

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF MARCH 28, 2024
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Vice-Chairperson Kristi Byers called the meeting to order at 1:04 p.m. Vice-Chairperson Kristi Byers adjourned the meeting at 3:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Hutter – absent
Vice-Chairperson Kristi Byers – present
2nd Vice-Chairperson Michael Taylor – present
Boardmember Dr. Li-Rong Lilly Cheng – absent
Boardmember Rammy Cortez – present
Boardmember Courtney Ann Coyle – present
Boardmember Carla Farley – present
Boardmember David McCullough – present
Boardmember Mathew Winter – present
Boardmember Ann Woods – present

City Staff

Lindsey Sebastian, Deputy City Attorney – present
Kelley Stanco, City Planning Department – present
Bernie Turgeon, City Planning Department – present
Suzanne Segur, City Planning Department – present
Shannon Anthony, City Planning Department – present
Alvin Lin, City Planning Department – present
Megan Walker, City Planning Department – present
Kelsey Kaline, City Planning Department – present
Arielle Truong, City Planning Department – present
Caroline Garcia, Legislative Recorder – absent
Sabrina Cluster, Sr. Legislative Recorder - present

Note: All decision-makers attended the meeting in person. Staff and members of the public attended both in person and virtually.

ANNOUNCEMENTS/PUBLIC COMMENT

Barry Hager with Mission Hills Heritage speaking on behalf of the Neighborhood Historic Preservation Coalition. Mr. Hager stated that a letter was submitted to staff and the Board requesting that the HRB commission a study by Place Economics. Asking to place a motion to direct staff to place the matter on the next agenda.

BOARDMEMBERS COMMENT

NONE

CONFLICTS OF INTEREST

NONE

EX PARTE COMMUNICATIONS

Boardmembers Woods, Coyle, Winter, Farley, and Vice-Chair Byers stated that they met the homeowner of Item #3 – Deborah Szekely House located at 3232 Dove Street, but that will not influence their decision.

Vice-Chair Byer stated that she met the homeowner of Item #7 – Pear and Helen Pearson Spec House #1 located at 4343 Trias Street, but that will not influence her decision.

FAILURE TO

VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION/INVOCATION OF WAIVER

Boardmembers Woods and Cortez were unable to do a site visit for item 3 – Deborah Szekely House located at 3232 Dove Street.

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO INVOKE THE WAIVER FOR THE SITE VISIT REQUIREMENT PURSUANT TO FACTOR 2 FOR BOARDMEMBERS WOODS AND CORTEZ FOR ITEM 3 – 3232 DOVE STREET Seconded by Boardmember Taylor. The motion passed by a vote of 6-0-2 with Boardmembers Taylor, Cortez, Farley, McCullough, Winter, and Vice-Chair Byers voting yea, Boardmember Coyle and Woods abstaining, and Chair Hutter and Boardmember Cheng absent.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Staff requested a 30-day continuance for Item 2 – SELECTION OF HISTORICAL RESOURCES BOARD VICE-CHAIR AND SECOND VICE-CHAIR to the April 25, 2025 HRB meeting to enable Chair Hutter to be present.

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO CONTINUE TO A DATE CERTAIN OF APRIL 25, 2024. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea with Chair Hutter and Boardmember Cheng absent.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

- ITEM 1 – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2022-2023
- ITEM 4 – JOHN S. GRAVES SPEC. HOUSE #2 located at 4227 Jackdaw Street
- ITEM 5 – DEAN AND LILLIAN DOBSON HOUSE located at 2618 Myrtle Avenue
- ITEM 7 – PEAR AND HELEN PEARSON SPEC HOUSE #1 located at 4343 Trias Street
- ITEM 8 – COMPOSITION OF THE HRB SUBCOMMITTEES

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH and Seconded by Boardmember Winter for items 1, 4, 5, 7, and 8 be placed on the Consent Agenda. The motion passed by a vote of 8-0-0 with Boardmembers Woods,

Winter, McCullough, Farley, Coyle, Cortez, Taylor and Vice-Chair Byers voting yea; and with Chair Hutter and Boardmember Cheng absent.

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH and Seconded by Boardmember Farley for items 1, 4, 5, 7, and 8 be approved on Consent per staff's recommendations with minor edits to Item 1. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor and Vice-Chair Byers voting yea; and with Chair Hutter and Boardmember Cheng absent.

APPROVAL OF THE AGENDA

Item 3 – 3232 DOVE STREET *pulled from the Consent Agenda due to public comment.*

Item 6 – ALWYN AND EMILY PATTERSON HOUSE located at 3783 Pioneer Place *pulled from the Consent Agenda requested by Dr. Woods*

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO HEAR ITEM 3 then Item 6. Seconded by Boardmember Farley to approve remaining items for discussion. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea and with Chair Hutter and Boardmember Cheng absent.

APPROVAL OF THE MINUTES FOR FEBRUARY 22, 2025

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES. Seconded by Boardmember Taylor. The motion passed by a vote of 6-0-2 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, and Taylor voting yea; Boardmember Cortez and Vice-Chair Byers abstaining; and with Chair Hutter and Boardmember Cheng absent.

STAFF REPORT

Kelley Stanco, Deputy Director from the Planning Department, just wanted to announce that a new National Register Historic District nomination has been submitted for the Arnold & Choates/North Florence Heights Historic District in Mission Hills. The State Historic Resources Commission will consider the nomination at their meeting of May 3rd. The Historical Resources Board will review and comment on the nomination at the April HRB meeting. The nomination and staff report will be distributed two weeks prior to the HRB hearing per usual, but anyone wishing to review the nomination in advance may do so by visiting the "Pending Nomination" webpage on the California State Office of Historic Preservation's website.

I also wanted to remind the Board and members of the public that the nomination period for this year's Annual Historic Preservation Awards will close at the end of the day on Friday, April 5th. We highly encourage the public to submit nominations for the awards, which will be presented during the May meeting of the HRB. To submit a nomination, please visit our website: www.sandiego.gov/historicplanning

Suzanne Segur, Senior Planner from the Planning Department, announced that the appeal of the historic designation of the Franken Rosa Woodford House HRB number 1399 located at 741 11th Avenue was heard by the City Council on March 18th and the appeal was granted based on the new information.

The next Policy Subcommittee meeting will be held on Monday, April 8th, at 3:00 p.m. in the large conference room on the fifth floor of the City Administration Building.

More information regarding the Archaeological and Tribal Cultural Resources Subcommittee can be found on the City's Planning Department website.

Shannon Anthony, Senior Planner from the Planning Department reported that the next Design Assistant Subcommittee will be held on Wednesday, April 3rd, at 4:00 pm in the large conference room on the fifth floor of the City Administration Building.

DISCUSSION ITEMS

ITEM-1 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2022-2023

Proposed Action: Review, comment and approval the Annual Reports.

Staff Recommendation: Direct staff to forward the Annual Report to the State Office of Historic Preservation and the San Diego Mayor and City Council, or revise the Annual Report and forward it as appropriate.

Staff Report by Suzanne Segur

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH TO APPROVE ON CONSENT per staff's recommendation with minor edits. Seconded by Boardmember Farley. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea; and with Chair Hutter and Boardmember Cheng absent.

ITEM-2 SELECTION OF HISTORICAL RESOURCES BOARD VICE-CHAIR AND SECOND VICE-CHAIR

Proposed Action: Elect a Vice-Chair and Second Vice-Chair, consistent with the Board's adopted Procedures.

Staff Recommendation: Elect a Vice-Chair and Second Vice-Chair

Staff Report by Suzanne Segur

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO CONTINUE TO A DATE CERTAIN OF APRIL 25, 2024 DUE TO CHAIRPERSON MUST BE PRESENT. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea with Chair Hutter and Boardmember Cheng absent.

ITEM-3 3232 DOVE STREET

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

Staff Recommendation: Do not designate the property located at 3232 Dove Street under any adopted HRB Criteria.

Staff Report by Megan Walker

Correspondence Received

In Support: and Clint Daniels.

In Opposition: Matt Brand and Ann Kilrain.

Testimony Received

In opposition: Emma Haggerty, Charlie Freundlich and Chuck Kaminiski.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE THE 3232 DOVE STREET AS A HISTORICAL RESOURCE UNDER HRB CRITERION B. AS A RESOURCE THAT IS IDENTIFIED WITH DEBORAH SZEKELY WHO IS SIGNIFICANT IN LOCAL HISTORY, WITH A PERIOD OF SIGNIFICANCE OF 1954-2014. SPECIFICALLY, THE RESOURCE OF HER LONGTIME PRIMARY RESIDENCE IS ASSOCIATED WITH HER PRODUCTIVE YEARS AS THE GODMOTHER OF THE AMERICAN WELLNESS MOVEMENT IN WHICH SHE INTRODUCED HEALTHY LIVING TO INCLUDE DIET, FITNESS, AND MENTAL WELLNESS AND THROUGH ESTABLISHING RENOWN SPAS IN MEXICO AND THE UNITED STATES, COOKBOOKS, MEDITATION, AND EXERCISE. SZEKELY ALSO USED THE PROPERTY AND ITS LARGE GARDEN FOR FREQUENT DINNER PARTIES TO SUPPORT ARTS, POLITICAL, ACADEMIC, AND PHILANTHROPIC CAUSES, WITH ATTENDEES RANGING FROM THEN SENATOR JOSEPH BIDEN, THEODOR GEISEL (AKA DR. SUESS), PETE WILSON, NANCY PELOSI, AND DR. WALTER AND JUDITH MUNK. SHE LIVED IN THIS PROPERTY WHEN SHE FOUNDED THE COMBINED ARTS AND EDUCATION COUNCIL OF SAN DIEGO IN 1978 WHICH RAISED THE FUNDS TO REBUILD THE OLD GLOBE THEATRE AFTER THE CATASTROPHIC FIRES. SHE ALSO FOUNDED THE NEW AMERICANS MUSEUM AND IMMIGRATION LEARNING CENTER IN 2008 TO CELEBRATE THE IMMIGRANT EXPERIENCE INCLUDING THAT OF HER OWN FAMILY. AMONG OTHER ACHIEVEMENTS, IN 2012 MEXICAN PRESIDENT FELIPE CALDERON AWARDED HER THE ORDER OF THE AZTEC EAGLE, THE HIGHEST MEXICAN GOVERNMENT DECORATION GIVEN TO FOREIGN NATIONALS WHOSE WORK HAS BENEFITTED MEXICO OR MEXICANS. IN 2014, SHE WAS INDUCTED INTO THE SAN DIEGO COUNTY WOMEN'S HALL OF FAME. HER ASSOCIATION WITH THE PROPERTY SPANS EACH OF THESE ASPECTS OF HER SIGNIFICANCE AND RETAINS INTEGRITY OF LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING, AND ASSOCIATION. Seconded by Boardmember Cortez. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea; and with Chair Hutter and Boardmember Cheng absent.

ITEM-4**JOHN S. GRAVES SPEC. HOUSE #2**

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

Staff Recommendation: Designate the John S. Graves Spec. House #2 located at 4227 Jackdaw Street as a historical resource with a period of significance of 1921 under HRB Criterion C. The designation excludes the 1985 and 2019-2020 additions and attached ADU constructed outside the period of significance.

Staff Report by Arielle Truong and Shannon Anthony**Correspondence Received**

In Opposition: Clint Daniels.

Testimony Received

In Favor: Kiley Wallace and John S. Graves.

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH TO DESIGNATE ON CONSENT PER STAFF'S RECOMMENDATION. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with

Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea and with Chair Hutter and Boardmember Cheng absent.

ITEM-5 DEAN AND LILLIAN DOBSON HOUSE

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

Staff Recommendation: Designate the Dean and Lillian Dobson House located at 2618 Myrtle Avenue as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation includes the original detached garage.

Staff Report by Alvin Lin

Correspondence Received

In Opposition: Clint Daniels.

Testimony Received

In Favor: Kiley Wallace and Kimberly Lenz.

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH TO DESIGNATE ON CONSENT PER STAFF'S RECOMMENDATION. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea; and with Chair Hutter and Boardmember Cheng absent.

ITEM-6 ALWYN AND EMILY PATTERSON HOUSE

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

Staff Recommendation: Designate the Alwyn and Emily Patterson House located at 3783 Pioneer Place as a historical resource with a period of significance of 1915 under HRB Criterion C. The designation excludes the detached two-story 1928 apartment building, the detached 2021 garage, and the 2021 two-story addition.

Staff Report by Alvin Lin

Testimony Received

In Favor: Kiley Wallace, Love Zubiller, Matt Zubiller

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO DESIGNATE THE ALWYN AND EMILY PATTERSON HOUSE LOCATED AT 3783 PIONEER PLACE AS A HISTORICAL RESOURCE PER STAFF'S RECOMMENDATION. Seconded by 2nd Boardmember Taylor. The motion failed by a vote of 5-3-0, with Boardmembers Winter, McCullough, Farley, Coyle, and Taylor voting yea, Boardmember Woods, Cortez, and Vice-Chair Byers voting no, and with Chair Hutter and Boardmember Cheng absent.

ITEM-7 PEAR AND HELEN PEARSON SPEC HOUSE #1

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

Staff Recommendation: Designate the Pear and Helen Pearson Spec House #1 located at 4343 Trias Street as a historical resource with a period of significance of 1928 under HRB Criteria C and D. The designation excludes the 1969 addition. The designation includes the original garage with maid's quarters, the interior living room ceiling beams, and living room fireplace.

Staff Report by Suzanne Segur

Correspondence Received

In Opposition: Clint Daniels.

Testimony Received

In Favor: Ronald V. May, Pamela Molohon, and Darren Otu.

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH TO DESIGNATE ON CONSENT PER STAFF'S RECOMMENDATION. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea and with Chair Hutter and Boardmember Cheng absent.

ITEM-8 COMPOSITION OF THE HRB SUBCOMMITTEES

Proposed Action: Ratify the one new appointment to the Policy Subcommittee or do not ratify any or all of the appointment

Staff Recommendation: Ratify the one new appointment to the Policy Subcommittee consistent with the assignment made by the Policy Subcommittee.

Staff Report by Suzanne Segur

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH TO APPROVE ON CONSENT. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 with Boardmembers Woods, Winter, McCullough, Farley, Coyle, Cortez, Taylor, and Vice-Chair Byers voting yea; and Chair Hutter and Boardmember Cheng absent.