



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: April 17, 2024

TO: Historical Resources Board and Interested Parties

FROM: Bernie Turgeon, Senior Planner, City Planning Department

SUBJECT: Item 2 – Arnold and Choate’s Addition–North Florence Heights Historic District National Register Nomination, Supplemental Information

This memo provides supplemental information for Item 2 to correct the staff report, specifically *Table 1–Proposed Additions to District Boundary* as follows:

- Add the property identified as 1613 Fort Stockton Drive, APN 443-663-0400, with a potential status for the existing single-family resource as district contributor. This parcel was previously omitted from Table 1 although it is associated with a group of six similarly situated parcels within the 1600 block of Fort Stockton Drive proposed to be added to the nomination.
- Revise the description of the single-family resource listed in Table 1 as 1611 Fort Stockton Drive, APN 443-663-0500, to that of a contemporary building with a year built of 2019 and potential status as a district non-contributor. The staff report erroneously described this resource as a Vernacular Bungalow with a year built of 1925 which is the description for 1613 Fort Stockton Drive.

These changes are included in a revised table as Attachment 1 to this memo. Staff is also attaching a map that illustrates the 24 properties that are proposed to be added to the nomination.

As a result of the changes described above, a revised agenda is being issued with the following staff recommendation:

Recommend to the California State Office of Historic Preservation the listing of the Arnold and Choate’s Addition–North Florence Heights Historic District with a period of significance of 1907–1950 at a local level of significance under National Register Criteria A and C and consider amending the nomination to expand the district boundary by incorporating the 24 properties identified in Table 1 of the staff memo dated April 17, 2024 and potentially change the contributing status of the 6 properties shown in Table 2 of the staff report with a caveat that the proposed classifications of all contributing and non-contributing resources may not be adequately confirmed by staff due to the limited property-specific information and documentation requirements for National Register nominations.

Page 2
Historical Resources Board and Interested Parties
April 17, 2024

This information will also be reflected in the staff presentation on this item prepared for the April 25th 2024 HRB meeting.

A handwritten signature in blue ink, appearing to read "Bernard Turgeon".

Bernard Turgeon
Senior Planner

BT/bwt

Attachments: 1. Table 1-Proposed Additions to District Boundary (*revised*)
2. Map Illustrating Proposed Additions to District Boundary

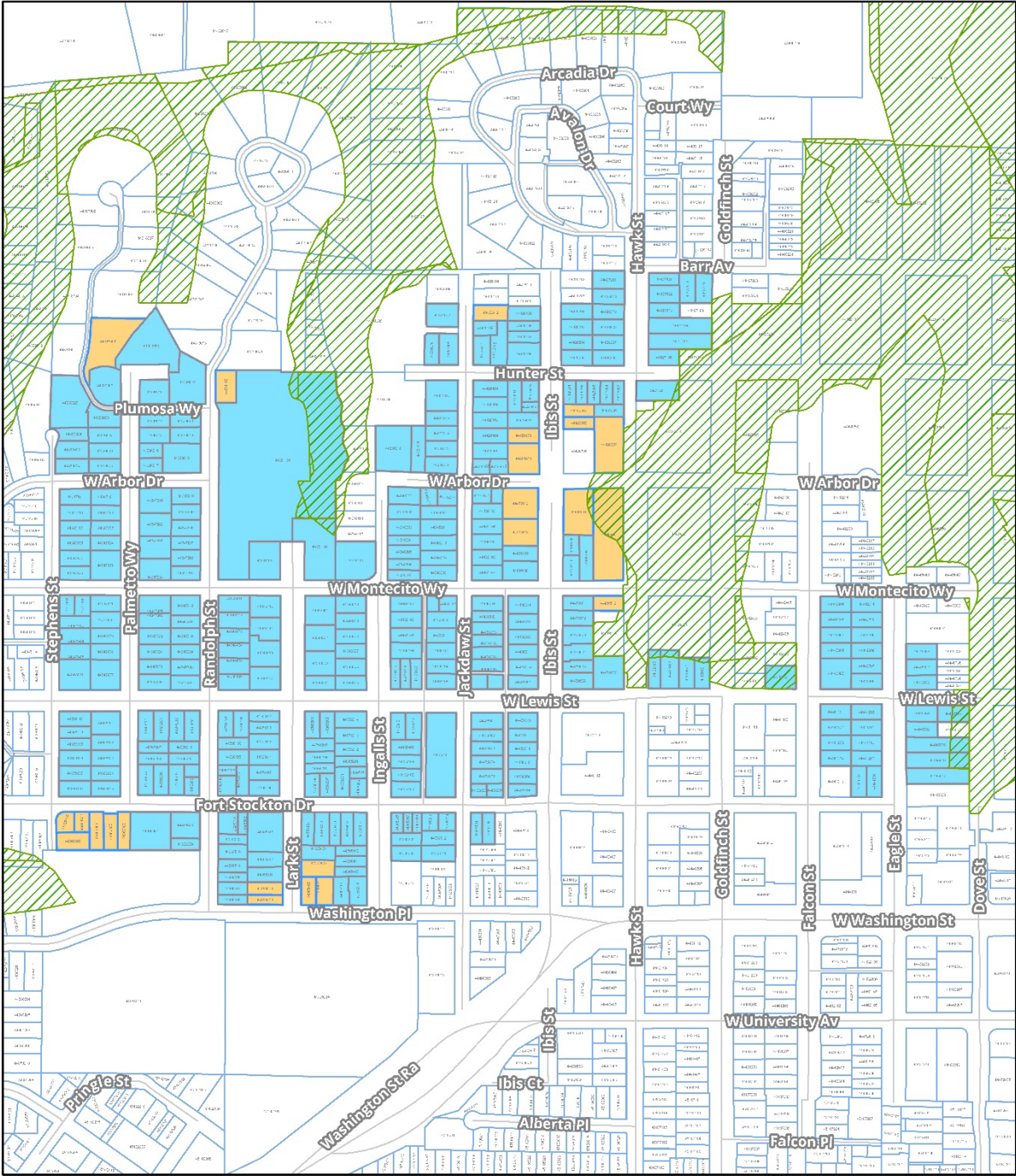
cc: Caroline Garcia, Legislative Recorder II, Development Services Department

Table 1- Proposed Additions to District Boundary

Address	APN	Year Built	Description	Potential Status (subject to further detailed evaluation)
1102 W. Arbor Dr.	4442640800	1917	Craftsman Bungalow along east boundary, west of canyon	Contributor
1111 W. Arbor Dr.	4443911200	c. 1930	Spanish Colonial Revival along east boundary, west of canyon	Contributor
4226 Hawk St	4442630700	1921	Craftsman Bungalow along north/east boundary	Non-Contributor
4220 Ibis Street	4442640900	1951	Ranch resource along north/east boundary	Non-Contributor
4233 Ibis Street	4442631000	1956	Altered bungalow resource along north/east boundary	Non-Contributor
4227 Ibis Street	4442630900	1915	Craftsman bungalow resource along north/east boundary	Contributor
1004 W. Montecito Way	4443920500	1916	Craftsman Bungalow along east boundary.	Contributor
1011 W. Montecito Way	4443951200	1960	Ranch along east boundary	Non-Contributor
4176 Ibis Street	4443911300	1900	Queen Anne Free Classic along east boundary	Contributor
4179 Ibis Street	4443920100	1960	Ranch along east boundary	Non-Contributor
1609 Fort Stockton Dr.	4436636060	2000	Contemporary building along south/west boundary.	Non-Contributor
1611 Fort Stockton Dr.	4436630500	2019	Contemporary building along south/west boundary	Non-Contributor
1613 Fort Stockton Dr.	4436630400	1925	Vernacular Bungalow along south/west boundary	Contributor
1621 Fort Stockton Dr.	4436630200	c. 1925	Mission Revival along south/west boundary	Non-Contributor
1629 Fort Stockton Dr.	4436631000	1924	Spanish Colonial Revival along south/west boundary	Contributor
4005 Stephens Street	4436630300	1924	Spanish Colonial Revival along south/west boundary	Contributor
4277 Jackdaw Street	4442611200	1940	Ranch along north boundary	Contributor
4309 Plumosa Way	4431800200	c. 1929	Craftsman resource along north boundary. *Also home of the second director of Francis Parker, Ethel Mintzer	Contributor
4255 Randolph Street	4433103300	1920-1952	Craftsman Bungalow adapted to Mid-Century resource within period of significance (Lloyd Ruocco, Homer Delawie) adj. to Francis Parker School *not within 2016 Uptown Survey district boundary	Contributor
1320 Washington Place	4436840600	1915	Craftsman Bungalow along southern boundary	Non-Contributor
1330 Washington Place	4436840600	1915	Craftsman Bungalow along southern boundary	Non-Contributor
4004 Lark Street	4436850900	c. 2017	Contemporary building along southern boundary	Non-Contributor
4010 Lark Street	4436851000	2018	Contemporary building along southern boundary	Non-Contributor
4021 Lark Street	4436840500	1922	Colonial Revival	Contributor



Proposed Arnold and Choate's Addition- North Florence Heights Historic District



- City Proposed Addition
- Submitted Boundary
- Multi-Habitat Planning Area

DRAFT

