

Historical Resources Board AGENDA

June 22, 2023 at 1:00 P.M.

San Diego City College

(Mathematics & Social Sciences Building)

1046 16th Street

San Diego, CA 92101

HYBRID

BOARD MEMBERS

- Tim Hutter – Chairperson
- Kristi Byers- Vice-Chairperson
- Michael Taylor –2nd Vice-Chairperson
- Carla Farley
- David McCullough
- Courtney Ann Coyle
- Dr. Li-Rong Lilly Cheng
- Bruce Abrams
- Matthew Winter
- Dr. Ann Woods

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

Until further notice, Historical Resources Board meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

Effective February 10, 2023, the Historical Resources Board will be in person and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Historical Resources Board meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Historical Resources Board [webform](#), or via U.S. Mail of written materials, as follows:

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1617855117>

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864.

When prompted, input **Webinar ID: 161 785 5117**

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:

In Person for Agenda Items and Non-Agenda Public Comment: Please fill out a speaker slip located at the entrance to the meeting room. Indicate the item you wish to speak on as well as other requested information. Then submit it to a staff member.

Via Virtual Platform for Agenda Items and Non-Agenda Public Comment: When the Chairperson introduces the item, you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. ***Those participating virtually may NOT cede time to others participating in person or virtually.***

HOW TO PROVIDE WRITTEN COMMENTS:

For Agenda Items and Non-Agenda Public Comment: Submit using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by 11:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Please go to the Historical Resources Board [website](#) for further instructions.

Written Materials: Instead of submitting written materials as an attachment to the [webform](#), you may submit via U.S. Mail to Attn: Historical Resources Board 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior to the meeting to be distributed to the Historical Resources Board.

HOW TO WATCH THE MEETING:

The public may view the meetings at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

GENERAL INFORMATION:

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-235-5224 or emailing HistoricalResourcesBrd@sandiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

Items Marked with Asterisks: Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

Consent Agenda: The Board may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Historical Resources Board, and which Staff may modify prior to the vote by informing the Board verbally or in writing.

The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit the [webform request at least one hour](#) prior to the start of the meeting. Comments received by 11:00 AM the day of the meeting will be distributed to the Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

THURSDAY, JUNE 22, 2023 AT 1:00 P.M.

ROLL CALL

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by 11:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Board on any issue brought forth under "Announcements/Non-Agenda Public Comment."

BOARDMEMBERS COMMENT

- **General**
- **Ex Parte**
- **Conflicts of Interest**
- **Failure to visit designation site/invocation of waiver**

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA: Staff is recommending Items 1, 2, 3, 4, 5, 6, 7, and 8 to be placed on consent.

ITEM 1 – JEROME AND JOYCE SHAW /LLOYD RUOCCO HOUSE located at 7245 Rue de Roark

ITEM 2 – HELMHURST COTTAGE located at 1570 Virginia Way

ITEM 3 – GEORGE AND MARTHA SAUNDERS HOUSE located at 3120 Sterne Street

ITEM 4 – TORREY APARTMENTS-located at 4260 Campus Avenue

ITEM 5 – VIDA RHODES/ALEXANDER SCHREIBER HOUSE-located at 3022 30th Street

ITEM 6 – EARNEST HAUSEN AND JAMES HUTCHINS SPEC HOUSE #1 located at 4240 Trias Street

ITEM 7 – T. CLAUDE RYAN HOUSE #2 located at 2275 Evergreen Street

ITEM 8 – OCEAN BEACH PIER located at the western terminus of Niagara Avenue

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES

- April 27, 2023

DIRECTOR'S REPORT

- **Development Services, Subcommittee Report**
- **Planning**

AGENDA ITEMS

ITEM-1 JEROME AND JOYCE SHAW /LLOYD RUOCCO HOUSE

Trailed from May 2023

Applicant/Owner: Amukelani Family Trust, represented by Landmark Historic Preservation

Staff: Megan Walker

Consider the designation of the property located at 7245 Rue de Roark, 92037, La Jolla Community, District 1 as a historical resource. Report Number: HRB-23-014

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Jerome and Joyce Shaw /Lloyd Ruocco House located at 7245 Rue de Roark as a historical resource with a period of significance of 1966 under HRB Criteria C and D.

ITEM-2 HELMHURST COTTAGE

Trailed from May 2023

Applicant/Owner: Sheila Palmer represented by Nexus Planning & Research

Staff: Suzanne Segur

Consider the designation of the property located at 1570 Virginia Way, 92037, La Jolla Community, Council District 1 as a historical resource. Report Number: HRB-23-015

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Helmhurst Cottage located at 1570 Virginia Way as a historical resource with a period of significance of circa 1911 under HRB Criterion A. The designation excludes the modified garage and 1957 second story addition constructed outside of the period of significance. The designation includes the cobblestone retaining walls flanking the driveway.

ITEM-3 GEORGE AND MARTHA SAUNDERS HOUSE

Trailed from May 2023

Applicant/Owner: Martha L Bradbeer Revocable Trust 10-20-98 represented by Urbana Preservation & Planning, LLC

Staff: Alvin Lin

Consider the designation of the property located at 3120 Sterne Street, 92106, Peninsula Community, Council District 2 as a historical resource. Report Number: HRB-23-016

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the George and Martha Saunders House located at 3120 Sterne Street as a historical resource with a period of significance of 1951-1955 under HRB Criterion C. The designation excludes the 1977 north elevation dining room addition, the 1996 south elevation two-story addition, and the 1996 east elevation deck.

ITEM-4

TORREY APARTMENTS

Applicant/Owner: Torrey Arms, LLC, represented by Heritage Architecture & Planning

Staff: Shannon Anthony

Consider the designation of the property located at 4260 Campus Avenue, 92103, Uptown Community, District 3 as a historical resource. Report Number: HRB-23-017

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Torrey Apartments located at 4260 Campus Avenue as a historical resource with a period of significance of 1924-1926 under HRB Criterion A.

ITEM-5

VIDA RHODES/ALEXANDER SCHREIBER HOUSE

Applicant/Owner: Teresa Vessels Trust 08-05-13

Staff: Alvin Lin

Consider the designation of the property located at 3022 30th Street, 92104, North Park Community, Council District 3 as a historical resource. Report Number: HRB-23-018

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Frederic and Vida Rhodes/Alexander Schreiber House located at 3022 30th Street as a historical resource with a period of significance of 1920 under HRB Criterion C and Criterion D. The designation excludes the detached garage, detached 2007 shed, detached 2014 shed, and the 2019 rear addition, all constructed outside the period of significance.

ITEM-6

EARNEST HAUSEN AND JAMES HUTCHINS SPEC HOUSE #1

Applicant/Owner: McLoughlin Revocable Family Trust 09-17-90, represented by Legacy 106, Inc.

Staff: Megan Walker

Consider the designation of the property located at 4240 Trias Street, 92103, Uptown Community, Council District 3 as a historical resource. Report Number: HRB-23-019

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Earnest Hausen and James Hutchins Spec House #1 located at 4240 Trias Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the 1997 rear addition and deck constructed outside the period of significance.

ITEM-7

T. CLAUDE RYAN HOUSE #2

Applicant/Owner: Wendi Zubillaga & Ronald Gurss represented by Urbana Preservation & Planning, LLC

Staff: Suzanne Segur

Consider the designation of the property located at 2275 Evergreen Street, 92106, Peninsula Community, Council District 2 as a historical resource. Report Number: HRB-23-020

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the T. Claude Ryan House #2 located at 2275 Evergreen Street as a historical resource under HRB Criterion B with a period of significance of 1937-1962 and under HRB Criterion C with a period of significance of 1937-1945. This designation excludes the rear basement addition constructed in 2006. The designation includes the garage and second story addition constructed in 1945.

ITEM-8

OCEAN BEACH PIER

Applicant: City of San Diego Engineering and Capital Projects Department represented by Heritage Architecture & Planning

Owner: City of San Diego Department of Real Estate and Airport Management

Staff: Suzanne Segur

Consider the designation of the resource located at the western terminus of Niagara Avenue between Newport Avenue and Narragansett Avenue west of Ocean Front Way, 92107, Ocean Beach Community, Council District 2 as a historical resource. Report Number: HRB-23-021

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Ocean Beach Pier located at the western terminus of Niagara Avenue west of Ocean Front Way as a historical resource under HRB Criterion A with a period of significance of 1966-1977 and under HRB Criterion C with a period of significance of 1966-1968. The designation includes the restaurant structure and lifeguard watch tower.

ADJOURNMENT

NEXT SUBCOMMITTEE MEETING DATES (Subject to change with appropriate notice), see this link and scroll to the bottom of the page for more information [Historical Resources Board | Development Services | City of San Diego Official Website](#)