



THE CITY OF SAN DIEGO  
Historical Resources Board  
**AGENDA**

**THURSDAY, JUNE 26, 2014 AT 1:00 PM**  
CITY COUNCIL COMMITTEE HEARING ROOM  
12TH FLOOR, CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101

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*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) 533-6301 at least five (5) working days prior to the meeting to insure availability.*

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

**ITEM 1 - APPROVAL OF MINUTES FOR** April 24, 2014 and May 22, 2014

**ITEM 2 – NON-AGENDA 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: 3.0 MINUTES TIME PER SPEAKER.

**ITEM 3 - ADMINISTRATIVE ITEMS**

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

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

The Chair may entertain a motion by any Boardmember 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 staff's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board, unless otherwise noted in the motion.

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**ACTION ITEMS**

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**ITEM 5 – 3537-3551 INDIANA STREET**

Applicant: Tim Wright represented by Legacy 106, Inc

Owner: Michael and Janet Domas Trust

Location: 3537-3551 Indiana Street, 92103, Greater North Park Community, Council District 3 (1269 6-C)

Description: Consider the designation of the property located at 3537-3551 Indiana 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: Do not designate the property located at 3537-3551 Indiana Street under any adopted HRB Criteria.

Report Number: HRB 14-041

**ITEM 6 – FRANK AND ADELAIDE KRAPP HOUSE**

Applicant: Betty A M Arenz Trust represented by Johnson & Johnson

Location: 7025 Vista Del Mar, 92037, La Jolla Community, Council District 1 (1247 1-E)

Description: Consider the designation of the property located at 7025 Vista Del Mar 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 Frank and Adelaide Krapp House located at 7025 Vista Del Mar Avenue as a historical resource with a period of significance of 1936 under HRB Criterion C. The designation excludes the addition to the master bedroom, north interior patio enclosure, and rear garage addition.

Report Number: HRB 14-033

**ITEM 7 – MARTIN AND ENID GLEICH/HENRY HESTER HOUSE**

Applicant: Julie Dunne represented by Allen Hazard & Janet O'Dea

Location: 5120 Norris Road, 92115, College Area Community, Council District 9 (1270 2-A)

Description: Consider the designation of the property located at 5120 Norris Road 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 Martin and Enid Gleich/Henry Hester House located at 5120 Norris Road as a historical resource with a period of significance of 1957-1962 under HRB Criteria C and D.

Report Number: HRB 14-034

**ITEM 8 – WALTER AND LOUISE TRIBLE/THOMAS SHEPHERD HOUSE**

Applicant: Alessandro Sette represented by Scott A. Moomjian

Location: 6028 Folsom Drive, 92037, La Jolla Community, Council District 1 (1247 3-F)

Description: Consider the designation of the property located at 6028 Folsom 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 Walter and Louise Tribble/Thomas Shepherd House located at 6028 Folsom Drive as a historical resource with a period of significance of 1929 under HRB Criteria C and D. The designation excludes additions constructed after the period of significance.

Report Number: HRB 14-035 and Staff memo dated June 19, 2014

**ITEM 9 – THE STAFFORD COTTAGE**

Applicant: Gillispie School represented by Scott A. Moomjian

Location: 7413-7415 Fay Avenue, 92037, La Jolla Community, Council District 1 (1227 7-F)

Description: Consider the designation of the property located at 7413-7415 Fay 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 Stafford Cottage located at 7415 Fay Avenue as a historical resource with a period of significance of c. 1915 under HRB Criteria A and C. The designation excludes the modified detached garage associated with the 7415 Fay Avenue structure, and the rear residence with detached garage addressed at 7413 Fay Avenue in its entirety.

Report Number: HRB 14-036

**ITEM 10 – MISSION HILLS HISTORIC DISTRICT EXPANSION AMENDMENT (2<sup>nd</sup> HEARING)**

Applicant: Deborah Quillin

Location: Various addresses within the expansion area boundaries, bounded by a point beginning at Witherby Street and the alley between Hickory Street and Fort Stockton Drive; proceeding southeast down the alley to Hickory Street; continuing down the property line between 4247 Arden Way and 4249 Arden Way; turning south down the alley and then east down the property line between 4236 St. James Place and 1903 Fort Stockton Drive to a point intersecting with the mid-line of St. James Place; continuing briefly down St. James Place before turning east down the property line between 4247 St. James Place and 4239 St. James Place and continuing to the alley behind; turning south down the alley behind 4239 St. James Place down to the intersecting alley two lots to the south; turning west and continuing briefly down the intersecting alley to the rear property line of 4219 St. James Place; turning south down the rear property line of 4219 St. James Place to the southern property line; turning west down the southern property line of 4219 St. James Place to a point intersecting with the mid-line of St. James Place; continuing south on St. James Place to Sunset Boulevard; then continuing west down the mid-line of Sunset Boulevard to Witherby Street; then continuing northeast down the mid-line of Witherby Street back to the beginning point; Uptown Community; Council District 3

Description: Review the nomination of the Mission Hills Historic District expansion amendment; take public testimony; consider the level of owner support for the amendment of the district and designation of the expansion area; classify all 99 properties within the expansion area boundary as either contributing or non-contributing resources; and take action to amend the designation of the Mission Hills Historic District to include the proposed expansion area.

Today's Action: Amend the designation of the Mission Hills Historic District to include the proposed expansion area, or do not amend.

Staff Recommendation: At this time, staff recommends that the Board (Attachment 2):

1. Amend the name of the district from Mission Hills Geographic/Traditional Historic District to Mission Hills Historic District.
2. Amend the Mission Hills Historic District and its boundary to include the proposed expansion area.
3. Amend the finding supporting designation of the Mission Hills Historic District under Criterion D to include the following Masters, whose work is found within the proposed expansion area:  
Edward F. Bryans, Morris Irvin, Fred Jarboe, William Sterling Hebbard, McCorkle & Stockhouse and Alexander Schreiber;
4. Designate the following 68 properties as Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4205	Arden Way	44342212	5B	4215	Ingleside Avenue	44340216	5D1
4211	Arden Way	44342211	5D1	4231	Ingleside Avenue	44340214	5D1
4214	Arden Way	44342114	5D1	4241	Ingleside Avenue	44340213	5D1

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4217	Arden Way	44342209	5D1	4247	Ingleside Avenue	44340212	5D1
4220	Arden Way	44342115	5B	4257	Ingleside Avenue	44340211	5D1
4224	Arden Way	44342116	5D1	4258	Ingleside Avenue	44340102	5D1
4229	Arden Way	44342206	5D1	4265	Ingleside Avenue	44340210	5D1
4230	Arden Way	44342117	5B	4275	Ingleside Avenue	44340209	6L
4235	Arden Way	44342205	5D1	4281	Ingleside Avenue	44340208	5D1
4238	Arden Way	44342119	5D1	4224-26	Ingleside Avenue	44340114	5D1
4239	Arden Way	44342204	5D1	4204	St. James Place	44342216	5D1
4240	Arden Way	44342120	5D1	4220	St. James Place	44342217	5D1
4241	Arden Way	44342203	5D1	4224	St. James Place	44342218	5D1
4244	Arden Way	44342121	5D1	4227	St. James Place	44343204	5D1
4247	Arden Way	44342202	5B	4230	St. James Place	44342220	5D1
4248	Arden Way	44342122	5D1	4236	St. James Place	44342221	5D1
4230	Arguello Street	44340221	5B	4239	St. James Place	44343203	5B
4240	Arguello Street	44340222	5B	1912	Sunset Boulevard	44342215	5D1
4241	Arguello Street	44342106	5D1	1918	Sunset Boulevard	44342214	5D1
4250	Arguello Street	44340223	5D1	1930	Sunset Boulevard	44342213	5D1
4251	Arguello Street	44342105	5D1	1978	Sunset Boulevard	44342110	5D1
4255	Arguello Street	44342104	5D1	2044	Sunset Boulevard	44340217	5D1
4265	Arguello Street	44342103	5D1	2124	Sunset Boulevard	44340112	5B
4266	Arguello Street	44340225	5D1	2140	Sunset Boulevard	44340111	5D1
4275	Arguello Street	44342102	5D1	2150	Sunset Boulevard	44340110	5B
4294	Arguello Street	44340229	5D1	4231	Witherby Street	44340109	5B
2022	Hickory Street	44325120	5D1	4245	Witherby Street	44340108	5B
2038	Hickory Street	44325121	5D1	4259	Witherby Street	44340106	5D1
2106	Hickory Street	44325122	5D1	4275	Witherby Street	44340104	5D1
2120	Hickory Street	44325124	5B	4281	Witherby Street	44340103	5D1
2124	Hickory Street	44325125	5D1	4295	Witherby Street	44340101	5D1
2138	Hickory Street	44325126	5B	4309	Witherby Street	44340205	5D1
2141	Hickory Street	44340203	5D1	4329	Witherby Street	44340201	5D1
2147	Hickory Street	44340202	5D1	4369	Witherby Street	44325130	5D1

5. Classify the following 31 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4204	Arden Way	44342111	6L	2142	Hickory Street	44325127	6Z
4208	Arden Way	44342112	6L	2150	Hickory Street	44325128	6L
4212	Arden Way	44342113	6L	2160	Hickory Street	44325129	6Z
4215	Arden Way	44342210	6Z	4210	Ingleside Avenue	44340113	6L
4221	Arden Way	44342208	6Z	4225	Ingleside Avenue	44340215	6Z
4225	Arden Way	44342207	6L	4289	Ingleside Avenue	44340207	6Z
4232	Arden Way	44342118	6Z	4219	St. James Place	44343206	6Z
4203	Arguello Street	44342109	6Z	4228	St. James Place	44342219	6L
4227	Arguello Street	44342108	6L	2004	Sunset Boulevard	44340220	6Z
4233	Arguello Street	44342107	6Z	2030	Sunset Boulevard	44340219	6Z

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4258	Arguello Street	44340224	6L	2034	Sunset Boulevard	44340218	6Z
4274	Arguello Street	44340226	6Z	4249	Witherby Street	44340107	6Z
4280	Arguello Street	44340227	6Z	4267	Witherby Street	44340105	6L
4288	Arguello Street	44340228	6L	4303	Witherby Street	44340206	6Z
2053	Hickory Street	44342101	6Z	4319	Witherby Street	44340204	6Z
2110	Hickory Street	44325123	6Z				

This recommendation is based on the following findings:

1. The expansion area is located within the boundaries of the original Mission Hills Subdivision (Map 1115) and was identified as an area of future district expansion at the time the Mission Hills Historic District was designated on July 16, 2007.
2. The resources within the expansion area were constructed largely within and reflect the Mission Hills District’s 1908-1942 period of significance.
3. The expansion area embodies and contributes to the significance of the Mission Hills Historic District as designated by the Historical Resources Board on July 16, 2007 under HRB Criteria A, C and D:
  - a. The Mission Hills Historic District is significant under HRB Criterion A as a special element of the City and neighborhood’s historical, cultural, landscaping and architectural development:
    - i. reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego’s leading citizens, including doctors, lawyers, businessmen, educators and artists.
    - ii. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
    - iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
  - b. The Mission Hills Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
    - i. The District’s period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.
  - c. The Mission Hills Historic District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including: Emmor Brooke Weaver, Henry Harms Preibisius, Requa and Jackson, Frank P. Allen, William F. Wahrenberger, Nathan Rigdon, Martin Melhorn, H.J. Lang, Charles Tifal, David O. Dryden, Brawner & Hunter, and the Pacific Building Company.
4. The expansion area includes the work of several established Master Architects and Builders not found in the original district boundary, including Edward F. Bryans, Morris Irvin, Fred Jarboe, William Sterling Hebbard, McCorkle & Stockhouse and Alexander Schreiber.

ADJOURNMENT

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

Staff Reports and/or supporting information for Items 5 through 10

**REMINDERS:**

**NEXT BOARD MEETING DATE:** Thursday, July 24, 2014  
**LOCATION:** City Administration Building  
12<sup>th</sup> Floor, Council Committee Room

**NEXT SUBCOMMITTEE MEETING DATES (subject to change with appropriate notice)**

**Design Assistance Subcommittee** meets the first Wednesday of the month at 4:00 PM in Conference Room 5C on the 5<sup>th</sup> floor of Development Services. The next regularly scheduled meeting will be held Wednesday, July 2, 2014.

**Policy Subcommittee** meets the second Monday of the month at 3:00 PM in Conference Room 4C on the 4<sup>th</sup> floor of Development Services. The next regularly scheduled meeting will be held on Monday, July 14, 2014.

**Archaeology Subcommittee** meets quarterly on the second Monday of the month at 4:00 PM in Conference Room 4C on the 4<sup>th</sup> floor of Development Services. The next regularly scheduled meeting will be held on Monday, August 11, 2014.

All subcommittee meetings are held at Development Services (City Operations Building) located at 1222 First Avenue, San Diego.