

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

MINUTES OF REGULAR SCHEDULED MEETING OF

MARCH 24, 2005

COUNCIL COMMITTEE ROOM - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chairperson Schwartz at 1:00 PM. Chairperson Schwartz adjourned the meeting at 4:30 PM.

ATTENDANCE DURING THE MEETING

Chairperson	Lloyd Schwartz	Present
Vice-Chairperson	Laura Burnett	Present
Boardmember	James Ahern	Present
Boardmember	Alexander Chuang	Present
Boardmember	Maria Curry	Present
Boardmember	Homer Delawie	Present
Boardmember	Otto Emme	Present
Boardmember	Edward Lynch	Present
Boardmember	Larry Malone	Absent
Boardmember	David Marshall	Present
Boardmember	Delores McNeely	Present
Boardmember	Timothy Murphy	Present
Boardmember	Jerry Schaefer	Present
Boardmember	Marsha Sewell	Present
Boardmember	Abel Silvas	Present

Staff to the Board in attendance: Mike Tudury, Senior Planner/Architect
Diane Kane, Senior Planner/Historian
Barbara Hubbard, Board Secretary
Noah Stewart, Staff
Stephanie Gordin, Staff
David Miller, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES OF FEBRUARY 24, 2005

BOARD ACTION:

MOTION BY BOARDMEMBER MARSHALL TO APPROVE THE MINUTES AS PRESENTED.

Seconded by Boardmember Ahern. Vote: 10-0-4 (Chuang, Curry, Emme, Lynch).
Motion passes.

ITEM 2 - PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE HISTORICAL RESOURCES BOARD NOT PREVIOUSLY HEARD AND NOT ON THE AGENDA.

- Otto Emme shared his experience touring the San Diego County jail and wanted to share some little known facts about the jail. It was opened in 1998 at a cost of around \$90,000,000.00 dollars. There are 940 prisoners, with about 37 deputy's on duty. The average stay at that facility is 7 to 9 days. Approximately 250 people per day are booked into the facility, then about half that many are released each day. The facility is one of seven detention facilities here in the county, the budget is \$150,000,000.00 dollars.
- Abel Silvas spoke about the deterioration of Presidio Park that is the oldest European cemetery on the west coast, and in the United States and Canada. He said that it is quoted as being the "Plymouth Rock" of the west coast. Abel feels the City of San Diego is not addressing the issues of the park. Portions of the hill are chipping away. Although the cost could be substantial to investigate, Abel Silvas would like to go on record as requesting that the entire hill be excavated, before it all falls apart. He explained that his ancestors are buried there, and suggested that possibly the remains could be removed and taken to one area and cap the hill. Abel says it is the most valuable spot in California.

ITEM 3 - ADMINISTRATIVE ITEMS

A. Board Administrative Matters and General Information

Notification of Absences

- None

General Information

- HRB Annual Retreat: The Retreat will be held on Saturday, April 16, 2005 at the Mission Valley Public Library Community Room.

- 30th Annual CPF Preservation (California Preservation Foundation) Conference: The conference is less than two months off. This year, the conference will be held from May 12 (Thursday) through May 15, 2005, (Sunday) at the Historic Mission Inn in Riverside. Registration for the conference is available online at www.californiapreservation.org. Room reservations are also available online through April 10, 2005, at www.missioninn.com.
- National Register Nomination for the Salk Institute for Biological Studies: The State Historical Resources Commission will be considering this nomination on May 12, 2005 at its regularly-scheduled meeting beginning at 9:00 a.m. at the Riverside City Council Chambers at 3900 Main Street in Riverside, CA. The issue regarding the boundary for this nomination has already been responded to by staff on behalf of the Board based on their action and the attendant resolution. The proposed project is anticipated to be brought before the Board later this year.

B. Subcommittee Reports

- The Design Assistance Subcommittee met on March 2, 2005 and considered four items: the Wonder Bread site project; 7729 Exchange Place; the Ladjevardi residential remodel; and the Palatine/Cosmopolitan Square project. The next meeting will be on Wednesday, April 6, 2005 at 3 PM.
- The Policy Subcommittee met on March 14, 2005 and considered three items: The QHP Arnold residence; HRB Historic District Policy 4.1; and the Mills Act submittal/processing fee. The next meeting will be on Monday, April 11, 2005 at 3 PM.
- The Archaeology Subcommittee also met on March 14, 2005 and considered revisions to the HRB Guidelines regarding curation and de-accessioning of artifacts. The next meeting will be on Monday, April 11, 2005 at 4 PM.

C. Conflict of Interest Declarations

Conflicts of interest

- Boardmember Delawie, Item 5, all 15 sites, and Boardmember Marshall, Item 6

Ex parte communications

- None

Failure to visit sites for designation

- Boardmember Ahern, Item 8; Boardmember Schaefer, Item 6; Boardmember Emme, Item 5 – Site 12.

D. Staff Report

- On March 15, 2005, the City Council considered an appeal of the Naval Training Center (NTC) Hotel project. The only associated historic structure was the USS Recruit and all historical issues were resolved. The Council voted 6-2 to deny the appeal and approve the project.
- On March 17, 2005, the Planning Commission considered an appeal of the Development Services staff decision to approve a request for a Substantial Conformance Review for modifications related to the NTC Marketplace historic buildings (8 buildings). The proposed project had been reviewed by the Design Assistance Subcommittee, and the four issues that they identified were addressed. The 2-2 vote of the Planning Commission allowed the staff decision to stand.
- On April 19, 2005, the City Council will consider an appeal of the Planning Commission approval of the Paseo de Mission Hills project.
- Boardmembers will note that staff has scheduled three voluntary designation requests from the public on today's agenda. Staff has received three new designation requests from members of the public since the last HRB meeting, bringing the total number of designation requests that have not yet been agendized and are waiting to be reviewed by staff for processing to 39. Staff is currently reviewing additional requests and it is likely that four items will be scheduled for the next meeting.

In the blue folders:

- With regard to Item 7 on today's agenda, the Frank and Mary Ricker House, staff would like to point out that the ownership information identified in the consultant's report, and consequently the staff report, is inaccurate. The property was sold by Mr. and Mrs. Therrien to new owners Michael White and Amanda Guerin in August 2004. The new owners were legally noticed and have expressed their desire to have their home designated as a historical property. Correspondence and a copy of the legal notice are provided in the blue folder for your reference.

E. Requests for Continuances

None

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

ITEM 6 – MANSFIELD AND KATHERINE MILLS HOUSE

ITEM 7 – FRANK AND MARY RICKER HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER SEWELL TO PLACE THE ABOVE ITEMS ON THE CONSENT AGENDA AND APPROVE PER STAFF RECOMMENDATION.

Seconded by Boardmember McNeely. Item 6 - Vote: 12-0-2 (Marshall, Schaefer).
Item 7 - Vote: 14-0-0. Motion passes.

ACTION ITEMS

ITEM #5 – CONSIDERATION OF HISTORICAL DESIGNATION OF SOME PROPERTIES IN EAST VILLAGE COMBINED HISTORICAL SURVEYS 2005

Applicant: Centre City Development Corporation (CCDC), Beverly Schroeder

Location: Area bounded by 6th Avenue north to C Street; C Street east to 12th Street; 12th Street north to Russ Boulevard; Russ Boulevard east to 16th Street; 16th and 17th Streets (I-5 Freeway) south to Imperial Boulevard; Imperial Boulevard west to railroad tracks; railroad tracks diagonally northwest to 4th Avenue; 4th Avenue north to Market Street; Market Street east to 6th Avenue, East Village, Centre City Community, Council Districts 2 and 8.

Description: Consider the designation of some properties in East Village Combined Historical Surveys 2005.

Today's Action: Designate under any established HRB Criteria (A through F) or "Note and File".

Staff Recommendation: Is to "Note and File" each of the properties listed below:

- 1) **Site #10** – 1035 E Street, Custer Apartments
- 2) **Site #18** – 1111 F Street, Hotel Yale
- 3) **Site #20** - 1451-1453 F Street, Residence
- 4) **Site #28** - 1635 Island Avenue, C. E. & Ella Harney House
- 5) **Site #34** - 740-744 Market Street, Albert Morse Block Building
- 6) **Site #35** – 906-922 Market Street, Federal Motor Truck Company Building
- 7) **Site #41** – 505 Sixth Avenue, Walker House
- 8) **Site #45** – 701-711 8th Avenue, Revere Rooming House
- 9) **Site #49** – 650 11th Avenue, Yale Apartments
- 10) **Site #50** – 727-733 ½ 11th Avenue, James A. Bailey Apartment Building and
732-736 12th Avenue, Thomas J. Daley Cottages
- 11) **Site #51** – 741 11th Avenue, Woodford House
- 12) **Site #57** – 1154 12th Avenue, Otto and Blanche Fox House
- 13) **Site #77** – 508 17th Street, Falkenstein House
- 14) **Site #78** – 512 17th Street, Rinehart House
- 15) **Site #80** – 518 17th Street, William E. Robinson House

Report Number: HRB-05-006

Testimony Received:

In Support by:

Speaker slips submitted by Leslie Wade, East Village Association and Bruce Coons, SOHO.

In Opposition by:

Speaker slip submitted by Steven Scarvelis, Site 45.

Public Testimony was closed.

ITEM 5 – SITE 10, 1035 E STREET, CUSTER APARTMENTS

Bruce Coons, Consultant, provided information on some of the changes to this building.

BOARD ACTION:

MOTION BY BOARDMEMBER EMME TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Silvas. Vote: **5** (Chuang, McNeely, Murphy, Schaefer, Schwartz)- **8** (Ahern, Burnett, Curry, Emme, Lynch, Marshall, Sewell, Silvas) - **1** (Delawie). Motion **DOES NOT PASS**.

This property will be returned to the survey for future review.

ITEM 5 – SITE 18, 1111 F STREET, HOTEL YALE

BOARD ACTION:

MOTION BY BOARDMEMBER BURNETT TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Ahern. Vote: **12** (Ahern, Burnett, Chuang, Curry, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas)-**1** (Emme)-**1** (Delawie). Motion passes. **Property is a Note and File.**

ITEM 5 – SITE 20, 1451-1453 F STREET, RESIDENCE

BOARD ACTION:

MOTION BY BOARDMEMBER CURRY TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Schaefer. Vote: **2** (Chuang, Murphy) – **11** (Ahern, Burnett, Curry, Emme, Lynch, Marshall, McNeely, Schaefer, Schwartz, Sewell, Silvas) – **1** (Delawie). Motion **DOES NOT PASS**.

This property will be returned to the survey for future review.

ITEM 5 – SITE 28, 1635 ISLAND AVENUE, C. E. & ELLA HARNEY HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER MCNEELY TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Sewell. Vote: **12** (Ahern, Burnett, Chuang, Curry, Emme, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas) – **1** (Burnett) - **1** (Delawie). Motion passes. **Property is a Note and File.**

ITEM 5 – SITE 34, 740-744 MARKET STREET, ALBERT MORSE BLOCK BUILDING

BOARD ACTION:

MOTION BY BOARDMEMBER EMME TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember McNeely. Vote: **8** (Chuang, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Silvas) - **5** (Ahern, Burnett, Curry, Emme, Sewell) -**1** (Delawie). Motion passes. **Property is a Note and File.**

ITEM 5 – SITE 35, 906-922 MARKET STREET, FEDERAL MOTOR TRUCK COMPANY BUILDING

BOARD ACTION:

MOTION BY BOARDMEMBER SCHAEFER TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember McNeely. Vote: **10** (Chuang, Curry, Emme, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas) - **3** (Ahern, Burnett, Lynch)-**1** (Delawie). Motion passes. **Property is a Note and File.**

ITEM 5 – SITE 41, 505 SIXTH AVENUE, WALKER HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER MCNEELY TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Schaefer. Vote: **11** (Burnett, Chuang, Curry, Emme, Marshall, McNeely, Murphy, Lynch, Schaefer, Schwartz, Sewell), – **1** (Silvas) – **2** (Ahern, Delawie). Motion passes. **Property is a Note and File.**

ITEM 5 – SITE 45 – 701-711 EIGHT AVENUE, REVERE ROOMING HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER SILVAS TO APPROVE STAFF RECOMMENDATION TO CONTINUE TO APRIL 2005, IN ORDER TO RE-NOTICE THE PROPERTIES.

Seconded by Boardmember Burnett. Vote: **13** (Ahern, Burnett, Chuang, Curry, Emme, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas) – **0 - 1** (Delawie). **Motion passes.** *This property will be on the April 28, 2005 agenda.*

ITEM 5 – SITE 49, 650 ELEVENTH AVENUE, YALE APARTMENTS

BOARD ACTION:

MOTION BY BOARDMEMBER EMME TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember McNeely. Vote: **2** (Chuang, Murphy) - **11** (Ahern, Burnett, Curry, Emme, Lynch, Marshall, McNeely, Schaefer, Schwartz, Sewell, Silvas) - **1** (Delawie). Motion **DOES NOT PASS.**
This property will be returned to the survey for future review.

ITEM 5 – SITE 50, (A) - 727-733½ ELEVENTH AVENUE, JAMES A. BAILEY APARTMENT BUILDING

BOARD ACTION:

MOTION BY BOARDMEMBER SEWELL TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember McNeely. Vote: **1** (Schwartz)-**12** (Ahern, Burnett, Chuang, Curry, Emme, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas) – **1** (Delawie). Motion **DOES NOT PASS.**
This property will be returned to the survey for future review.

ITEM 5 – SITE 50, (B) - 732-736 TWELFTH AVENUE, THOMAS J. DALEY COTTAGES

BOARD ACTION:

MOTION BY BOARDMEMBER MARSHALL TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember McNeely. Vote: **12** (Ahern, Burnett, Chuang, Curry, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas)– **1** (Emme)- **1** (Delawie). Motion passes. **Property is a Note and File.**

ITEM 5 – SITE 51, 741 ELEVENTH AVENUE, WOODFORD HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER SEWELL TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Ahern. Vote: **0 – 13** (Ahern, Burnett, Chuang, Curry, Emme, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas) – **1**(Delawie). Motion **DOES NOT PASS**.

This property will be returned to the survey for future review.

ITEM 5 – SITE 57, 1154 TWELFTH AVENUE, OTTO AND BLANCH FOX HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER MCNEELY TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Marshall. Vote: **11** (Ahern, Burnett, Chuang, Lynch, Marshall, McNeely, Murphy, Schaefer, Schwartz, Sewell, Silvas)-**0 - 3** (Curry, Delawie, Emme). Motion passes. **Property is a Note and File.**

ITEM 5 – SITE 77, 508 17TH STREET, FALKENSTEIN HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER EMME TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Sewell. Vote: **1** (Murphy) –**12** (Ahern, Burnett, Chuang, Curry, Emme, Lynch, Marshall, McNeely, Schaefer, Sewell, Silvas) – **1** (Delawie). **MOTION DOES NOT PASS.**

This property will be returned to the survey for future review.

ITEM 5 – SITE 78, 512 17TH STREET, RINEHART HOUSE

BOARD ACTION:

MOTION BY BOARDMEMBER SILVAS TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Ahern. Vote: **1** (Murphy) –**12** (Ahern, Burnett, Chuang, Curry, Emme, Lynch, Marshall, McNeely, Schaefer, Sewell, Silvas) –**1** (Delawie). **MOTION DOES NOT PASS.**

This property will be returned to the survey for future review.

ITEM 5 – SITE 80, 518 17TH STREET, WILLIAM E. ROBINSON HOUSE**BOARD ACTION:**

MOTION BY BOARDMEMBER MCNEELY TO “NOTE AND FILE” PER STAFF RECOMMENDATION.

Seconded by Boardmember Sewell. Vote: **5** (Chuang, Curry, McNeely, Murphy, Schaefer) - **8** (Ahern, Burnett, Emme, Lynch, Marshall, Schwartz, Silvas) - **1** (Delawie).

MOTION DOES NOT PASS.

This property will be returned to the survey for future review.

ITEM 6 – MANSFIELD AND KATHERINE MILLS HOUSE

Applicant: Heritage Architecture & Planning, on behalf of Katherine Mills, owner

Location: 7105 Country Club Drive, La Jolla Community, Council District 1

Description: Consider the designation of the Mansfield and Katherine Mills House as a Historical Resource Site.

Today's Action: Designate under any established HRB Criteria (A through F) or "Note and File".

Staff Recommendation: Designate under HRB CRITERIA C (Architecture) and D (Master Architect).

Report Number: HRB-05-007

BOARD ACTION:

MOTION BY BOARDMEMBER SEWELL TO PLACE THE ABOVE ITEM ON THE CONSENT AGENDA AND APPROVE PER STAFF RECOMMENDATION TO DESIGNATE UNDER HRB CRITERIA C (ARCHITECTURE) AND D (MASTER ARCHITECT).

Seconded by Boardmember McNeely. Vote:12-0-2 (Marshall, Schaefer). **HRB Site #702**

ITEM 7 – FRANK AND MARY RICKER HOUSE

Applicant: Beth Montes on behalf of Michael White and Amanda Guerin, owners

Location: 4405 Trias Street, Mission Hills, Uptown Community, Council District 2

Description: Consider the designation of the Frank and Mary Ricker House as a Historical Resource Site.

Today's Action: Designate under any established HRB Criteria (A through F) or "Note and File".

Staff Recommendation: Designate under HRB CRITERIA C (Architecture).

Report Number: HRB-05-008

Testimony Received:

In Support by:

Speaker slip submitted by Beth Montes, but did not speak.

In Opposition by:

None.

Public Testimony was closed.

BOARD ACTION:

MOTION BY BOARDMEMBER SEWELL TO PLACE THE ABOVE ITEM ON THE CONSENT AGENDA AND APPROVE PER STAFF RECOMMENDATION TO DESIGNATE UNDER HRB CRITERION C (ARCHITECTURE).

Seconded by Boardmember McNeely. Vote:14-0-0. Motion passes. **HRB Site #703**

ITEM 8 – ABEL AND CAROLINE ADAMS HOUSE

Applicant: Beth Montes on behalf of Gerri Weinstein, owner

Location: 1236 Lincoln Avenue, University Heights Community, Council District 3

Description: Consider the designation of the Abel and Caroline Adams House as a Historical Resource Site.

Today's Action: Designate under any established HRB Criteria (A through F) or "Note and File".

Staff Recommendation: Designate under HRB CRITERIA B (Historical Persons) C (Architecture).

Report Number: HRB-05-009

Testimony Received:

In Support by:

Speaker slip submitted by Beth Montes

In Opposition by:

None.

Public Testimony was closed.

BOARD ACTION:

MOTION BY BOARDMEMBER SCHAEFER TO APPROVE DESIGNATION UNDER CRITERIA B (HISTORICAL PERSONS) AND C (ARCHITECTURE).

Seconded by Boardmember Marshall. Vote: 13-0-1 (Ahern). Motion passes.

HRB Site #704

NOTE: All Historical Resources Board meetings are tape recorded and kept on file with the City of San Diego Planning Department. Upon request, copies of the tapes can be obtained by contacting Board Secretary Barbara Hubbard at (619) 533-6307.

ADJOURNMENT

Chairperson Schwartz adjourned the meeting at 4:30 P.M.

NEXT MEETING DATE: April 28, 2005

LOCATION: City Administration Building, Council Committee Room - 12th Floor.