



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

JUNE 22, 2006 at 1:00 PM

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

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 MAY 25, 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

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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 – 1845 FORT STOCKTON DRIVE HOUSE (Continued from April 27, 2006)**

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

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 6 – GEORGE T. FORBES SPEC HOUSE #1

Applicant: Ron May on behalf of the owner, Brad Hunsaker and Denton Brazell

Location: 5191 Hastings Road, Kensington-Talmadge Community, Council District 3

Description: A one and two story Spanish Eclectic style house built in 1927 on a corner lot by George T. Forbes as a speculative model home in Kensington Heights.

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

Staff Recommendation: Designate 5191 Hastings Road as a historical building under HRB Criteria A and C as one of the very earliest model homes in Kensington Heights which was used to promote the neighborhood and its Spanish-influenced style, and as an excellent example of Spanish Eclectic architecture retaining a high degree of integrity.

Report Number: HRB-06-024

ITEM 7 – 4414 CONDE PLACE HOUSE -- WITHDRAWN BY OWNER --

Applicant: Marie Lia, on Uptown Community, Council District 2

Description: The house is a one and two story Colonial Revival house with partial basement constructed Circa 1938.

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

Staff Recommendation: Do not designate the house 4414 Conde Place House under any HRB Criteria due to modifications which are inconsistent with the Standards and compromise the historical integrity of the home.

Report Number: HRB-06-025

ITEM 8 – SARAH BROCK/WILLIAM TEMPLETON JOHNSON/BRAWNER & HUNTER HOUSE

Applicant: Beth Montes on behalf of the owner, William and Kelly Hopkins

Location: 4451 Hermosa Way, Uptown Community, Council District 2

Description: The house is a one-and-two story stucco Spanish Eclectic style home with Pueblo Revival elements built in 1922.

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

Staff Recommendation: Designate the Sarah Brock/William Templeton Johnson/Brawner & Hunter House under HRB Criterion C an excellent example of the Spanish Eclectic style with Pueblo style influences, utilizing materials, forms, details and openings representative of the style; and Criterion D as a representative example of the work of Master Architect William Templeton Johnson and as a representative example of the work of proposed Master Builders Brawner & Hunter, who were known for their quality of construction and their enduring construction methods and techniques. The designation would include the house, garage, site wall, and lower level reflecting pool. Staff also recommends that a condition of the Mills Act tax reduction is that public visibility of the structure be improved by thinning the screening vegetation and modifying the gate to allow for enhanced public view of the house.

Report Number: HRB-06-026

ITEM 9 – LOUISE AND THOMAS ROTHWELL/THOMAS SHEPHERD HOUSE

Applicant: Marie Lia on behalf of the owners, Jeffrey and Kimberly Sandler

Location: 7811 Hillside Drive, La Jolla Community, Council District 1

Description: The house is a two story with basement stucco asymmetrical Spanish Eclectic style home built in 1927.

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

Staff Recommendation: Designate the property under HRB Criteria C and D as an excellent example of the Spanish Eclectic architectural style, exhibiting many characteristic of the style in form, material, detail and feel; and as an excellent example of the work of Master Architect Thomas Shepherd.

Report Number: HRB-06-027

ITEM 10 – CHARLES AND FLORA BUTLER HOUSE

Applicant: Scott Moomjian on behalf of the owner, Dr. Richard Clark

Location: 4364 Hermosa Way, Uptown Community, Council District 2

Description: The house is a one story Craftsman style home built in 1910.

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

Staff Recommendation: Designate the Charles and Flora Butler House under HRB Criterion C as an excellent early example of the Craftsman style, utilizing many characteristics of the style such as form, detail, workmanship and materials.

Report Number: HRB-06-028

ITEM 11 – URIAH AND CLARA BARKEY HOUSE

Applicant: Louis and Tamora Vener, owners

Location: 8265 Paseo del Ocaso, La Jolla Community, Council District 1

Description: The house is a one and two story Spanish Eclectic style house built in 1929.

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

Staff Recommendation: Designate the Uriah and Clara Barkey House under HRB Criteria A and C as one of the first seven homes (which came to be known as the seven sisters) to be built in the La Jolla Shores area prior to the onset of the Great Depression and as an excellent example of Spanish Eclectic architecture.

Report Number: HRB-06-029

ITEM 12 – FANNIE AND LEOTI HOWARD HOUSE

Applicant: Ione Stiegler, on behalf of owners Jorge Mendez and Karla V. Lopez Mendez

Location: 1529 29th Street, Greater Golden Hill Community, Council District 3

Description: The house is a one story Craftsman Bungalow style residence built in 1911.

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

Staff Recommendation: Designate the Fannie and Leoti Howard House under HRB Criterion C as an excellent example of Craftsman Bungalow architecture from the early 1910s, retaining a high degree of integrity.

Report Number: HRB-06-030

ITEM 13 – HENRY AND EMMA NEUSTADT SPEC HOUSE #1

Applicant: Beth Montes, on behalf of owners Robert and Anne Steinberger

Location: 1444 Granada Avenue, Greater Golden Hill Community, Council District 3

Description: The house is a two story Colonial Revival style residence built in 1910 on a post and pier, perimeter concrete foundation above a large basement.

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

Staff Recommendation: Designate the Henry and Emma Neustadt Spec House #1 under HRB Criterion C as an excellent example of early 20th century Colonial Revival architectural style, retaining a high degree of integrity.

Report Number: HRB-06-031

ITEM 14 – 418 10TH AVENUE (WAREHOUSE DISTRICT) & 450 10TH AVENUE (EAST VILLAGE)

Applicant: Wendy Tinsley, on behalf of LodgeWorks, L.P.

Location: 418 and 450 10th Avenue, Centre City Community, Council District 2

Description: 418 10th Avenue is a utilitarian warehouse built in a rectangular plan of board form concrete and concrete bricks in 1927. 450 10th Avenue is a commercial building constructed in approximately 1949 of board form concrete and concrete brick with two original storefronts and an auto bay converted to a third storefront.

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

Staff Recommendation: Do not designate the buildings at 418 10th Avenue or 450 10th Avenue under any HRB criteria.

Report Number: HRB-06-032

ITEM 15 – 1488 MARKET STREET & 648 15TH STREET (EAST VILLAGE)

Applicant: Scott Moomjian on behalf of owner CJUF II Lankford Market LLC

Location: 1488 Market Street and 648 15th Street, Centre City Community, Council District 2

Description: 1488 Market Street is a commercial building constructed in 1923 of reinforced concrete frame with 12” “monolithic” concrete block totaling 12,901 square feet plus 8,245 square feet of basement space and 5,177 square feet of mezzanine space. 648 15th Street is a commercial warehouse building constructed in 1946 of reinforced concrete and steel frame with 8” concrete block walls and approximately 300,000 total square feet of space.

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

Staff Recommendation Do not designate the property at 1488 Market Street or 648 15th Street under any HRB Criteria.

Report Number: HRB-06-033

ADJOURNMENT**ENCLOSURES (with hard copy only):**

1. Minutes of Board Meeting of May 25, 2006
2. Field Check Memorandum
3. Administrative Items
4. Subcommittee Items
5. ITEM 5 - Staff Report and supporting information
6. ITEM 6 - Staff Report and supporting information
7. ITEM 8 - Staff Report and supporting information
8. ITEM 9 - Staff Report and supporting information
9. ITEM 10 - Staff Report and supporting information
10. ITEM 11 - Staff Report and supporting information
11. ITEM 12 - Staff Report and supporting information
12. ITEM 13 - Staff Report and supporting information
13. ITEM 14 - Staff Report and supporting information
14. ITEM 15 - Staff Report and supporting information

REMINDERS:

NEXT BOARD MEETING DATE: July 27, 2006

LOCATION: City Administration Building
12th 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, July 5.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next meeting will be held on Monday, July 10.

Archaeology Subcommittee meets the second Monday of the month at 4:00 PM. The next meeting will be held on Monday, July 10.

LOCATION: City Administration Building
4th Floor, Large Conference Room