



THE CITY OF SAN DIEGO

# Historical Resources Board

## AGENDA

**APRIL 27, 2006 1:00 PM**

City Council Committee Hearing Room  
12th Floor, City Administration Building  
202 C Street, San Diego, CA 92101

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**NOTE:** *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Secretary for the Historical Resources Board at 619-533-6307 at least five (5) working days prior to the meeting to insure availability.*

*Members of the Public should realize and understand that Historical Resources Boardmembers may be unable to thoroughly review and consider materials delivered the day of the hearing.*

### **ITEM 1 - APPROVAL OF MINUTES OF FEBRUARY 23, 2006**

### **ITEM 2 - PUBLIC COMMENT**

ISSUES WITHIN THE JURISDICTION OF THE HISTORICAL RESOURCES BOARD NOT PREVIOUSLY HEARD OR ON THE AGENDA. A REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE HEARING RECORDING SECRETARY AT THE TIME OF THE MEETING.

NOTE: 2.0 MINUTES TIME PER SPEAKER.



### **Planning Department**

202 C Street, MS 4A • San Diego, CA 92101-3865  
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**ITEM 3 - ADMINISTRATIVE ITEMS**

- A. Board Administrative Matters and General Information
  - Absences
  - Other General Information
- B. Subcommittee Reports
- C. Conflict of Interest Declarations
- D. Staff Report
- E. Requests for Continuances

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

The Chair may entertain a motion by any Board Member to approve any agenda item as a consent item when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with the Manager's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board.

**ACTION ITEMS****ITEM 5 – EDWIN AND CECILIA SMITH/GRETA STEVENTON HOUSE**

Applicant: Beth Montes on behalf of Judi Schaim, owner

Location: (5A) 3054 Juniper Street and (5B) 3056 Juniper Street, Greater North Park Community Planning Area, Council District 3

Description: (5A) Two-story Craftsman style residence built in 1919 by Edwin Smith; (5B) Single-story vernacular, with stylistic illusions to the Craftsman style, house built in 1938 by Charles Davis as an income property.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: (1) Designate the Edwin and Cecelia Smith/Greta Steventon House at 3054 Juniper Street under HRB CRITERION C as a fine example of the Craftsman style of architecture embodying several distinctive characteristics of the style including a bracket-supported open-ended gable roof, wood siding and shingles, original wood frame windows and its original wood paneled front door.

(2) Direct staff to include specific provisions in a Mills Act Agreement requiring the property owner to remove the aluminum framed screens that exist over the exterior of the double hung windows and, if desired, replace them with internal screens.

(3) Do not designate the house at 3056 Juniper Street, converted garage at 3050 Juniper Street , or two-car garage accessed from the alley.

Report Number: HRB-06-012

**ITEM 6 – CHESTER EASTMAN SPEC HOUSE #1**

Applicant: Ruth Alter on behalf of Linda and Patrick Stouffer, owners

Location: 4230 Arden Way, Uptown Community, Council District 2

Description: Rectangular primarily two-story Craftsman style residence built in 1912 by salesman Chester Eastman.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: Designate the Chester Eastman Spec House #1 at 4230 Arden Way under HRB CRITERION C as an early and intact example of the Craftsman style that embodies many of the characteristics of that style, among these characteristics are simplicity of design and construction, natural materials and craftsmanship. Staff recommends that the designation include the detached double garage sited at the rear of the lot with access from a rear alley which was constructed at the same time as the house and exhibits a similar hip roof form and details.

Report Number: HRB-06-013

**ITEM 7 – 1845 FORT STOCKTON DRIVE HOUSE**

Applicant: Ron May on behalf of Merilee Antrim and Richard Sinkin, owners

Location: 1845 Fort Stockton Drive, Uptown Community, Council District 2

Description: Two-story Spanish Eclectic style with Pueblo influences residence built in 1924 by contractor Louis Dilley.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: Do not designate the house at 1845 Fort Stockton Drive under any HRB Criteria due to modifications that significantly impact the original character and integrity of the building.

Report Number: HRB-06-014

**ITEM 8 – R. B. MEYERS HOUSE**

Applicant: Kathleen Crawford, on behalf of Katalyst LLC, owner

Location: 1619 J Street and 371 16<sup>th</sup> Street (also known as 1601 J Street); East Village, Centre City Community, Council District 2

Description: Single-story, asymmetrical, pyramidal-roofed Transitional vernacular cottage with Craftsman influences built C. 1906.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: Designate the R.B. Meyers House located at 1619 J Street under HRB CRITERIA A and C as one of only three homes of a similar style remaining in East Village and as a representative example of working class, Transitional vernacular residential architecture during the third phase of development in East Village beginning in 1906 and ending in 1921. The house at 371 16<sup>th</sup> Street (also known as 1601 J Street), which is located on the same parcel, is not included in the designation and no action is required for this building.

Report Number: HRB-06-015

**ITEM 9 – 3104 FREEMAN STREET**

Applicant: Vonn Marie May, on behalf of John and Nancy Clifford, owners

Location: 3104 Freeman Street, Peninsula Community, Council District 2

Description: Two-story, Prairie with Mediterranean influences style (or Prairie “Eclectic” style) house built in 1913.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: Do not designate the building at 3104 Freeman Street due to a loss of architectural and historical integrity.

Report Number: HRB-06-016

**ITEM 10 – BENJAMIN TORGERSON/GEORGE COOLEY SPEC HOUSE #1**

Applicant: Ione Steigler, on behalf of Peter Dennehy, owner

Location: 4343 Adams Avenue, Talmadge, Mid-City Community, Council District 3

Description: One and two-story Spanish Colonial Revival style residence built in 1930 as a speculative venture by carpenter Benjamin Torgerson and realtor George Cooley.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: Designate the Benjamin Torgerson/George Cooley Spec House #1 under HRB CRITERION C as an excellent example of a primarily intact Spanish Colonial Revival style building exhibiting distinctive characteristics of the style such as moderately-pitched hip and gable clay tile roof forms with brief overhangs and exposed shaped wood rafter tails, smooth stucco facades, an asymmetrical plan, an arched focal window, an upper level balcony with turned spindles, wood framed casement and double hung windows, tiled vents, and an angled deeply recessed arched entryway. Staff recommends that the garage be included in the designation, but not the driveway gate and posts.

Report Number: HRB-06-017

**ITEM 11 – 3035 LAWRENCE STREET HOUSE**

Applicant: Katheryn Rhodes and Judy White, representing themselves (not the owner)

Location: 3035 Lawrence Street, Peninsula Community, Council District 2

Description: One and two-story Spanish Eclectic style residence built in 1931 by Manuel Frietas, a tuna boat captain of Portuguese descent.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: Do not designate 3035 Lawrence Street under HRB CRITERIA B or C due to insufficient evidence that Captain Manuel Freitas’ accomplishments raise him to the level of a historic person in San Diego, and due to modifications to the front, side and rear of the second floor and the deteriorated condition of the house.

Report Number: HRB-06-018

**ADJOURNMENT**

**ENCLOSURES (with printed copy only):**

1. ITEM 1- Minutes of Board Meeting of February 23, 2006
2. Field Check Memorandum
3. ITEM 3A- Administrative Items
4. ITEM 3B- Subcommittee Items
5. ITEM 5- Staff Report and supporting information
6. ITEM 6- Staff Report and supporting information
7. ITEM 7- Staff Report and supporting information
8. ITEM 8- Staff Report and supporting information
9. ITEM 9- Staff Report and supporting information
10. ITEM 10- Staff Report and supporting information
11. ITEM 11- Staff Report and supporting information

**REMINDERS:**

**NEXT BOARD MEETING DATE:** May 25, 2006

**LOCATION:** City Administration Building  
12<sup>th</sup> Floor, Council Committee Room

**NEXT SUBCOMMITTEE MEETING DATES (subject to change based on holidays and the number of weeks in each month):**

**Design Assistance Subcommittee** meets the first Wednesday of the month, from 3:00 PM to 5:00 PM. The next meeting will be held on Wednesday, May 3, 2006.

**Policy Subcommittee** meets the second Monday of the month at 3:00 PM. The next meeting will be held on Monday, May 8, 2006.

**Archaeology Subcommittee** meets the second Monday of the month at 4:00 PM. The next meeting will be held on Monday, May 8, 2006.

**LOCATION:** City Administration Building  
4<sup>th</sup> Floor, Large Conference Room