



THE CITY OF SAN DIEGO

Historical Resources Board

REVISED AGENDA

THURSDAY, APRIL 28, 2011 AT 1:00 PM
CITY COUNCIL COMMITTEE HEARING ROOM
12TH FLOOR, CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101

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 February 24, 2011 and March 24, 2011

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: 3.0 MINUTES TIME PER SPEAKER.



City Planning & Community Investment
202 C Street, MS 5A • 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. 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 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 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.

INFORMATION ITEMS

ITEM A – CEDAR AND KETTNER PROPERTY DEVELOPMENT PROJECT

This project site is located within the city block bounded by Beech Street (south), Kettner Boulevard (east), Cedar Street (north), and the railroad right-of-way (west), within the City of San Diego. The County of San Diego staff will discuss the proposed project, which includes demolition of the three-story Star Builders Supply Company building (commonly known as the “Standard Sanitary Manufacturing Company” or “Star Building”), a City-designated historic structure. The proposed demolition is necessary to ensure that the parking structure is sited and constructed in a manner that supports both existing and projected needs for County operations and activities. The County is preparing an Environmental Impact Report (EIR) under the California Environmental Quality Act to address impacts of the proposed project. The Draft EIR will be provided to the Board for review and comment at a future time. *No action on the part of the Board is required for this information item.*

ACTION ITEMS

ITEM 5 – 2044 3rd AVENUE

Applicant: Barry and Hilary Hager Revocable Trust represented by Legacy 106, Inc.

Location: 2044 3rd Avenue, 92101, Uptown Community, Council District 2 (**1289 1-A**)

Description: Consider the designation of the property located at 2044 3rd 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 2044 Third Avenue under any adopted HRB Criteria.

Report Number: HRB-11-001

ITEM 6 – 2335 JUAN STREET

Continued from January 2011

Applicant: Mikhail Family Trust represented by Heritage Architecture & Planning

Location: 2335 Juan Street, 92103, Uptown Community, Council District 2 (**1268 5-G**)

Description: Consider the designation of the property located at 2335 Juan 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 2335 Juan Street under any HRB Criteria.

Report Number: Staff memo dated April 14, 2011 and HRB-11-003

ITEM 7 – PARK PLACE CONDOMINIUMS/RUSSELL FORESTER BUILDING

Applicant: Gina Dronet c/o Kaid Marouf, REI Properties represented by Marie Burke Lia

Location: 800 Prospect Street, 92037, La Jolla Community, Council District 1 (**1227 6-E**)

Description: Consider the designation of the property located at 800 Prospect 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 Park Place Condominiums/Russell Forester Building located at 800 Prospect Street as a historical resource with a period of significance of ca. 1963 under HRB Criteria C and D.

Report Number: HRB-11-020

ITEM 8 – 7311 EADS AVENUE

ITEM HAS BEEN PULLED BY STAFF AT THE REQUEST OF THE OWNERS

ITEM 9 – WILFRED AND LAURA GUY HOUSE

Applicant: Stephen L. Rosenberg represented by Scott A. Moomjian

Location: 1441 28th Street, 92102, Greater Golden Hill Community, Council District 3 (**1289 2-D**)

Description: Consider the designation of the property located at 1441 28th 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 Wilfred and Laura Guy House located at 1441 28th Street as a historical resource with a period of significance of 1912-1935 under HRB Criterion C.

Report Number: HRB-11-022

ITEM 10 – LISBON & MARGARET DURHAM/THOMAS SHEPHERD HOUSE

Applicant: Stephen and Phyllis Pfeiffer represented by Vonn Marie May

Location: 364 Via del Norte, 92037, La Jolla Community, Council District 1 (**1247 2-E**)

Description: Consider the designation of the property located at 364 Via del Norte 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 Lisbon & Margaret Durham/Thomas Shepherd House located at 364 Via Del Norte as a historical resource with a period of significance of 1948-1951 under HRB Criteria C and D.

Report Number: HRB-11-023

ITEM 11 – JACK AND NEVA MILLAN SPEC HOUSE #1

Applicant: Brian and Lili A. Haggerty represented by Legacy 106, Inc.

Location: 1737 W. Arbor Drive, 92103, Uptown Community, Council District 2 (**1268 5-H**)

Description: Consider the designation of the property located at 1737 W. Arbor 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 Jack and Neva Millan Spec House #1 located at 1737 West Arbor Drive as a historical resource with a period of significance of 1923 under HRB Criterion C.

Report Number: HRB-11-024

ITEM 12 – FRONT AND CEDAR (230 W. CEDAR) – CENTRE CITY PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO.2010-59

Applicant: Front & Cedar LP represented by Corner Stone Communities & Starck Architecture and Planning

Location: 230 W. Cedar Street, 92103, Centre City, Council District 2 (**1269 7-A**)

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource (HRB #292 – Frank L. Rawson Residence) as presented.

Report Number: HRB-11-026

*****THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 2:30PM*****

ITEM 13 –NORTH PARK DRYDEN HISTORIC DISTRICT (1st HEARING)

Applicant: North Park Historical Society

Location: Various addresses within the intensive survey area boundaries, defined by the alley between Villa Terrace and Pershing Drive to the west; Upas Street to the South; and the rear property line of the properties on the east side of 28th Street to the east. The northern district boundary includes the properties on the north side of Landis Street, as well as all properties up through 3727 28th Street and 3728-32 Pershing Avenue, 92104; Greater North Park Community; Council District 3 (**1269 6-D**)

Description: First hearing to consider the designation of the North Park Dryden Historic District as a Historical Resource.

Today's Action: Review the North Park Dryden Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Staff Recommendation: At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1912-1941, with or without further direction;
5. Review the information provided to support the establishment of Edward F. Bryans as a Master Builder and forward the issue to the second hearing for consideration.
6. Consider the classification of the following 97 properties as Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3405	28th Street	4534040600	5D1	3424	Pershing Avenue	4533911700	5D1
3411	28th Street	4534040500	5D1	3425	Pershing Avenue	4533920300	5D1
3419	28th Street	4534040400	5D1	3432	Pershing Avenue	4533911800	5D1
3420	28th Street	4533921000	5D1	3439	Pershing Avenue	4533920101	5D1
3429	28th Street	4534040300	5D1	3444	Pershing Avenue	4533911900	5D1
3435	28th Street	4534040200	5D1	3448	Pershing Avenue	4533912000	5D1
3445	28th Street	4534040100	5B	3503	Pershing Avenue	4533331200	5B
3506	28th Street	4533332400	5B	3535	Pershing Avenue	4533330800	5D1
3519	28th Street	4534011400	5D1	3553	Pershing Avenue	4533330600	5D1
3528	28th Street	4533332100	5D1	3562	Pershing Avenue	4533322300	5D1
3560	28th Street	4533331700	5D1	3570	Pershing Avenue	4533322400	5D1
3563	28th Street	4532440500	5B	3578	Pershing Avenue	4533322500	5D1
3584	28th Street	4533331400	5D1	3584	Pershing Avenue	4533322600	5D1
3585	28th Street	4532440200	5B	3585	Pershing Avenue	4533330200	5D1
3594	28th Street	4533331300	5D1	3592	Pershing Avenue	4533322800	5D1
3595	28th Street	4532440100	5D1	3604	Pershing Avenue	4532311700	5D1
3605	28th Street	4532410700	5D1	3611	Pershing Avenue	4532321200	5D1
3614	28th Street	4532322400	5B	3619	Pershing Avenue	4532321100	5D1
3619	28th Street	4532410900	5D1	3620	Pershing Avenue	4532311900	5D1
3629	28th Street	4532411000	5D1	3653	Pershing Avenue	4532320700	5D1
3635	28th Street	4532411100	5D1	3660	Pershing Avenue	4532312400	5D1
3645	28th Street	4532411200	5B	3667	Pershing Avenue	4532320500	5D1
3660	28th Street	4532321800	5B	3675	Pershing Avenue	4532320400	5D1
3668	28th Street	4532321700	5D1	3685	Pershing Avenue	4532320300	5D1
3676	28th Street	4532321600	5B	3691	Pershing Avenue	4532320200	5D1
3686	28th Street	4532321500	5D1	3694	Pershing Avenue	4532312800	5B
3696	28th Street	4532321400	5D1	3706	Pershing Avenue	4530911500	5D1
3706	28th Street	4530922700	5D1	3720	Pershing Avenue	4530911700	5D1
3727	28th Street	4531040300	5D1	3420	Pershing Avenue	4533911600	5D1
3412	28th Street	4533921100	5B	3510-12	Pershing Avenue	4533321700	5D1
3446	28th Street	4533920700	5B	3511	Pershing Avenue	4533331100	5D1
3505	28th Street	4534010700	5B	3520-22	Pershing Avenue	4533321800	5D1
3520	28th Street	4533332200	5B	3530	Pershing Avenue	4533321900	5B
3536	28th Street	4533332000	5D1	3543	Pershing Avenue	4533330700	5D1
3546	28th Street	4533331900	5B	3544	Pershing Avenue	4533322100	5D1
3553	28th Street	4532440600	5B	3552	Pershing Avenue	4533322200	5D1

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3554	28th Street	4533331800	5B	3565-67	Pershing Avenue	4533330400	5D1
3571	28th Street	4532441400	5B	3593	Pershing Avenue	4533330100	5D1
3638	28th Street	4532322100	5B	3607	Pershing Avenue	4532321300	5D1
3711	28th Street	4531040500	5D1	3626-28	Pershing Avenue	4532312000	5D1
3715-19	28th Street	4531040400	5D1	3635	Pershing Avenue	4532320900	5D1
2801-03	Capps Street	4534011600	5D1	3638-40	Pershing Avenue	4532312100	5D1
2627	Dwight Street	4533322700	5D1	3652	Pershing Avenue	45323123	5D1
2715	Landis Street	4532320100	5D1	3668-70	Pershing Avenue	4532312500	5D1
2716	Landis Street	4530921400	5D1	3728-32	Pershing Avenue	4530911800	5D1
2710	Landis Street	4530921300	5D1	2718	Upas Street	4533920600	5D1
2727-29	Landis Street	4532320200	5D1	2738	Upas Street	4533921400	5D1
2632-38	Myrtle Avenue	4533321600	5D1	2728	Upas Street	4533921300	5D1
3404	Pershing Avenue	4533911400	5D1				

7. Consider the classification of the following 39 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3430	28th Street	4533920900	6L	3410	Pershing Avenue	4533911500	6L
3438	28th Street	4533920800	6Z	3415	Pershing Avenue	4533920400	6L
3511	28th Street	4534011300	6Z	3435	Pershing Avenue	4533920103	6Z
3529	28th Street	4534011500	6Z	3629	Pershing Avenue	4532321000	6L
3574	28th Street	4533331500	6L	3645	Pershing Avenue	4532320800	6L
3575	28th Street	4532440300	6L	3676	Pershing Avenue	4532312600	6Z
3604	28th Street	4532322500	6Z	3686	Pershing Avenue	4532312700	6Z
3611	28th Street	4532410800	6L	3712	Pershing Avenue	4530911600	6L
3620	28th Street	4532322300	6Z	3429-33	Pershing Avenue	4533920200	6Z
3630	28th Street	4532322200	6L	3521	Pershing Avenue	4533331000	6L
3644	28th Street	4532322000	6L	3527	Pershing Avenue	4533330900	6L
3650	28th Street	4532321900	6L	3536	Pershing Avenue	4533322000	6L
3705	28th Street	4531040600	6Z	3557-59	Pershing Avenue	4533330500	6L
3516	28th Street	4532321600	6L	3575	Pershing Avenue	4533330300	6L
3570	28th Street	4533331600	6L	3612-14	Pershing Avenue	4532311800	6L
3712	28th Street	4530922600	6L	3642-46	Pershing Avenue	4532312200	6L
2815-17	Capps Street	4534011100	6Z	3659-61	Pershing Avenue	4532320600	6L
2628	Landis Street	4530911400	6Z	2628	Upas Street	4533911300	6L
2704	Landis Street	4530921200	6L	2704	Upas Street	4533920500	6L
2707	Myrtle Avenue	4533920102	6Z				

8. Find that the nomination is complete based upon this direction, and direct staff to docket the North Park Dryden District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Report Number: HRB-11-025

ADJOURNMENT

ENCLOSURES (with printed copy only):

Staff Reports and/or supporting information for Item 5 through 13

REMINDERS:

NEXT BOARD MEETING DATE: Thursday, May 26, 2011

LOCATION: City Administration Building
12th 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 B, 12th Floor of the City Administration Building. The next regularly scheduled meeting will be held Wednesday, May 4, 2011.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, May 9, 2011.

Archaeology Subcommittee meets the second Monday of the month at 4:00 PM. The next regularly scheduled meeting will be held on Monday, May 9, 2011.

The Policy and Archaeology Subcommittees meet in the Large Conference Room, 5th Floor, of the City Administration Building.