommendation. He said the matter would be continued until staff had a chance to prepare a new report. Ms. Lia said that assess to the property for Boardmembers would be provided on one week day and one weekend day from 9:00 to 5:00.

BOARD ACTION

BOARDMEMBER HARRISON MADE A MOTION TO CONTINUE THE CHESTER TANNER OFFICE BUNGALOW COURT ITEM TO THE AUGUST MEETING.

Second by John Eisenhart. Vote: 11-0-0. The motion passes.

ITEM 7 – *RECONSIDERATION OF 1st HEARING*
MISSION HILLS HISTORIC DISTRICT - WITHDRAWN

NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #3 (1885 SHERIDAN AVENUE);
WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE (1875 SUNSET BOULEVARD)

Applicant: Janet O'Dea and Allen Hazard (District); Brian McCormack, owner (1885 Sheridan Avenue); William and Robin Light, owners (1875 Sunset Boulevard)
Consider the establishment of Morris Irvin as a Master Builder. Consider the designation of the properties at 1885 Sheridan Avenue and 1875 Sunset Boulevard as individually significant resources.

1. Establish builder and developer Morris Irvin as a Master Builder.
2. Designate the property at 1885 Sheridan Avenue, the Dr. Leon Casper and Dr. Louise Davis Long House, as an individually significant resource under HRB Criterion C as a good example of Craftsman Bungalow architecture, and HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.
3. Designate the property at 1875 Sunset Boulevard, the William G. and Fidelian Lewis McKittrick House, as an individually significant resource under HRB Criterion C as a good example of Craftsman architecture with Italian influences.

Report Numbers: HRB-07-027 and HRB-07-030
Staff Report by Kelley Saunders.

Due to a docketing error **THE MISSION HILLS HISTORIC DISTRICT** could not be heard. The time has passed for a reconsideration of the first hearing. A second hearing is docketed for July 16, 2007 from 9:00 – 12:00 (noon).

MOTION BY BOARDMEMBER HARRISON TO APPROVE ITEMS 7: NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #3 AND WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE ON THE CONSENT AGENDA.

Second by Boardmember Silvas. Vote: 11-0-0. The motion passes.

ITEM 8 – *RECONSIDERATION OF 1st HEARING*
FORT STOCKTON LINE HISTORIC DISTRICT - WITHDRAWN

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: 1760 West Lewis Street, Uptown Community, Council District 2
Description: Consider the designation of the Nathan Rigdon and Morris B. Irvin Spec House #2 (1760 West Lewis Street).
Today's Action: Consider the designation of the property at 1760 West Lewis Street as an individually significant resource.
Staff Recommendation: 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.
Report Numbers: HRB 07-028 and HRB-07-031
Staff Report by Kelley Saunders.

Due to a docketing error **THE FORT STOCKTON LINE HISTORIC DISTRICT** could not be heard. The time has passed for a reconsideration of the first hearing. A second hearing is docketed for July 16, 2007 from 9:00 – 12:00 (noon).

BOARD ACTION

MOTION BY BOARDMEMBER HARRISON TO APPROVE ITEM 8, NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #2, ON THE CONSENT AGENDA.

Second by Boardmember Silvas. Vote: 11-0-0. The motion passes.

ITEM 9 –HAZEL WIER/DENNSTEDT COMPANY HOUSE/SPINDRIFT ARCHAEOLOGICAL SITE #4

Applicant: Arthur & Rise Johnson owners, referred from Development Services
Location: 1857 Viking Way, La Jolla Community, Council District 1
Description: Consider the designation of the Hazel Wier/Dennstedt Company House/Spindrift Archaeological Site #4. located at 1857 Viking Way as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.
Staff Recommendation: Designate the Hazel Wier/Dennstedt Company House/Spindrift Archaeological Site #4 located at 1857 Viking Way as a historical resource under HRB Criterion A, exemplifying and reflecting special elements of the City's historical, archaeological and cultural development; Criterion C, as an excellent example of the Spanish Eclectic Monterey style of architecture evidencing many characteristic of the style including the street-facing cantilevered open columned balcony, and Criterion D, as an example of quality construction practices associated with Master Builder Dennstedt Company.
Report Number: HRB-07-032
Staff Report by Cathy Winterrowd

MOTION BY BOARDMEMBER HARRISON TO APPROVE ITEM 9, THE HAZEL WIER/DENNSTEDT COMPANY HOUSE/SPINDRIFT ARCHAEOLOGICAL SITE #4, ON THE CONSENT AGENDA.

Second by Boardmember Silvas. Vote: 11-0-0. The motion passes.

ITEM 10 — TOURIST HOTEL

Applicant: Marie Burke Lia on behalf of Bahia View Condominiums. LLC, owners
Location: 1425-1431 Market Street, Centre City Community, Council District 2
Description: Consider the designation of the Tourist Hotel, located at 1425-1431 Market Street, as a historical resource.
Today's Action: Designate under one or more established HRB Criteria or do not designate.
Staff Recommendation: Designate the Tourist Hotel, located at 1425-1431 Market Street, as a historical resource under HRB Criterion A as a special element of downtown San Diego's architectural development, reflecting late nineteenth century Italianate commercial development; and HRB Criterion C as a good example of Italianate architecture.
Report Number: HRB-07-033
Staff Report by Kelley Saunders.

Public Testimony Opened
In Favor: Bruce Coons
Opposed: Marie Burke Lia
Public Testimony Opened

BOARD DISCUSSION

Boardmember Marshall remarked that the situation was a little awkward as the original report which favored designation, under three criteria, came from Ms. Lia's office, yet now she was expressing opposition to designation. Ms. Lia said that to write a report, it is necessary to have a qualified historian evaluate the property and make a determination on the merits of whether it qualifies for designation. That is an independent, objective study, and the property does qualify for designation. However, the property owners are opposed to the designation, and she represents them at this hearing. Boardmember Marshall said that DAS had two or three meetings to discuss different scenarios for the potential project planned by the owners. DAS members toured the property a year ago. Boardmember Marshall said that based on his visits, as well as the consultant and staff reports, the property does qualify and has historic significance under

criteria A and C. The Tourist Hotel is one of the oldest buildings in downtown San Diego; it was built in 1888, the same year in which the Hotel Del Coronado was constructed. Boardmember Curry said that she thought it important to preserve a community's commercial historic property as it tells a story. Boardmember Eisenhart noted that there was a different rhythm to the newer portion of the building compared to the older. He would consider voting for the designation of just the 1888 portion of the structure. Boardmember Harrison said that the addition was so old that it preceded the Board's standards for designation and it qualified on its own merits. Boardmember Schafer said that during the Victorian era when add-ons were made, they took great pains to replicate the original structure, preserving as much of the original as they could. During the 20's, when the addition was made, the wall was preserved and the addition qualifies in its own right. He finds it difficult to disassociate it since it has been there for so long. Boardmember Marshall said that it is true that the addition was made before the standards were created. He then read a sentence from the standards which says, "Changes to a property that has acquired historic significance in their own right will be retained and preserved." Though it may not have been intended, it is very obvious, even from the exterior, as there is a cut-line right up the side, and the window spacing is different, that there are two different periods. This building's being modified and expanded is part of the story of San Diego. It has its own merits and there is a clear differentiation for future historians to be able to perceive and identify the building addition. Given Standard 4, Boardmember Marshall believes the entire building should be designated.

BOARD ACTION

BOARDMEMBER HARRISON MADE A MOTION TO APPROVE STAFF'S RECOMMENDATION TO DESIGNATE THE TOURIST HOTEL UNDER CRITERIA A AND C.

Second by Boardmember Berge. Vote: 11-0-0. The motion passes.

ITEM 11 — HARRY RUNDELL AND AMANDA RUNDELL HOUSE

Applicant: Ruth Alter, on behalf of San Ysidro Investment company, owner
Location: 123 East Seaward Avenue, San Ysidro Community, Council District 8
Description: Consider the designation of the Harry Rundell and Amanda Rundell House, located at 123 East Seaward Avenue, as a historical resource.
Today's Action: Designate under one or more established HRB Criteria or do not designate.
Staff Recommendation: Designate the Harry Rundell and Amanda Rundell House, located at 123 East Seaward Avenue, as a historical resource under HRB Criterion A as a special element of San Diego's historical and social development, reflecting development of the Little Landers Colony, and HRB Criterion C as a good example of vernacular Craftsman architecture.
Report Number: HRB-07-034
Staff Report by Kelley Saunders.

Public Testimony Opened
In Favor: Ruth Alter
Public Testimony Closed

BOARD DISCUSSION

The question was raised as to whether the designation would include just the house, or would it also include empty lots or landscaping. The answer was "just the house." Although the designation would include the parcel on which it stands, it's the historic fabric of the house that is under consideration. It was pointed out that the house seemed to be in need of repair. Staff agreed that there are some condition issues in terms of maintenance and repair, but the integrity is largely there. The property received a lot of rain in a little amount of time. Criterion A certainly applies here; this is a gem that should be saved. Boardmember Curry thought that Criterion A certainly applied here as this was a rural area near the Mexican Border that played an important role. Although there are other buildings left from the Little Landers Colony, Ruth Alter said that this is the best of the six Craftsman buildings left in the area. It relates very directly to a very interesting and important era in the region's history. Boardmember Marshall said he agrees with both criteria. As the association with Little Landers is a great association, he asked if there is any way that Little Landers could be included in the name of the resource. Ms. Saunders said she would have to go back and take a look at the naming policy; if, at all possible she would include that in the name. Boardmember Silvas said that he too was interested in the name. He wondered if there was any way to incorporate he name Lopez. He said that Amanda Rundell never actually lived in the house; the last owner was a Lopez. Back in the days when Amanda Rundell owned the property, it was in the deed that you could not rent or sell to a Mexican, Chinese, or Japanese person. Yet the last occupant/owner was Latino; he thought the house should have Rundell Family/Lopez Family in its name. Ms. Winterrowd said that the naming policy referred to the period of significance; she did not believe that the Lopez family lived there during the period of significance. Boardmember Silvas said that Amanda Rundell never lived there at any time. Vice Chair Emme asked if this property would come before DAS. Ms. Saunders said that she did not believe the current owner was interested in rehabilitation. The property would come before the Board again if the owner requested a demolition permit. A site development permit would be needed and DSD would refer the property to HRB at that time.

BOARDMEMBER EISENHART MADE A MOTION TO DESIGNATE THE HARRY RUNDELL AND AMANDA RUNDELL HOUSE LOCATED AT 123 EAST SEAWARD AVENUE AS A HISTORICAL RESOURCE UNDER HRB CRITERIA A AND C.

Second by Vice Chair Emme.

DISCUSSION OF MOTION

Boardmember Harrison said that he would like to see a follow-on motion to refer the name of the property to the Policy Committee, and perhaps subsequently change the name of the property. He was told that as one motion had been made and seconded, there would first need to be a vote on that motion. DCA Fain said that a motion to amend the motion could be made.

Vote: 11-0-0. The motion carries.

BOARDMEMBER HARRISON MADE A MOTION THAT 123 EAST SEAWARD AVENUE IN THE SAN YSIDRO COMMUNITY BE REFERRED TO THE POLICY COMMITTEE ON THE SUBJECT ONLY OF ITS NAME.

Second by Boardmember Curry. Vote: 10-1(Emme)-0. The motion passes.

ITEM 12 – SAN DIEGO ARMED SERVICES YMCA NATIONAL REGISTER NOMINATION

Applicant: Marie Burke Lia on behalf of Armed Services YMCA, owner
Location: 500 West Broadway, Centre City Community, Council District 2
Description: Review the nomination of the San Diego Armed Services YMCA for listing on the National Register and provide comments to the Office of Historic Preservation.
Today's Action: Review and comment on the nomination of the San Diego Armed Services YMCA for listing on the National Register of Historic Places.
Staff Recommendation: Provide comments in support of listing the San Diego Armed Services YMCA on the National Register of Historic Places.
Report Number: HRB-07-035
Staff Report by Cathy Winterrowd.

MOTION BY BOARDMEMBER HARRISON TO APPROVE THE PLACEMENT OF ITEM 12, THE SAN DIEGO ARMED SERVICES YMCA NATIONAL REGISTER NOMINATION, ON THE CONSENT AGENDA.

Second by Boardmember Berge. Vote: 10-0-1(Marshall). The motion passes.

ITEM 13 – BLACK-LUMPKINS-SPIRIT BLUFF SITE NATIONAL REGISTER NOMINATION – *This item was withdrawn from the agenda and will be redocketed at a later date.*

Applicant: Patricia Dalhberg and Don Schmidt on behalf of the La Jolla Historical Society, not the property owner
Location: *Address Restricted,* La Jolla Community, Council District 1
Description: Review the nomination of the Black-Lumpkins-Spirit Bluff Site for listing on the National Register and provide comments to the Office of Historic Preservation.
Today's Action: Review and comment on the nomination of the Black-Lumpkins-Spirit Bluff Site for listing on the National Register of Historic Places.
Staff Recommendation: Provide comments in support of listing the Black-Lumpkins-Spirit Bluff Site on the National Register of Historic Places.
Report Number: HRB-07-036

The meeting was adjourned at 2:55.

REMINDER:

NEXT BOARD MEETING DATE: July 16, 2007, 9:00 A.M.
LOCATION: City Administration Building
12th Floor, Council Committee Room

001179

335
1/22

RECEIVED
CITY CLERK'S OFFICE
07 JUL 25 PM 12:48
SAN DIEGO, CALIF.

APPEAL FROM HISTORICAL RESOURCES BOARD DECISION
SAN DIEGO MUNICIPAL CODE SECTION 26.0204

TO THE HONORABLE MAYOR AND CITY COUNCIL

The Undersigned Sheldon ZABLOW
(Print or type name of appellant)

does hereby appeal to your Honorable Body from the decision of the Historical Resources Board in

(approving/denying)

the historical site designation on the property situated at

Mission Hills District - Historic
(Legal description of land)
Nomination

An appeal must specify wherein there was error in the decision of the Board.

This appeal is being made because the following situation(s) exist:

My signature was used without my permission to support the ~~[illegible]~~ designation. The number of people who live in the proposed district who support the proposal was misrepresented.
(Attach additional sheets if necessary) (over)

An appeal from the decision of the Historical Resources Board must be filed with the City Clerk within 10 days following action by the Historical Resources Board.

Sheldon ZABLOW ← mailing address
(Print or type name)
302 Washington St. Suite 615
(Address)
San Diego, Ca. 92103
760-599-5393
(Telephone)

(If filing as an agent, please include name and address of client below)

(Print or type name)

(Address)

I certify under penalty of perjury that the forgoing, including all names and addresses, is true and correct.

S. Zablow
(Signature of Appellant)

7/25/07
(Date)

Revised 01/29/03 bjh

Request for information under freedom of information was not responded to.

During the presentation to the board, the people that supported had a significant amount of time to make their presentation. Those opposed were not given equal time or adequate notice to present concerns or have their questions answered

J. Jobb

001181

1819 Sheridan Ave.
San Diego, CA, 92103

July 25, 2007

Elizabeth Maland, City Clerk
202 "C" St., 2nd Floor, San Diego, CA 92101
Phone: (619) 533-4000; Fax: (619) 533-4045
Email: cityclerk@sandiego.gov
Cc: Cathy Winterrowd (fax: 619 533-5951)

Dear Ms. Maland,

This letter is to appeal both the process of the Historical Resources Board (HRB) and its decision regarding the historical designation of the Mission Hills Geographic/Traditional Historic District (MHHD; Resolution Number R-070716xx adopted on July 16, 2007) at its Special Meeting on July 16, 2007 (hrbagenda071607special[1]). We could not attend the Special Meeting of the HRB on July 16, 2007 due to professional obligations out of the country. To date, the HRB has only posted a draft of the Resolution (item3hrbspec071607[1].pdf), and its exact number is not currently available to us. This appeal is hereby submitted in writing to the City Clerk no later than 10 business days following the resolution (SDMC Ch12 Art3 Div 2, §123.0203 Appeal From Historical Resources Board Decision).

We appeal as interested persons and owners of 1819 Sheridan Avenue, San Diego, CA, 92103, which is a property affected by the MHHD (detailed in the draft resolution item3hrbspec071607[1].pdf).

We appeal Resolution Number R-070716xx on the following grounds:

i. The signature list provided to the HRB by the Applicants and purported to represent property owners in support of the MHHD, is innacurate (evidenced in the appeal of another property owner), and casts reasonable doubt that a majority of property owners are in support of the Resolution (refers to HRB policy 4.1, Section 5. Board Action. Subsection a. Designation Request);

ii. Efforts by the HRB staff to validate the Applicant's signature list (see i.), were not in good faith and forthright, evidenced by the inapproprately-short time allowed by the HRB Staff for property owners to respond, the resulting paucity of responses, and the HRB Staff's misrepresentation of the responses by joining them with the dubious signature list (see i.), and assuming no-response is equivalent to a response in support of the MHHD;

iii. The designations of Contributing and Non-Contributing Resources within the MHHD are subjective and the supporting documentation and decision rationale of the HRB Staff was withheld from the public (evidenced in Attachment 2, an unanswered informal request for the information; and

Attachment 3, an unanswered formal Public Records Act Request) (refers to HRB policy 4.1, Section 5. Board Action. Subsection b. Historical Report; SDMC Ch12 Art3 Div 2, §123.0202 Designation Process for Historical Resources; and CA-Code 6250-6270); and

iv. We support the rights of individual property owners to submit their own application to the HRB for historical designations of their properties, and for a Mills Act designation. However certain property owners may be aggrieved as a result of the MHHD, incur financial hardship, significant reduction to the values of home and land investments; and or be subject to dangers associated with archaic materials and methods of construction.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: cityattorney@sandiego.gov

2 Attachments

001183

1819 Sheridan Avenue
San Diego, CA, 92103

June 28, 2007

Kelley Saunders, Planner
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101
kmsaunders@sandiego.gov

Dear Ms. Saunders,

This is my second letter to you in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination.

In response to the first point in your email dated June 27, 2007 5:26 PM, I understand that the Board will not be considering the proposed District at the scheduled and advertised hearing, rather in July. I note that the HRB website, as of 08:20 AM on June 28, 2007, indicates that Report No. HRB-07-030 is Item 7 on the revised agenda for the hearing on 28 June, 2007.

Regarding the second point in your email, you explained that: "the applicants who submitted the district nomination did propose that [our] property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district." My wife attended the initial hearing on May 24, 2007 and noted that our property was then proposed to be classified as a contributing resource. However, the revised agenda for the HRB hearing scheduled for 28 June, 2007 appears to contradict your account. It states in Item 7, point 7:

> 7. Classify the following 18 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6Z
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6Z
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6L
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6Z
1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

Continuing, you explained that "In [their] review of the nomination, staff disagreed with that conclusion based upon modifications that [staff] believe occurred relatively early in the home's history, and [you] therefore recommended that the property be classified as non-contributing."

This exemplifies the subjective nature of the proposed District and indeed the answers that will ultimately be required of the Board in response to the nomination. Starting with the justification of the applicants, the years during which our house was built is factual, but whether or not those years were within a "period of significance" is subjective. The answer to whether or not our house "retains integrity in terms of materials and design," could be factually judged by engineers and architects, but apparently was subjectively judged by both the applicants and HRB staff. What does it mean to "convey the significance of the district"? Ask that to ten people and get ten different answers. Finally, HRB staff concluded that modifications had been made to our house relatively early in its history. It would be difficult, if not impossible to find houses built in San Diego during the period of 1910 to 1950 that have not been modified. Even in the last decade, we have witnessed major remodels of most of the houses in the proposed District. Ironically, it seems to me, those houses that have been remodeled most recently and extensively are most likely included in the list of proposed contributing resources.

In response to the third point in your email, I clearly need to learn more about what the regulations will and will not be, for contributing and non-contributing resources, if the proposed District is indeed established. These are difficult to locate and interpret and any guidance you can provide in this regard is appreciated. Please also let me know how I can obtain a copy of the application for the proposed Mission Hills Historic District and all of the supporting documentation that has been submitted by the applicants and your staff in this regard.

Continuing on your third point, you state that "it has been consistently shown that historic designation does not decrease property values and, in fact, increases them." What are your references for this claim? If true, it could only be a valid claim in a statistical sense, and some property owners could still be aggrieved by financial hardship and a significant reduction in the value of their home and land investment.

In conclusion, I wish to emphasize that when the members of the Board do consider the designation of the Mission Hills Historic District nomination, their decisions will be highly subjective. Also, not all of the houses in the Mission Hills community are historically significant, architecturally precious, or structurally sound enough to withstand the challenges of nature over the next 100 years. The subjective decision to designate a property or collection of properties as a historical resource has far reaching ramifications concerning people's financial situations, their health and community. The applicants, and the HRB staff and Board should not force their artistic preferences for architecture and historical significance upon property owners. Rather, individual property owners should be allowed to make their own decisions whether or not their homes fit these criteria, and whether they wish to contribute less tax to our community through a Mills Act designation. Your job should be to educate the community and to assist in the process when asked by property owners to do so. Thank-you again for considering our views.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: planning@sandiego.gov;
kevinfaulconer@sandiego.gov; and
jmlawson@sandiego.gov

001185

1819 Sheridan Ave.
San Diego, CA, 92103

9 July 2007 (second sending; originally sent from sdemer@cox.net on 6 July 2007)

Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101

RE: Public Records Act Request

Dear Historical Resources Board,

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to obtain a copy of each of the following documents, which I understand to be held by your agency:

1. Application for MISSION HILLS HISTORIC DISTRICT; DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE (1885 SHERIDAN AVENUE); WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE (1875 SUNSET BOULEVARD) by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard);
2. Attachments to REPORT NO. HRB-07-030 including:
    a. Email from Allen Hazard and Janet O'Dea
    b. Revised "Pre-History, Early Settlement and the Presidio" element of the Historic Context
    c. Draft Resolution
    d. Map Illustrating Future Expansion of the Mission Hills District
    e. Photos of Additional Morris Irvin Properties
    f. 1884 Sheridan Historic Resource Research Report (under separate cover)
    g. 1875 Sunset Historic Resource Research Report (under separate cover)
    h. Staff Report dated May 15, 2007 (with attachments); and
3. All of the supporting documentation that has been submitted by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard), and your staff in this regard.

I ask for a determination on this request within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the record[s] in question.

I would not ordinarily trouble you with this written request, but when I first made it informally on 28 June 2007, I did not receive a reply from Kelley Saunders, Planner. I

respectfully suggest that this position, if I understand it correctly, is inconsistent with the Act.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

If I can provide any clarification that will help expedite your attention to my request, please contact me at (sdemer@cox.net). I ask that you notify me of any duplication costs exceeding $50 before you duplicate the records so that I may decide which records I want copied.

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

10: David Demer Rm 5387

APPEAL FROM HISTORICAL RESOURCES BOARD DECISION
SAN DIEGO MUNICIPAL CODE SECTION 26.0204

TO THE HONORABLE MAYOR AND CITY COUNCIL

The Undersigned David A. Demer and Shirley Jo Demer
(Print or type name of appellant)

does hereby appeal to your Honorable Body from the decision of the Historical Resources Board in approving
(approving/~~denying~~)

the historical site designation on the ~~property situated at~~ Mission Hills Geographic/Traditional Historic District detailed in Resolution Number R-07071xx, adopted on
(Legal description of land)

16 July, 2007.

An appeal must specify wherein there was error in the decision of the Board.

This appeal is being made because the following situation(s) exist:*

1. There is reasonable doubt that a majority of property owners support the Resolution;
2. HRB staff has not acted in good-faith to confirm (1);
3. The HRB Staff has not provided public information in a timely manner; and
4. Property owners may be aggrieved as a result of the Resolution.

(Attach additional sheets if necessary) * Details in attached letter and its attachments.

An appeal from the decision of the Historical Resources Board must be filed with the City Clerk within 10 days following action by the Historical Resources Board.

David A. Demer, Ph.D. and Shirley J. Demer
(Print or type name)
1819 Sheridan Ave.
(Address)
San Diego, CA 92103
(619) 298-6934
(Telephone)

I certify under penalty of perjury that the forgoing, including all names and addresses, is true and correct.

D. A. D.
S. J. D.
(Signature of Appellant)

25 July, 2007
(Date)

(If filing as an agent, please include name and address of client below)

(Print or type name)

(Address)

Revised 01/29/03 bjh

001189

1819 Sheridan Ave.
San Diego, CA, 92103

July 25, 2007

Elizabeth Maland, City Clerk
202 "C" St., 2nd Floor, San Diego, CA 92101
Phone: (619) 533-4000; Fax: (619) 533-4045
Email: cityclerk@sandiego.gov
Cc: Cathy Winterrowd (fax: 619 533-5951)

Dear Ms. Maland,

This letter is to appeal both the process of the Historical Resources Board (HRB) and its decision regarding the historical designation of the Mission Hills Geographic/Traditional Historic District (MHHD; Resolution Number R-070716xx adopted on July 16, 2007) at its Special Meeting on July 16, 2007 (hrbagenda071607special[1]). We could not attend the Special Meeting of the HRB on July 16, 2007 due to professional obligations out of the country. To date, the HRB has only posted a draft of the Resolution (item3hrbspec071607[1].pdf), and its exact number is not currently available to us. This appeal is hereby submitted in writing to the City Clerk no later than 10 business days following the resolution (SDMC Ch 12 Art3 Div 2, §123.0203 Appeal From Historical Resources Board Decision).

We appeal as interested persons and owners of 1819 Sheridan Avenue, San Diego, CA, 92103, which is a property affected by the MHHD (detailed in the draft resolution item3hrbspec071607[1].pdf).

We appeal Resolution Number R-070716xx on the following grounds:

i. The signature list provided to the HRB by the Applicants and purported to represent property owners in support of the MHHD, is innacurate (evidenced in the appeal of another property owner), and casts reasonable doubt that a majority of property owners are in support of the Resolution (refers to HRB policy 4.1, Section 5. Board Action. Subsection a. Designation Request);

ii. Efforts by the HRB staff to validate the Applicant's signature list (see i.), were not in good faith and forthright, evidenced by the inapproprately-short time allowed by the HRB Staff for property owners to respond, the resulting paucity of responses, and the HRB Staff's misrepresentation of the responses by joining them with the dubious signature list (see i.), and assuming no-response is equivalent to a response in support of the MHHD;

iii. The designations of Contributing and Non-Contributing Resources within the MHHD are subjective and the supporting documentation and decision rationale of the HRB Staff was withheld from the public (evidenced in Attachment 2, an unanswered informal request for the information; and

001190

Attachment 3, an unanswered formal Public Records Act Request) (refers to HRB policy 4.1, Section 5. Board Action. Subsection b. Historical Report; SDMC Ch12 Art3 Div 2, §123.0202 Designation Process for Historical Resources; and CA-Code 6250-6270); and

iv. We support the rights of individual property owners to submit their own application to the HRB for historical designations of their properties, and for a Mills Act designation. However certain property owners may be aggrieved as a result of the MHHD, incur financial hardship, significant reduction to the values of home and land investments; and or be subject to dangers associated with archaic materials and methods of construction.

Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: cityattorney@sandiego.gov

2 Attachments

001191

ATTACHMENT 1

1819 Sheridan Avenue
San Diego, CA, 92103

June 28, 2007

Kelley Saunders, Planner
Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS 5A
San Diego, CA 92101
kmsaunders@sandiego.gov

Dear Ms. Saunders,

This is my second letter to you in regard to the hearing by the Historical Resources Board (HRB), scheduled for June 28, 2007 at 1:00 PM, to consider the designation of the Mission Hills Historic District nomination.

In response to the first point in your email dated June 27, 2007 5:26 PM, I understand that the Board will not be considering the proposed District at the scheduled and advertised hearing, rather in July. I note that the HRB website, as of 08:20 AM on June 28, 2007, indicates that Report No. HRB-07-030 is Item 7 on the revised agenda for the hearing on 28 June, 2007.

Regarding the second point in your email, you explained that: "the applicants who submitted the district nomination did propose that [our] property be identified as a contributing resource to the district, meaning that it was built within the period of significance, retains integrity in terms of materials and design, and conveys the significance of the district." My wife attended the initial hearing on May 24, 2007 and noted that our property was then proposed to be classified as a contributing resource. However, the revised agenda for the HRB hearing scheduled for 28 June, 2007 appears to contradict your account. It states in Item 7, point 7:

> 7. Classify the following 18 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

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1819	Sheridan	443-650-18-00	6Z	1819	Sheridan	443-650-18-00	6Z

Continuing, you explained that "In [their] review of the nomination, staff disagreed with that conclusion based upon modifications that [staff] believe occurred relatively early in the home's history, and [you] therefore recommended that the property be classified as non-contributing."

001192

This exemplifies the subjective nature of the proposed District and indeed the answers that will ultimately be required of the Board in response to the nomination. Starting with the justification of the applicants, the years during which our house was built is factual, but whether or not those years were within a "period of significance" is subjective. The answer to whether or not our house "retains integrity in terms of materials and design," could be factually judged by engineers and architects, but apparently was subjectively judged by both the applicants and HRB staff. What does it mean to "convey the significance of the district"? Ask that to ten people and get ten different answers. Finally, HRB staff concluded that modifications had been made to our house relatively early in its history. It would be difficult, if not impossible to find houses built in San Diego during the period of 1910 to 1950 that have not been modified. Even in the last decade, we have witnessed major remodels of most of the houses in the proposed District. Ironically, it seems to me, those houses that have been remodeled most recently and extensively are most likely included in the list of proposed contributing resources.

In response to the third point in your email, I clearly need to learn more about what the regulations will and will not be, for contributing and non-contributing resources, if the proposed District is indeed established. These are difficult to locate and interpret and any guidance you can provide in this regard is appreciated. Please also let me know how I can obtain a copy of the application for the proposed Mission Hills Historic District and all of the supporting documentation that has been submitted by the applicants and your staff in this regard.

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Sincerely,

David A. Demer, Ph.D. and Shirley Jo Demer

Cc: planning@sandiego.gov;
kevinfaulconer@sandiego.gov; and
jmlawson@sandiego.gov

001193

ATTACHMENT 2

1819 Sheridan Ave.
San Diego, CA, 92103

9 July 2007 (second sending; originally sent from sdemer@cox.net on 6 July 2007)

Historical Resources Board
City Planning & Community Investment
Planning Division
202 C Street, MS.5A
San Diego, CA 92101

RE: Public Records Act Request

Dear Historical Resources Board,

Pursuant to my rights under the California Public Records Act (Government Code Section 6250 et seq.), I ask to obtain a copy of each of the following documents, which I understand to be held by your agency:

1. Application for MISSION HILLS HISTORIC DISTRICT; DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE (1885 SHERIDAN AVENUE); WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE (1875 SUNSET BOULEVARD) by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard);
2. Attachments to REPORT NO. HRB-07-030 including:
    a. Email from Allen Hazard and Janet O'Dea
    b. Revised "Pre-History, Early Settlement and the Presidio" element of the Historic Context
    c. Draft Resolution
    d. Map Illustrating Future Expansion of the Mission Hills District
    e. Photos of Additional Morris Irvin Properties
    f. 1884 Sheridan Historic Resource Research Report (under separate cover)
    g. 1875 Sunset Historic Resource Research Report (under separate cover)
    h. Staff Report dated May 15, 2007 (with attachments); and
3. All of the supporting documentation that has been submitted by applicants Janet O'Dea and Allen Hazard; Brian McCormack, owner (1885 Sheridan Avenue); and William and Robin Light, owners (1875 Sunset Boulevard), and your staff in this regard.

I ask for a determination on this request within 10 days of your receipt of it, and an even prompter reply if you can make that determination without having to review the record[s] in question.

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CC1194

respectfully suggest that this position, if I understand it correctly, is inconsistent with the Act.

If you determine that any or all or the information qualifies for an exemption from disclosure, I ask you to note whether, as is normally the case under the Act, the exemption is discretionary, and if so whether it is necessary in this case to exercise your discretion to withhold the information.

If you determine that some but not all of the information is exempt from disclosure and that you intend to withhold it, I ask that you redact it for the time being and make the rest available as requested.

In any event, please provide a signed notification citing the legal authorities on which you rely if you determine that any or all of the information is exempt and will not be disclosed.

If I can provide any clarification that will help expedite your attention to my request, please contact me at (sdemer@cox.net). I ask that you notify me of any duplication costs exceeding $50 before you duplicate the records so that I may decide which records I want copied.

Thank you for your time and attention to this matter.

Sincerely,

David A. Demer, Ph.D.

REPORT TO THE CITY COUNCIL
EXECUTIVE SUMMARY SHEET

DATE REPORT ISSUED:	January 16, 2008 REPORT NO. 07-209
ATTENTION:	Council President and City Council
ORIGINATING DEPT:	City Planning and Community Investment
SUBJECT:	Appeal of the Historical Designation of the Mission Hills Historic District
COUNCIL DISTRICT:	Council District 2
STAFF CONTACT:	Garry Papers (619) 236-7258 or Kelley Saunders (619) 533-6508

REQUESTED ACTION:

Consider the appeal of the July 16, 2007 decision of the City's Historical Resources Board (HRB) to designate the Mission Hills District, comprised of 75 total properties, as a historical resource. The Mission Hills District is bounded by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Boulevard through 1898 Sunset Boulevard) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Avenue through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west.

STAFF RECOMMENDATION:

Deny the appeal and do not reject or modify the historical resource designation of the Mission Hills District bounded by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Boulevard through 1898 Sunset Boulevard) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Avenue through 1896 Lyndon Road and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west.

EXECUTIVE SUMMARY:

This item is before the City Council as an appeal of the HRB decision of July 16, 2007 to designate the Mission Hills District as a historical resource (HRB #821), with a vote of 7 in favor, 0 opposed and 0 abstentions. The vote occurred at the second hearing before the HRB, consistent with adopted HRB policy on the establishment of historic districts. The district was designated under three HRB designation Criteria: Criterion A as a special element of the City of San Diego and neighborhood's historical, cultural, landscaping and architectural development; HRB Criterion C as an embodiment of distinctive characteristics of various styles, types and period(s) of construction from 1908-1942; and HRB Criterion D, as a reflection of quality design and construction work of several established Master Architects and Builders.

The HRB considered all of the information presented to it and in doing so, recognized and validated the compelling arguments that resulted in designation. Since the hearings, there has been no new evidence submitted to refute the designation, no evidence to show that the information the HRB received was wrong, and no evidence presented as to any violations of

bylaws or procedures. Therefore, staff recommends that the appeal be denied based on the fact that no material information has been provided in support of the Municipal Code-established findings that the City Council needs to make in order to overturn the decision of the HRB.

FISCAL CONSIDERATIONS:

None with this action.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

None.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

A properly noticed public workshop was held on April 28, 2007. Notices of Public Hearing were sent to all property owners within the Mission Hills Historic District at least ten business days prior to each hearing before the HRB, consistent with Municipal Code requirements. All property owners have been sent public notice of the appeal hearing.

Garry Papers, AIA
Deputy Director – Urban Form
City Planning & Community Investment

William Anderson, FAICP
Deputy Chief Operating Officer:
Executive Director
City Planning & Development

ANDERSON/PAPERS/KMS/ah

001197

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 Mission Hills Geographic/Traditional Historic District (with various property owners) located at various addresses within the Mission Hills neighborhood, bounded by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west; 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. 821**, and

NOW, THEREFORE,

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

1. The Mission Hills 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 an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
    b. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
    c. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
2. The Mission Hills 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. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.
3. The Mission Hills 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: Emmor Brooke Weaver, Henry Harms Preibisius, Requa and Jackson,

Frank P. Allen, William F. Wahrenberger, Nathan Rigdon, Martin Melhorn, H.J. Lang, Charles Tifal, David O. Dryden, Brawner & Hunter and the Pacific Building Company.

BE IT FURTHER RESOLVED, that the following properties have been identified as Contributing Resources to the Mission Hills 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
821-01	1808	Lyndon	443-612-08-00	5B
821-02	1812	Lyndon	443-612-09-00	5D3
821-03	1819	Lyndon	443-650-24-00	5D3
821-04	1820	Lyndon	443-612-10-00	5D3
821-05	1831	Lyndon	443-650-25-00	5D3
821-06	1833	Lyndon	443-620-10-00	5D3
821-07	1840	Lyndon	443-612-11-00	5B
821-08	1841	Lyndon	443-620-02-00	5B
821-09	1849	Lyndon	443-620-04-00	5B
821-10	1850	Lyndon	443-612-13-00	5D3
821-11	1853	Lyndon	443-620-05-00	5B
821-12	1876	Lyndon	443-612-15-00	5D3
821-13	1877	Lyndon	443-620-17-00	5B
821-14	1884	Lyndon	443-612-16-00	5D3
821-15	1896	Lyndon	443-612-17-00	5D3
821-16	4107	Saint James	443-611-24-00	5D3
821-17	1801	Sheridan	443-650-13-00	5B
821-18	1807	Sheridan	443-650-15-00	5D3
821-19	1815	Sheridan	443-650-17-00	5B
821-20	1816	Sheridan	443-611-13-00	5B
821-21	1819	Sheridan	443-650-18-00	5D3
821-22	1824	Sheridan	443-611-14-00	5B
821-23	1825	Sheridan	443-650-20-00	5D3
821-24	1834	Sheridan	443-611-15-00	5D3
821-25	1840	Sheridan	443-611-16-00	5B
821-26	1844	Sheridan	443-611-17-00	5D3
821-27	1845	Sheridan	443-612-07-00	5B
821-28	1852	Sheridan	443-611-18-00	5B
821-29	1859	Sheridan	443-612-06-00	5D3
821-30	1860	Sheridan	443-611-19-00	5B
821-31	1867	Sheridan	443-612-05-00	5D3
821-32	1870	Sheridan	443-611-20-00	5D3
821-33	1875	Sheridan	443-612-04-00	5B
821-34	1876	Sheridan	443-611-21-00	5D3
821-35	1882	Sheridan	443-611-22-00	5D3
821-36	1885	Sheridan	443-612-03-00	5D3
821-37	1899	Sheridan	443-612-01-00	5B

HRB Site #	St #	Street Name	APN	Status Code
821-38	1815	Sunset	443-611-12-00	5D3
821-39	1818	Sunset	443-432-20-00	5D3
821-40	1824	Sunset	443-432-18-00	5B
821-41	1826	Sunset	443-432-17-00	5B
821-42	1829	Sunset	443-611-10-00	5B
821-43	1830	Sunset	443-432-15-00	5D3
821-44	1835	Sunset	443-611-09-00	5B
821-45	1836	Sunset	443-432-14-00	5B
821-46	1845	Sunset	443-611-08-00	5B
821-47	1848	Sunset	443-432-13-00	5D3
821-48	1850	Sunset	443-432-12-00	5B
821-49	1851	Sunset	443-611-07-00	5B
821-50	1863	Sunset	443-611-06-00	5B
821-51	1864	Sunset	443-432-11-00	5B
821-52	1870	Sunset	443-432-10-00	5B
821-53	1871	Sunset	443-611-05-00	5B
821-54	1875	Sunset	443-611-04-00	5B
821-55	1883	Sunset	443-611-03-00	5B
821-61	1884	Sunset	443-432-08-00	5D3
821-56	1889	Sunset	443-611-02-00	5B
821-57	1890	Sunset	443-432-07-00	5D3
821-58	1895	Sunset	443-611-01-00	5B
821-59	1898	Sunset	443-432-05-00	5B
821-60	Hitching Post in PROW in front of 1868 Lyndon			5D3

BE IT FURTHER RESOLVED, that the following properties have been identified as Non-Contributing Resources to the Mission Hills 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
1801	Lyndon	443-650-21-00	6Z
1805	Lyndon	443-650-22-00	6L
1811	Lyndon	443-650-23-00	6L
1845	Lyndon	443-620-03-00	6Z
1848	Lyndon	443-612-12-00	6Z
1855	Lyndon	443-620-06-00	6Z
1868	Lyndon	443-612-14-00	6Z
1875	Lyndon	443-620-18-00	6Z
1811	Sheridan	443-650-16-00	6Z
1823	Sheridan	443-650-19-00	6Z
1889	Sheridan	443-612-02-00	6L
1890	Sheridan	443-611-23-00	6L
1814	Sunset	443-432-23-00	6L
1821	Sunset	443-611-11-00	6Z
1874	Sunset	443-432-09-00	6Z

001200

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. **821.**

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 Mission Hills 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: 7-0-0

BY: _____
ROBERT VACCHI, Chair
Historical Resources Board

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

BY: _____
MARIANNE GREENE
Deputy City Attorney

001201

Item 3

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD
MINUTES OF SPECIAL MEETING OF
July 16, 2007

COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chairperson Vacchi at 9:10 a.m.

Chairperson	Robert Vacchi	Present
Vice Chairperson	Otto Emme	Present
Boardmember	Priscilla Berge	Present
Boardmember	Laura Burnett	Present
Boardmember	Maria Curry	Absent
Boardmember	John Eisenhart	Present
Boardmember	Donald Harrison	Present
Boardmember	David Marshall	Absent
Boardmember	Delores McNeely	Present (left 11:00 AM)
Boardmember	Jerry Schaefer	Absent
Boardmember	Abel Silvas	Absent

Staff to the Board in Attendance: Delores Johnson, Board Secretary
Garry Papers, Deputy Director, Planning
Cathy Winterrowd, Senior Planner
Kelley Saunders, Senior Planner
Jackie Dominguez, Clerical Assistant
Tricia Olsen, Intern

Legal Counsel in Attendance: Marianne Greene, Deputy City Attorney

ITEM 1 - PUBLIC COMMENT
None

ITEM 2 - ADMINISTRATIVE ITEMS
A. Board Administrative Matters and General Information

- **ABSENCES**
  Of those Boardmembers who may participate in this special meeting, only Mr. Silvas indicated that he would not be able to attend.

B. Other General Information

- **Contents of "Blue Folders"** – Additional letters submitted after July 12, 2007 by property owners and interested parties in support and opposition to the designation of the Mission Hills and Fort Stockton Line Historic Districts.

- **General Board Member Comments** - None.

C. Conflict of Interest Declarations – None.

D. Staff Report – No staff report was provided for this meeting.

E. Requests for Continuances - None.

ACTION ITEMS

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

Applicant: Janet O'Dea and Allen Hazard

Location: Various addresses within the intensive survey area boundaries, defined by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west; Uptown Community, Council District 2

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

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

Staff Recommendation:

Staff recommends that the Board:

1. Designate the Mission Hills Historic District under:
    a. HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
        i. reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
        ii. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
        iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
    b. HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
        i. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.

c. HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including:
   i. Emmor Brooke Weaver
   ii. Henry Harms Preibisius
   iii. Requa and Jackson
   iv. Frank P. Allen
   v. William F. Wahrenberger
   vi. Nathan Rigdon
   vii. Martin Melhorn
   viii. H.J. Lang
   ix. Charles Tifal
   x. David O. Dryden
   xi. Brawner & Hunter
   xii. The Pacific Building Company

2. Designate the following 58 Contributing Resources under HRB Criterion F:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1808	Lyndon	443-612-08-00	5B	1870	Sheridan	443-611-20-00	5D3
1812	Lyndon	443-612-09-00	5D3	1875	Sheridan	443-612-04-00	5B
1819	Lyndon	443-650-24-00	5D3	1876	Sheridan	443-611-21-00	5D3
1820	Lyndon	443-612-10-00	5D3	1882	Sheridan	443-611-22-00	5D3
1831	Lyndon	443-650-25-00	5D3	1885	Sheridan	443-612-03-00	5D3
1833	Lyndon	443-620-10-00	5D3	1899	Sheridan	443-612-01-00	5B
1840	Lyndon	443-612-11-00	5B	1815	Sunset	443-611-12-00	5D3
1841	Lyndon	443-620-02-00	5B	1818	Sunset	443-432-20-00	5D3
1849	Lyndon	443-620-04-00	5B	1824	Sunset	443-432-18-00	5B
1850	Lyndon	443-612-13-00	5D3	1826	Sunset	443-432-17-00	5B
1853	Lyndon	443-620-05-00	5B	1829	Sunset	443-611-10-00	5B
1876	Lyndon	443-612-15-00	5D3	1830	Sunset	443-432-15-00	5D3
1877	Lyndon	443-620-17-00	5B	1835	Sunset	443-611-09-00	5B
1884	Lyndon	443-612-16-00	5D3	1836	Sunset	443-432-14-00	5B
1896	Lyndon	443-612-17-00	5D3	1845	Sunset	443-611-08-00	5B
4107	Saint James	443-611-24-00	5D3	1848	Sunset	443-432-13-00	5D3
1801	Sheridan	443-650-13-00	5B	1850	Sunset	443-432-12-00	5B
1807	Sheridan	443-650-15-00	5D3	1851	Sunset	443-611-07-00	5B
1815	Sheridan	443-650-17-00	5B	1863	Sunset	443-611-06-00	5B
1816	Sheridan	443-611-13-00	5B	1864	Sunset	443-432-11-00	5B
1824	Sheridan	443-611-14-00	5B	1870	Sunset	443-432-10-00	5B
1825	Sheridan	443-650-20-00	5D3	1871	Sunset	443-611-05-00	5B
1834	Sheridan	443-611-15-00	5D3	1875	Sunset	443-611-04-00	5B
1840	Sheridan	443-611-16-00	5B	1883	Sunset	443-611-03-00	5B
1845	Sheridan	443-612-07-00	5B	1889	Sunset	443-611-02-00	5B
1852	Sheridan	443-611-18-00	5B	1890	Sunset	443-432-07-00	5D3
1859	Sheridan	443-612-06-00	5D3	1895	Sunset	443-611-01-00	5B
1860	Sheridan	443-611-19-00	5B	1898	Sunset	443-432-05-00	5B
1867	Sheridan	443-612-05-00	5D3	Hitching Post in PROW at 1868 Lyndon			5D3

3. Establish the following 18 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	6L
1845	Lyndon	443-620-03-00	6Z	1889	Sheridan	443-612-02-00	6L
1848	Lyndon	443-612-12-00	6Z	1890	Sheridan	443-611-23-00	6L
1855	Lyndon	443-620-06-00	6Z	1814	Sunset	443-432-23-00	6L
1868	Lyndon	443-612-14-00	6Z	1821	Sunset	443-611-11-00	6Z
1875	Lyndon	443-620-18-00	6Z	1874	Sunset	443-432-09-00	6Z
1811	Sheridan	443-650-16-00	6Z	1884	Sunset	443-432-08-00	6L

Report Numbers: HRB-07-030 and supplemental memo dated July 10, 2007
Staff Report by Kelley Saunders.

BOARD CLARIFYING QUESTIONS

In response to Deputy City Attorney Greene's comments that, pursuant to the San Diego Municipal Code and City Council Policy 700-46 the Board cannot limit the issuance of Mills Act contracts or the associated property tax reduction, Boardmember Harrison asked if the City Council then had to vote on the issuance of individual Mills Act contracts and consider the Board's recommendations. Deputy City Attorney Greene responded that the recommendations go to HRB staff, and that there is no requirement that the Council vote in individual contracts. Boardmember Harrison asked if the issuance of Mills Act contracts is automatic, to which HRB staff responded that if a property is designated, it automatically qualifies for a contract, which staff enters into negotiations with the owner in accordance with Council Policy. Deputy City Attorney Greene noted that HRB staff is required to report to the Council every year on the number of active contracts. Boardmember Harrison inquired as to the fiscal impact of the Mills Act program. The most recent data available to staff shows a loss of $300,000 to the General Fund. Boardmember Harrison stated that he sees several issues and questions before the Board: first, should the Board make recommendations to the Council regarding changes in the Mills Act policy? and second, should those recommendations include a fiscal impact statement? He also noted that he does believe that the Board should decide whether or not a property merits designation regardless of the Mills Act and any associated fiscal impact. Chair Vacchi stated that he believes it is a good idea to look at the fiscal impact, but feels that the Board should refer the issue to staff rather than including it in the discussion of the district designations. Deputy City Attorney Greene agreed, stating that it should be taken up separately as a policy matter. Boardmember Emme added that the Board should be vigilant in its designation of properties, and that the City should be able to deny renewal of the contracts after ten years.

Public Testimony Opened

In Favor: Allen Hazard and Bruce Coons (organized presentation); Janet O'Dea; Jaye Furlonger; Scott Sandel; Amie Schaeffer; Dale Ballou May; Ron May; Sara Raddatz; Alana Coons; Welton Jones; Betty Hauck; Mary Johnson; Pat Olafson; Kim Adler; James Fowler; Ellen Preston; Katherine Hon; A. Becker; Pam Engebretson; Carolyn Fossett; Mary Van Stee; Barry Hager; Rick Halpern; Judy Peterson; Edie McCormack; Michael Orr

Opposed: Sheldon Blake Zablow

Public Testimony Closed

BOARD DISCUSSION

Boardmember Eisenhart stated that Mission Hills is a valuable example of a social neighborhood and should be protected. Boardmember Emme disclosed that he used to live in Mission Hills. He wanted to correct the applicant's comment during public testimony that the City had not spent any money on the district effort, noting that a significant amount of staff time and work went into the processing of the district nomination, and likely totaled tens of thousands of dollars. He stated that he is concerned about the future expansion of the district, raising the question of what would happen if the process for establishing districts changes or if the district expansion is not supported by the property owners within the expansion area. He also noted that the results of the Uptown Survey, quoted by several speakers in favor, are preliminary findings only. Boardmember Emme felt that the area does need protection from inappropriate modifications. Finally, he agreed with many of Boardmember Harrison's earlier comments, and stated that the Board should be looking for quality, not quantity. Boardmember Berge stated that she supports the district, but would like to discuss the classification of four properties. In regard to 1884 Sunset Boulevard, she noted that the property was built by Morris Irvin, recently established as a Master Builder, and that the historic photograph presented by the applicant at the hearing clearly shows that the porch was an original element to the home. Staff noted that they had not seen the photograph prior to the hearing, and would support reclassification as a contributing resource given this new information. In regard to 1844 Sheridan Avenue, Boardmember Berge noted that this, too, was built by Irvin and should be reclassified as a contributor. She is undecided about the classification of 1819 Sheridan Avenue, and asked to hear from other Boardmembers. Boardmember Eisenhart stated that he had difficulty with this property as well, but defers to Bruce Coons' assessment that the property currently reflects the original design of a Mission Revival home. Finally, Boardmember Berge asked for Board input regarding the classification of 1805 Lyndon Road, which had an early porch enclosure. Boardmember Eisenhart responded that in his opinion, successful porch enclosures use fenestration to enclose the porch and leave the original framing intact. He draws the line at porch enclosures that result in the loss of the original framing and design. Boardmember Harrison stated that the modification occurred over 45 years ago and should be considered historic. After considering the reclassification, Boardmember Berge stated that she does not support reclassifying 1805 Lyndon Road, but would encourage all property owners of "6L" properties with porch enclosures to pursue restoration of the porch. Boardmember Emme felt that there are better examples of the style in the district. Boardmember Eisenhart requested that staff correct the DPR form to list 1845 Sunset Boulevard as Greek Revival. For the record, Boardmember Harrison stated that Mission Hills is obviously a historic district, but felt that he needed to raise the issue of fiscal impacts of the Mills Act and how the Board should address them.

BOARD ACTION

MOTION BY BOARDMEMBER BERGE TO RECLASSIFY 1884 SUNSET BOULEVARD FROM NON-CONTRIBUTING (6L) TO CONTRIBUTING (5D3).

Second by Boardmember Eisenhart Vote: 7-0-0

MOTION BY BOARDMEMBER BERGE TO RECLASSIFY 1844 SHERIDAN AVENUE FROM NON-CONTRIBUTING (6L) TO CONTRIBUTING (5D3).

Second by Boardmember Burnett Vote: 4-3(Vacchi, Emme, Eisenhart)-0

MOTION BY BOARDMEMBER EISENHART TO RECLASSIFY 1819 SHERIDAN AVENUE FROM NON-CONTRIBUTING (6Z) TO CONTRIBUTING (5D3).

Second by Boardmember Burnett Vote: 5-2(Vacchi, Emme)-0

MOTION BY BOARDMEMBER BURNETT TO RECLASSIFY 1811 LYNDON ROAD FROM NON-CONTRIBUTING (6L) TO CONTRIBUTING (5D3).

Second by Boardmember Berge Vote: 2(Burnett, Berge)-5-0

MOTION BY BOARDMEMBER BURNETT TO ACCEPT THE STAFF RECOMMENDATION WITH THE ACTIONS TAKEN BY THE BOARD.

Second by Boardmember McNeely Vote: 7-0-0

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

Applicant: Barry Hager and Scott Sandel

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

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

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

Staff Recommendation:

Staff recommends that the Board:

1. Designate the Fort Stockton Line Historic District under:
    a. HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
        i. reflecting the design and development of streetcar suburbs, incorporating subdivision design features which include wider streets and parkways on the main thoroughfare on which the streetcar ran; narrower side streets; and large, prominent homes in Craftsman, Prairie and Spanish Revival styles along the streetcar route. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and design of the subdivision is evident today, representing a distinct and significant era in suburban development in San Diego.