

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF JUNE 27, 2013  
202 C STREET, CITY ADMINISTRATION BUILDING  
COUNCIL COMMITTEE ROOM, 12<sup>th</sup> FLOOR  
SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair Lemmo at 1:04PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
2 <sup>nd</sup> Vice Chairperson	Linda Marrone	Present
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Alex Bethke	Present
Boardmember	Maria Curry	Present
Boardmember	Tom Larimer	Present
Boardmember	Evelya Rivera	Present
Boardmember	Abel Silvas	Present
Boardmember	Ann Woods	Absent

Staff to the Board in Attendance

Shannon Anthony, Board Secretary  
Cathy Winterrowd, Assistant Deputy Director  
Kelley Stanco, Senior Planner  
Jodie Brown, Senior Planner  
Camille Pekarek, Planning Intern

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR** April 25, 2013 and May 23, 2013

**Minutes were not available**

**ITEM 2 - PUBLIC COMMENT**

None

**ITEM 3 - ADMINISTRATIVE ITEMS**

**A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION**

- **ABSENCES**

Boardmember Woods advised staff she would not be able to attend this meeting.

- **OTHER GENERAL INFORMATION**

- ✓ Additional information from Applicant and Staff Memo along with 2<sup>nd</sup> Page of the Residential Building Record for Item 8
- ✓ Correspondence for Item 11
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

**B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

Chair Lemmo recused himself on item 7. Boardmember Larimer mentioned that his firm is involved with Item 5, but he is not part of it.

- **EX PARTE COMMUNICATIONS**

None

**FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

None

**C. REQUESTS FOR CONTINUANCES**

The applicant is requesting an indefinite continuance for Item 7

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BERGE TO GRANT AN INDEFINITE CONTINUANCE FOR ITEM 7**

Seconded by Boardmember Silvas

Vote: 9-0-1

Motion Passes

(Lemmo)

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

ITEM 8 – GEORGE FORBES SPEC HOUSE #2

ITEM 9 – RUSSELL AND ROSEMARY LANTHORNE/HOMER DELAWIE HOUSE

ITEM 10 – GEORGE AND KATHAGENE MCCORMACK HOUSE

ITEM 11 – DELIA REINBOLD HOUSE

ITEM 12 – PAUL AND NELLIE MCCOY SPEC HOUSE #1

ITEM 13 – LILLIE AND JAMES NORTH HOUSES

*Boardmember Berge pulled Item 11, and Boardmember Rivera pulled Item 13 from the consent agenda*

**BOARD ACTION:**

**MOTION BY BOARDMEMBER RIVERA TO DESIGNATE ITEMS 8, 9, 10, AND 12 ON THE CONSENT AGENDA**

Seconded by Boardmember Berge

Vote: 10-0-0

Motion Passes

## **ACTION ITEMS**

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### **ITEM 5 – 372 FOURTH AVENUE**

#### **Continued from April 2013**

Applicant: Williams Family Trust / Elizabeth W. Awes Separate Property Trust represented by Marie Burke Lia

Location: 372 Fourth Avenue, 92101, Downtown Community, Council District 3 (1289 4-A)

Description: Consider the designation of the property located at 372 Fourth Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 372 Fourth Avenue under any adopted HRB Criteria due to a lack of integrity.

Report Number: Staff memo dated April 11, 2013 and HRB-13-007

Staff Report by Kelley Stanco

#### **Testimony Received:**

In Favor: Marie Lia (*Kevin Nolen, Elizabeth Awes, Tim Winslow, Emilee Hernandez, Jason Kimmel*)

In Opposition: John Eisenhart (*Ashley Christensen*), Bruce Coons

#### **Board Discussion:**

Boardmember Berge did not look at method of construction, where function isn't as important. Method of construction involves board form concrete and steel trusses. Criterion C does not require uniqueness. It qualifies under period of construction and method. She supports designation under Criterion C.

Boardmember Larimer thinks that the integrity is there, elements are still present and retail is compatible with a warehouse. He does not agree with any of the findings in the applicants report.

Boardmember Bethke disagrees with applicant's integrity assessment, but is struggling with significance. Nothing written that would support designation.

Boardmember Monroe still sees the form and roofline. Basic structure still exists, but is it significant enough to be designated?

Vice-Chair Garbini think it is important that it is related to warehousing and downtown development. She is interested in Criteria C and A.

Chair Lemmo said it is what it is, a 1920's Utilitarian warehouse. Setting is significant, corridor where people transported goods. He is leaning towards designation. Method of construction is interesting, but significance is still needed.

Boardmember Silvas mentioned that it is 90 years old. He supports designation under Criteria A or C.

Boardmember Curry supports designation under C. Looks like a warehouse and functioned as a warehouse. It is also important for its association with Spreckels. Modifications are reversible.

Boardmember Baksh though applicant's presentation reinforced the integrity issues, supports Staff's recommendation.

Boardmember Rivera supports designation, significant to downtown and association with Spreckels.

Boardmember Berge mentioned that all of comments were based on the written material.

BOARD ACTION:

**MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 5 – THE SPRECKELS BROTHERS COMMERCIAL COMPANY WAREHOUSE AS HISTORICALLY SIGNIFICANT UNDER CRITERION C AS A RESOURCE THAT EMBODIES THE DISTINCTIVE CHARACTERISTICS OF AN EARLY 20<sup>TH</sup> CENTURY WAREHOUSE METHOD OF CONSTRUCTION. IN PARTICULAR THE RESOURCE CLEARLY ILLUSTRATES PHYSICAL FEATURES USED IN THIS METHOD OF CONSTRUCTION SUCH AS THE BOARD FORMED CONCRETE SHEER WALLS AND THE COMMONLY REOCCURRING LONG SPAN STEEL TRUSSES, ITS FORM THEN LEAVES THE LARGE INTERIOR SPACE OF A WAREHOUSE. THE RESOURCE MAINTAINS ENOUGH HISTORICAL INTEGRITY TO CONVEY ITS HISTORIC SIGNIFICANCE FROM ITS PERIOD OF SIGNIFICANCE, 1924. IT IS A GOOD EXAMPLE OF THIS METHOD OF CONSTRUCTION AND IS RECOGNIZABLE TODAY AS A WAREHOUSE THAT SERVED THE WATERFRONT IN THE CITY’S EARLY 20<sup>TH</sup> CENTURY ECONOMIC GROWTH.**

Seconded by Boardmember Curry

Vote: 7-2-1

Motion Passes

*(Baksh, Bethke)(Larimer)*

**MOTION BY BOARDMEMBER RIVERA TO DESIGNATE ITEM 5 - THE SPRECKELS BROTHERS COMMERCIAL COMPANY WAREHOUSE UNDER CRITERION B BECAUSE SPRECKELS IS A SIGNIFICANT INDIVIDUAL AND THIS IS JUST ANOTHER PIECE OF HOW SPRECKELS HAS TOUCHED SAN DIEGO. THIS WAREHOUSE IS JUST ANOTHER CRITICAL COMPONENT OF THEIR LEGACY THAT THEY BROUGHT TO OUR CITY.**

No Second

Motion Fails

**MOTION BY BOARDMEMBER BETHKE TO DESIGNATE ITEM 5 - THE SPRECKELS BROTHERS COMMERCIAL COMPANY WAREHOUSE UNDER CRITERION A AS A SPECIAL ELEMENT OF THE CITY’S ECONOMIC DEVELOPMENT, AS A WAREHOUSE THAT SERVED THE WATERFRONT IN THE CITY’S EARLY 20<sup>TH</sup> CENTURY ECONOMIC DEVELOPMENT.**

Seconded by Boardmember Curry

Vote: 7-2-1

Motion Passes

*(Baksh, Lemmo)(Larimer)*

**ITEM 6 – LA JOLLA POST OFFICE**

**Continued from May 2013**

Applicant: United States Postal Service

Location: 1140 Wall Street, 92037, La Jolla Community, Council District 1 (1227 6-F)

Description: Consider the designation of the property located at 1140 Wall Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the La Jolla Post Office located at 1140 Wall Street, a Works Progress Administration (WPA) era United States Post Office constructed in 1929 in the Spanish Colonial Revival style and reflecting a special element in the development of the community, as

a historical resource with a period of significance of 1935-1960 under HRB Criterion E. An interior element included in the designation is the public lobby mural, *Scenic View of the Village* (1935-1936), painted by Belle Baranceanu.

Report Number: Staff memo dated May 9, 2013 and HRB-13-020

Staff Report by Jodie Brown

**Testimony Received:**

In Favor: John Eisenhart, Bruce Coons, Leslie Davis, Heath Fox, Ron May

In Opposition: None

**Board Discussion:**

Boardmember Rivera supports Staff's recommendation.

Boardmember Baksh supports Staff's recommendation.

Boardmember Curry supports Staff's recommendation.

Boardmember Berge supports Staff's recommendation.

Boardmember Silvas supports Staff's recommendation.

Chair Lemmo supports Staff's recommendation.

Vice-Chair Garbini supports Staff's recommendation.

Boardmember Marrone supports Staff's recommendation.

Boardmember Bethke supports Staff's recommendation.

Boardmember Larimer supports Staff's recommendation.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER RIVERA TO DESIGNATE ITEM 6 – LA JOLLA POST OFFICE PER STAFF'S RECOMMENDATION.**

Seconded by Boardmember Curry

Vote: 10-0-0

Motion Passes

**ITEM 7 – THE JAMES COLLUMB AUTO SALES AND SERVICING BUILDING**

Applicant: Navarra Properties Broadway LP represented by Scott Moomjian

Location: 1508-1544 E Street, 92101, Downtown Community, Council District 3 (**1289 3-C**)

Description: Consider the designation of the property located at 1508-1544 E Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate The James Collumb Auto Sales and Service Building located at 1508-1544 E Street as a historical resource with a period of significance of 1919-1956 under Criterion A.

Report Number: HRB-13-026

ITEM WAS INDEFINITELY CONTINUED AT THE REQUEST OF THE APPLICANT

**ITEM 8 – GEORGE FORBES SPEC HOUSE #2**

Applicant: William Jones and Cheryl Sueing-Jones represented by Marie Burke Lia

Location: 5358 Canterbury Drive, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-H**)

Description: Consider the designation of the property located at 5358 Canterbury Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the George Forbes Spec House #2 located at 5358 Canterbury Drive as a historical resource with a period of significance of 1929 under HRB Criteria A and C. The designation excludes the rear patio enclosure at the northwest corner, and the second floor covered porch enclosure at the southwest corner.

Report Number: HRB-13-027

ITEM PASSED ON CONSENT

**ITEM 9 – RUSSELL AND ROSEMARY LANTHORNE/HOMER DELAWIE HOUSE**

Applicant: Doris Lew represented by Marie Burke Lia

Location: 7520 Mar Avenue, 92037, La Jolla Community, Council District 1 (**1227 7-F**)

Description: Consider the designation of the property located at 7520 Mar Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Russell and Rosemary Lanthorne/Homer Delawie House located at 7520 Mar Avenue as a historical resource with a period of significance of 1963 under HRB Criteria C and D.

Report Number: HRB-13-030

ITEM PASSED ON CONSENT

**ITEM 10 – GEORGE AND KATHAGENE MCCORMACK HOUSE**

Applicant: Robert and Nancy Levine represented by Scott A. Moomjian

Location: 2915 28<sup>th</sup> Street, 92104, Greater North Park Community, Council District 3 (**1269 7-D**)

Description: Consider the designation of the property located at 7520 Mar Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the George and Kathagene McCormack House located at 2915 28<sup>th</sup> Street as a historical resource with a period of significance of 1928 under HRB Criteria C. The designation excludes the non-historic, detached garage at the rear of about 360 square feet, and the area within a side covered patio enclosure of about 60 square feet. Original elements of the patio such as its roof are not excluded.

Report Number: HRB-13-031

ITEM PASSED ON CONSENT

**ITEM 11 – DELIA REINBOLD HOUSE**

Applicant: Robert and Leah Johns represented by IS Architecture

Location: 4769 Panorama Drive, 92116, Greater North Park Community, Council District 3 (**1269 3-C**)

Description: Consider the designation of the property located at 4769 Panorama Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Delia Reinbold House located at 4769 Panorama Drive as a historical resource with a period of significance of 1935-1956 and 1911 under HRB Criteria B and C respectively. The designation excludes the 1965 garage addition at the rear of the property.

Report Number: HRB-13-032

Staff Report by Camille Pekarek

**Testimony Received:**

In Favor: Ione Stiegler

In Opposition: None

**Board Discussion:**

Boardmember Berge is concerned about the vinyl windows on the front façade, not as concerned with the porch floor changed to concrete. She supports designation under Criterion B, not C.

Boardmember Larimer supports Staff's recommendation.

Boardmember Bethke is not as concerned with the vinyl replacements, because there are other unique aspects to architecture. OK with Staff's recommendation.

Boardmember Marrone supports Staff's recommendation.

Vice-Chair Garbini supports Staff's recommendation.

Chair Lemmo supports Staff's recommendation.

Boardmember Silvas supports Criterion C, wants more input from the Chinese community before supporting Criterion B.

Boardmember Curry supports Criterion B, connect people with resources. Resources associated with various communities; need to bring more people and diversity to meetings. Under C, windows have same openings, pattern and operations. She supports Staff's recommendation.

Boardmember Baksh supports Staff's recommendation, very interesting roof.

Boardmember Rivera supports Criterion B, but not Criterion C.

Boardmember Berge would like to send the report back for more information on Criterion B.

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 11 – DELIA REINBOLD HOUSE UNDER CRITERION C PER STAFF'S RECOMMENDATION**

Seconded by Boardmember Curry

Vote: 8-2-0

Motion Passes

(Rivera, Berge)

**MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 11 – DELIA REINBOLD HOUSE  
UNDER CRITERION B PER STAFF’S RECOMMENDATION**

Seconded by Boardmember Marrone

Vote: 7-2-1

Motion Passes

*(Silvas, Berge)(Bethke)*

**ITEM 12 – PAUL AND NELLIE MCCOY SPEC HOUSE #1**

Applicant: Steven and Susanne Hilles Trust represented by Legacy 106, Inc.

Location: 5166 Marlborough Drive, 92116, Kensington-Talmadge Community, Council District 9 **(1269 2-G)**

Description: Consider the designation of the property located at 5166 Marlborough Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Paul and Nellie McCoy Spec House #1 located at 5166 Marlborough Drive as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the 80 square feet addition at the southwest corner of the house.

Report Number: HRB-13-033

ITEM PASSED ON CONSENT

**ITEM 13 – LILLIE AND JAMES NORTH HOUSES**

Applicant: Robert Linton represented by IS Architecture

Location: 3600 3<sup>rd</sup> Avenue and 136 Brookes Avenue, 92103, Uptown Community, Council District 3 **(1269 6-A)**

Description: Consider the designation of the property located at 3600 3<sup>rd</sup> Avenue and 136 Brookes Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Lillie and James North Houses located at 3600 3<sup>rd</sup> Avenue and Brookes Avenue as a historical resource with a period of significance of 1908 under HRB Criterion C.

Report Number: HRB-13-034

Staff Report by Camille Pekarek

**Testimony Received:**

In Favor: Ione Stiegler, Bruce Coons

In Opposition: None

**Board Discussion:**

Boardmember Rivera pulled because it was under renovation, has a hard time designating something that is not complete.

Boardmember Baksh supports Staff’s recommendation.

Boardmember Curry supports Staff’s recommendation.

Boardmember Silvas supports Staff’s recommendation.

Chair Lemmo supports Staff’s recommendation.



Vice-Chair Garbini supports Staff's recommendation, surprised that all of the mature landscaping has been removed.

Boardmember Bethke supports Staff's recommendation, but is concerned about landscaping.

Boardmember Larimer questioned the "Ashler" reference, supports Staff's recommendation.

Boardmember Berge agrees with Boardmember Larimer that it is not a true "Ashler" pattern. She has concerns with the front door and porch floor, supports Staff's recommendation.

Chair Lemmo wants "Ashler" struck from the resolution.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 13 – LILLIE AND JAMES NORTH HOUSES UNDER CRITERION C PER STAFF'S RECOMMENDATION WITH THE REMOVAL OF THE WORD ASHLER IN THE RESOLUTION.**

Seconded by Boardmember Larimer

Vote: 9-1-0  
(Rivera)

Motion Passes

**ITEM 14 – AZTEC BREWERY ARTWORK (HRB 223)**

Applicant: City of San Diego

Location: In the Possession of the City of San Diego Commission for Arts and Culture

Description: Consider amending the historical resource designation of the Aztec Brewery Artwork by removing the designation from specified elements of the collection.

Today's Action: Amend the designation of the Aztec Brewery Artwork by removing the designation from specified elements of the collection; or do not amend.

Staff Recommendation: Amend the designation of the Aztec Brewery Artwork collection, designated as HRB Site #223, by removing specified elements of the collection from the designation. Elements to be removed from the designation are limited to 19 armless chairs; 3 arm chairs; plaster fragment pieces that belong to the Aztec calendar; plaster fragments pieces belonging to an alcove at the south end of the rathskeller; arched door frames painted green and white; four rustic wooden tables; five painted wooden table extension panels; and approximately 206 flat, ceiling and faux beam panels.

Report Number: HRB-13-028

Staff Report by Jodie Brown

**Testimony Received:**

In Favor: None

In Opposition: Bruce Coons, John Eisenhart

**Board Discussion:**

Boardmember Rivera appreciated the conservation report. She accepts that some of the items can't be saved.

Boardmember Baksh would like a period of time set aside to allow other entities to acquire prior to disposal.

Boardmember Curry may not have artistic value, but may have cultural value. She supports a continuance to see pieces and open to community for comment.

Boardmember Silvas supports continuance and more research.

Chair Lemmo is in support of Staff's recommendation. Is it feasible to make these items available for public view/review?

Vice-Chair Garbini is concerned because the intent was to recreate space. Bits and pieces are important, keep together.

Boardmember Marrone would like to see it reused, hopes pieces can be offered to the community.

Boardmember Bethke thinks integrity is an issue for small part of collection. If it is not deaccessioned, it will sit in storage and no one will see it or use it.

Boardmember Larimer agrees with Boardmember Bethke.

Boardmember Berge just wants items to be offered to interested parties before disposed.

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO DEDESIGNATE THE ITEMS IDENTIFIED IN THE STAFF REPORT AND RESOLUTION FOR ALL THE REASONS CONTAINED THEREIN AND WITH THE DIRECTION TO THE COMMISSION AND CITY PURCHASING THAT THEY BE DEACCESSIONED AND DISPOSED OF IN A MANNER TO MAXIMIZE THE LIKELIHOOD THAT THEY WILL END UP IN COMMUNITY MUSEUMS OR IN ESTABLISHMENTS IN BARRIO LOGAN WHERE THEY COULD BE VIEWED AND ENJOYED BY MEMBERS OF THE PUBLIC.**

Seconded by Boardmember Berge

Vote: 9-0-1  
(Rivera)

Motion Passes

**ITEM 15 – H.R. EMERLING RESIDENTIAL BUILDING (HRB 971)**

Applicant: City of San Diego

Location: 1451-1453 F Street, 92102, Downtown Community, Council District 3 (**1289 3-B**)

Description: Consider the rescission of the designation of the H.R. Emerling Residential Building located at 1451-1453 F Street as a historical resource.

Today's Action: Rescind the designation of the H.R. Emerling Residential Building located at 1451-1453 F Street as a historical resource, or do not rescind.

Staff Recommendation: Rescind the designation of the property at 1451-1453 F Street, designated as HRB Site #971, due to loss of integrity.

Report Number: HRB-13-029

Staff Report by Jodie Brown

**Testimony Received:**

In Favor: Marie Lia, Lucy Contreras, Brad Richter

In Opposition: None

**Board Discussion:**

Boardmember Berge agrees with Staff's recommendation.

Boardmember Larimer agrees with Staff's recommendation.

Boardmember Bethke agrees with Staff's recommendation. He is concerned about precedent, demolition by neglect.

Boardmember Marrone agrees with Staff's recommendation.

Vice-Chair Garbini agrees with Staff's recommendation, would like to see design of front incorporated into new project.

Boardmember Silvas remembers building and wanted it to be preserved. He does not support Staff's recommendation and wants to save what is left. Leave designation on front façade.

Boardmember Curry wants save parts of the structure or reconstruct.

Boardmember Baksh agrees with Staff's recommendation.

Boardmember Rivera agrees with Staff's recommendation.

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO RESCIND THE DESIGNATION PURSUIT TO THE STAFF'S RECOMMENDATION FOR ALL THE REASONS CONTAINED THEREIN WITH A CAVEAT THAT WE HOPE THE FAÇADE THAT FACES THE STREET CAN SOMEHOW BE RETAINED AND REUSED IN FUTURE DEVELOPMENT.**

Seconded by Boardmember Berge

Vote: 8-1-1

Motion Passes

*(Silvas)(Marrone)*

**REMINDER:      NEXT BOARD MEETING DATE:** Thursday, July 25, 2013

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

**MEETING ADJOURNED AT 4:55PM**