



T. MARTIN DEVELOPMENT

Everyone deserves a place to live

12/29/2025

Councilmember Jennifer Campbell
City Administration Building
202 C Street, 10th Floor
San Diego, CA 92101

re: Preservation and Progress – Package A; Letter of Support

Councilmember Campbell-

I am writing to clarify the scope and authority of the Ocean Beach Cottage Thematic Historic District and ask for your approval of Package A. Established in 1999, the voluntary district is restricted to contributing resources within the physical boundary of Ocean Beach. The community planning board affirmed this scope and authority when it approved the demolition of 4921 Voltaire, a 1925 craftsman cottage (**Figure 1, right**). Helix Environmental completed a study which evaluated the property under City of San Diego Historic Resources Board (HRB) *Criterion F* which establishes eligibility for inclusion to the thematic district.



Figure 1- 4921 Voltaire - 1925 Craftsman

Criterion A – “...special elements of development”

Criterion B – “...persons of significant events to local, state or national history”

Criterion C – “...indigenous materials or craftsmanship”

Criterion D – “...notable work of architect”

Criterion E – “...listed in historic register”

Criterion F – “*Finite group of resources related to one another in a clearly distinguishable way or is a geographically distinguishable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value which represent one or more architectural periods or styles in the history and development of the city.*”

*“Because the Ocean Beach cottage district does not have a full intensive survey, is based on a context statement and period of significance and **is limited to those properties that fall within the context and period that are volunteered by the property owner for designation**, conversion of this district to a standard geographic district is not feasible. In addition, the district's long history as a historic district precludes conversion to a Multiple Property Submission. Therefore, the district will continue to be regulated under the prior policy. Property owners **may continue to bring properties forward for designation under the established context and period of significance, and the district shall remain voluntary in nature.** However, no new districts will be processed under this district type.”*

– Helix Environmental, Historic Research Report for the 4921 Voltaire Mixed-Use Project

4921 Voltaire failed all criteria necessary for historic protection. Criterion F failed simply because the property owner emailed City staff objecting to the inclusion of their property. The demolition of the 1925 historic cottage was unanimously approved by the Ocean Beach Planning Board on September 6th, 2017 (**Figure 2, below**).

ACTION ITEM #2 PROJECT#538975 4921 VOLTAIRE ST.

This project was presented at the July Project Review Committee meeting. Comments from the board included to update design to fall inline with the craftsman style of the neighborhood. The applicant has made some changes to the exterior of the building as it is being presented at the meeting.

Motion to approve project as submitted (Jane Gawronski 1st, Dennison 2nd)

Motion passes 10-0-1

John Ambert voted no as he did not think the exterior changes went far enough to recapture the historical elements of the Craftsman style house this new development will be replacing.

MEMBERS PRESENT (MARKED WITH "X")

1 Marissa Spata	x 3 Andrew Waltz	x 6 John Ambert (Chair)
x 1 Andrea Schlageter (Secretary)	x 4 Craig Klein (Treasurer)	x 6 Dan Dennison
x 2 Tom Gawronski	x 4 Blake Herrschaft (Vice Chair)	7 Spencer Scott
x 2 William Corwin	x 5 Jane Gawronski	x 7 Richard Aguirre
3 Kaitlyn McCarthy	x 5 Numan Stotz	<i>Numbers indicate district</i>

ACTION ITEM #5: 4921 Voltaire St. - Demolition Review & Presentation by SOHO

- Amy Haze is making a presentation on behalf of Save our heritage Organization

- A. Tried to get the house at 4921 designated as a historical building but that request was denied and the house is slated for demolition
- B. Asking the board to please make sure whatever project that comes before us for this address falls in lines with the rules of the designated historical district that it is in

Figure 2 - OBPB Meeting Minutes re: 4921 Voltaire

Save Our Heritage Organization has opposed the clarifying language presented in Package A, despite supporting the demolition of 4921 Voltaire. Four contributing resources to the thematic cottage district have been demolished with community planning board support as seen in **Exhibit A – Demolished Contributing Resources Supported by the Ocean Beach Planning Board.**

Housing opponents have intentionally misrepresented the scope and authority of the district with unsupported claims that all properties in Ocean Beach are included – regardless of contributing/non-contributing designation and the property owner’s willingness to elect their property. Forcible historic designation may be considered a legislative taking, which would require the City to compensate all property owners for loss of development rights – a highly unlikely probability. Package A is neither an attack on historic preservation nor a “handout” to developers. Package A clarifies existing historic district protections, and I ask for your approval.

Respectfully,



Tyler Martin
Owner, T Martin Development

Attached

Exhibit A – Demolished Contributing Resources Supported by the Ocean Beach Planning Board

cc:

City of San Diego Land Use and Housing Committee

City of San Diego City Council

City of San Diego Planning Commission

Mayor Todd Gloria

Ocean Beach Community Planning Board

Kelly Stanco, Deputy Director, Climate, Preservation & Public Spaces

Exhibit A – Demolished Contributing Resources Supported by the Ocean Beach Planning Board

ADDRESS	OBPB Vote	YEAR BUILT	PHOTOS
4921 Voltaire	Unanimous Approval	1925	
5109-5111 Brighton (PTS #438786)	7-3-0	1928	
4706 Del Mar (PTS# 306989)	Unanimous Approval	1919	
1764 Bacon (PTS# 427072)	Unanimous Approval	1911	
4811 Pescadero	Unanimous Approval	Unverified	
4965 Cape May (PTS# 392443)	8-1-0	Unverified	
4664 Adair (PTS# 553544)	Unanimous Approval	Unverified	
Bermuda (PTS# 554810)	Unanimous Approval	Unverified	
5018 Narragansett	Approved	Unverified	
4636 Del Monte (PTS# 0675647)	Unanimous Approval	Unverified	