

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF AUGUST 23, 2007
202 C STREET
CITY ADMINISTRATION BUILDING
COUNCIL COMMITTEE ROOM, 12TH FLOOR
SAN DIEGO, CA**

The meeting was called to order by Chairperson Otto Emme at 1:07 p.m.

Chairperson	Otto Emme	Present
Vice Chairperson	Jerry Schaefer	Present
Boardmember	Priscilla Berge	Present
Boardmember	Laura Burnett	Absent
Boardmember	Maria Curry	Present
Boardmember	John Eisenhart	Present
Boardmember	David Marshall	Present
Boardmember	Delores McNeely	Present (left at 5:20)
Boardmember	Abel Silvas	Present (left at 5:45)

Staff to the Board in Attendance: Jacqueline Dominguez, Interim Board Secretary
Garry Papers, Deputy Director, Urban Form
Cathy Winterrowd, Senior Planner
Mike Tudury, Senior Planner
Tricia Olsen, Intern

Legal Counsel in Attendance: Marianne Greene, Deputy City Attorney

ITEM 1A - MINUTES OF MAY 24, 2007

The Minutes of May 24, 2007 were not available for approval.

ITEM 1B - MINUTES OF JUNE 28, 2007

Boardmember Berge noted a spelling error on Page 4, Item 9; correct the spelling of Dennstedt. Referencing Page 10, Item 11, Board Discussion, Boardmember Marshall requested the deletion of the erroneous statement "Boardmember Harrison said that this was the property for which the 'Rainmaker' Hatfield was hired."

BOARD ACTION: Boardmember Marshall moved to approve the Minutes of June 28, 2007, with corrections. The motion was seconded by Boardmember Berge. The motion was approved 8-0-0.

ITEM 1C - MINUTES OF JULY 16, 2007

Ms. Winterrowd noted that Boardmembers Curry, Marshall, Schaefer and Silvas were not present at the July 16, 2007 special meeting, therefore cannot vote on the minutes.

Deputy City Attorney, Marianne Greene requested a revision to Page 4, Board Clarifying Questions, middle of the paragraph, to add the word *negotiations*, so that the sentence reads ...which staff enters into negotiations with the owner in accordance with Council Policy.

BOARD ACTION: Motion by Boardmember Berge, seconded by Boardmember McNeely, to approved the Minutes of the Special Meeting of July 16, 2007, as revised. The motion was approved 4-0-4. Abstentions: Curry, Marshall, Schaefer and Silvas.

ITEM 2 - PUBLIC COMMENT

Boardmember Curry proudly reported that she became a United States Citizen today. The HRB board, staff and guests applauded and extended their congratulations to Ms. Curry.

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **Absences:**

Boardmember Burnett notified staff that she is out of town and not be able to attend the meeting.

- **Other General Information:**

Contents of "Blue Folders": Handout from Mr. May on an agenda item. Motions and Findings for Historical Designation form.

- **General Board Member Comments:**

Boardmember Marshall discussed the importance of protecting historic interiors. The San Diego Hardware Store, 1910 Building in the Gaslamp Quarter had all of its 95-year-old tin ceilings from the 1st floor torn out. The building is presently empty, and the tin ceilings were not damaged. According to the owners, the ceiling was ripped out at the request of the building department. That is one of only two buildings in the Gaslamp Quarter that has its original tin ceilings, and they are gone now. Fortunately, the Gaslamp Historical Association was able to save a stack of them and install them in the William Davis House. Mr. Marshall said this is another reminder that interiors are very difficult to protect and we need to be on the ball to make sure this doesn't continue to happen.

Boardmember Eisenhart reported on a renovation in progress on First and Laurel, taking a modern building from 1960 to a new Spanish Faux Style. Mr. Eisenhart believes there is a trend of creating false history, usually along the Spanish Colonial lines, for a number of complexes around the City, for marketing reasons and he hopes developers look at marketing for the next generation and consider the roots of a building as the best way to go about renovation.

Chairperson Emme reported that the Mission Beach Key Shop, one of Pacific Beach's longest-running, family-owned businesses, will be closing at the end of September.

B. CONFLICT OF INTEREST DECLARATIONS

- **Conflict of Interest:**
Boardmember Marshall recused himself from Item 10, Bayshore Bikeway Western Salt Segment, due to the involvement of his professional firm in the master planning for the saltwork site which the bikeway passes through.
- **Ex Parte Communications:**
None.
- **Failure to visit designation sites (including interiors proposed for designation)/invocation of waiver:** None.

For the record, Boardmember Berge said she was not able to visit the interior courtyard of Item 6, Dr. Chester Tanner Office Bungalow Court. The three times she attempted to visit the site, it was closed each time. She was able to view the interior courtyard from the public right-of-way.

Boardmember Curry visited the site, but not the interior, but had an adequate view of the interior courtyard from the public right-of way.

Boardmember McNeely also attempted to visit the interior courtyard when the property was closed, but had an adequate view from the public right-a-way to view the courtyard.

C. STAFF REPORT

Cathy Winterrowd, Senior Planner, HRB, reported.

- a. Resignation of Chair Bob Vacchi and Boardmember Don Harrison. The Mayor's Director of Appointments is working to fill those positions as well as other board members whose terms have expired. In the interim, Vice-Chair Emme has agreed to fill the position of Chair and Boardmember Schaefer has agreed to step in as Vice-Chair.
- b. HRB held a Workshop on San Diego Modernism on August 6. Well attended, the Consultant under contract for the Modernism Context Statement presented an overview of their work to date; public comments and Board comments were very helpful to staff and will be incorporated into a final report later this fall.
- c. HRB Annual Retreat scheduled for Saturday, September 15, 2007 at the Santa Fe Room of the Balboa Park Club, 9:15am to 2:30pm.
- d. Next DAS meeting will be held on Wednesday, September 5, 2007.
- e. The next Policy Subcommittee meeting will be held on Monday, September 10, 2007.
- f. The next Archaeology Subcommittee meeting will be held in November 2007. The September meeting was cancelled by the Chair due to a lack of business.

Today's agenda includes two referrals from Development Services, seven individual nominations, a reconsideration of an item from the July meeting and five development

permit reviews for proposed projects involving substantial alterations to designated historical resources. There remain 41 individual nominations submitted in 2006 waiting to be reviewed by staff and brought forward for designation. It does not seem probable that all of these nominations will be heard by the Board this calendar year.

D. REQUESTS FOR CONTINUANCES

Jay Furlonger, IS Architecture, requested a continuance for Item 7, based on the significant cost of work the owner is exploring in order to get designation on his house and the conflicting cost estimates he has received to date.

BOARD ACTION: Boardmember Eisenhart moved to continue Item 7 until the September HRB meeting. The motion was seconded by Boardmember McNeely. The motion was approved 8-0-0

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

The following items are non-controversial, with all parties agreeable to the staff recommendations, and the Board may wish to approve them on consent.

- ITEM 8 - OCEAN BEACH COTTAGE EMERGING HISTORICAL DISTRICT - PHASE VII CONTRIBUTING SITE DESIGNATION
- ITEM 9 - PHILIP BARBER/HERBERT MANN AND THOMAS SHEPHERD SPEC HOUSE NO.1
- ITEM 11 - 1905 SPINDRIFT REMODEL/ADDITION - DSD Permit Review
- ITEM 14 - LA JOLLA KEARSARGE - DSD Permit Review
- ITEM 15 - CHARLES D. AND LAURA K. LARKIN HOUSE
- ITEM 16 - PAUL S. RAYBURN SPEC HOUSE
- ITEM 17 - GEORGE CORBIT SPEC HOUSE NO. 1
- ITEM 18 - JAMES AND ETHEL PEYTON/THOMAS SHEPHERD HOUSE
- ITEM 19 - SOLOMON FRANK HOUSE

Requests for Withdrawals from the Consent Agenda:

ITEM 14 - Boardmember Schaefer requested the item pulled from the consent agenda to discuss the chimney stone.

ITEM 15 - Boardmember Berge requested the item pulled from the consent agenda to discuss the architectural style.

ITEM 18 - Boardmember Schaefer requested the item be withdrawn from the consent agenda.

Other Issues Discussed and Resolved from the Consent Agenda:

ITEM 9 - Boardmember Berge requested the item pulled from the consent agenda to discuss the naming policy. Mike Tudury said the lot was sold to Mr. Barber in 1922, constructed by him and his wife in 1928 and sold by Philip Barber to Marjorie Leland in 1929. Mr. Tudury said it would be appropriate to insert Philip Barber Spec House, because he held on to it for a year, but it would be inappropriate to associated the name Marjorie Leland with it, because she is the first occupant, but not the person who built the structure. Ms. Berge said she raised the question

because the original plans, drawn in 1928, had the name of the Leland's as being the people that commissioned the architects to draw the plans, therefore it could be named that way. Scott Moomjian, representing the property owner Peter Schnugg, said the historical assessment indicated it's the C.W. and Marjorie Leland residence. Mr. Moomjian said it's clear that the home was designed for them and they owned the property and lived at the property and it would be most appropriately named the Leland Residence. However, understanding staff's point about the implication about two major architects and historic figure Philip Barber, he would not be opposed to the current name as proposed.

Chairperson Emme had concerns about the architect's ceiling design discussed at a DAS meeting. Mr. Tudury said a proposal at a subsequent meeting on the ceiling design was resolved.

ITEM 16 - Boardmember Berge requested the item be pulled to discuss the naming policy. Ms. Berge expressed concerns that the wife's name, although listed on the deed, is not on the spec house and that negates the fact that the wife was a co-owner. Staff will amend name of the spec house to include the wife's name.

ITEM 17 - Boardmember Berge requested the item be pulled to discuss the naming policy. Mike Tudury said both George and Helen Corbit's name is listed on the deed, so staff will make an amendment to add the wife's name to she spec house.

ITEM 19 - Boardmember Berge requested the item pulled from the consent agenda to discuss the naming policy. Staff will amend name of the spec house to include the wife's name.

BOARD ACTION: Boardmember Marshall moved to approve Items 8, 9, 11, 16, 17 and 19 on consent with the understanding that staff will follow up on the appropriate items concerning name changes. The motion was seconded by Boardmember Berge. The motion was approved 8-0-0.

PUBIC COMMENT: Ms. Ranch, owner of the Solomon Frank House, expressed her appreciation of the City Council keeping the HRB intact, and to the HRB for keeping house and many other Craftsman and Spanish Style homes from being tore down to become condominiums.

ACTION ITEMS

ITEM 5 - RECONSIDERATION OF 3178 MAPLE STREET AS A CONTRIBUTING RESOURCE IN THE BURLINGAME HISTORIC DISTRICT

Applicant: Stephen Olds & Penelope Wolfe Olds

Location: 3178 Maple Street, Greater North Park Community, Council District 3

Description: Reconsideration of the action of the HRB at the July 26, 2007 hearing in the matter of designating the listed property as a contributing resource to the Burlingame Historical District.

Today's Action: Approve a reconsideration of the underlying matter or do not approve a reconsideration.

Staff Recommendation: Approve the reconsideration of the action of the HRB at the July 26, 2007 hearing in the matter of designating the listed property as a contributing resource to the Burlingame Historical District.

Report Number: Staff Memo dated August 9, 2007

BOARD DISCUSSION: Cathy Winterrowd reminded the Board that the issue before them is solely the question of reconsideration of the majority vote at the July HRB meeting to not designate the property at 3178 Maple Street as a contributing resource to the Burlingame Historic District. According to adopted Board procedures, a motion to reconsider must be introduced by a Board member on the prevailing side in the original vote (Emme, Berge, Eisenhart, Marshall, McNeely, Schaefer) and six affirmative votes of those Board members who participated in the original vote are required to pass the motion to reconsider. If the motion to reconsider is approved, the matter underlying the motion will be re-docketed for the September hearing.

BOARD ACTION: Boardmember Eisenhart moved to reconsider Item 5 and re-docket the Item in September. The motion was seconded by Boardmember McNeely. The motion was approved 6-0-2. Boardmembers Curry and Silvas abstained.

ITEM 6 - DR. CHESTER TANNER OFFICE BUNGALOW COURT (Continued from April 2007 and June 2007)

Applicant: Marie Burke Lia on behalf of Fourth & Thorn LLC, owner and Bruce Leidenberger, developer

Location: 3235, 3245, 3251 and 3255 Fourth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Dr. Chester Tanner Office Bungalow Court, located at 3235, 3251 and 3255 Fourth Avenue as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Dr. Chester Tanner Office Bungalow Court at 3235, 3245, 3251 and 3255 Fourth Avenue as a historical resource under HRB Criterion C, as an excellent example of both the Spanish Eclectic architectural style and as an example of a unique 1927-1935 Spanish Eclectic Office Bungalow Court.

Report Number: HRB-07-023; Staff Memo dated August 9, 2007

Public Testimony Opened

In Favor: Janet O'Dea.

Opposed: Bruce Leidenberger, Linda Cohen, Scott Moomjian and Maria Lia.

BOARD DISCUSSION: Boardmember Curry said the buildings should be preserved the way they were designed and designated the way they were created. The definition of a bungalow court based on the architectural layout may not fit exactly, but there is flexibility in terms of architectural styles. Ms. Curry said the buildings are a good example of a transition or influence of the bungalow court into offices.

Boardmember Marshall said there are different types of bungalow courts and we can clarify by specifying either a residential or an office bungalow court. Mr. Marshall supports staff recommendations and supports voting on the buildings separately.

Boardmember Schaefer agreed with Ms. Lia that bungalow court is a misapplication of the term. Mr. Schaefer said these kinds of redevelopment projects are compromises and he is comfortable designating the front two buildings and letting the back two building go.

Chairperson Emme concurred with Boardmembers Marshall and Schafer and was in favor of a compromise.

Mr. Eisenhart expressed concerns about the definition of bungalow courts. Mr. Eisenhart said bungalow courts would be designated under Criteria A, but since we are judging buildings, he is comfortable designating the first two buildings as Spanish Eclectic.

Boardmember Berge asked for clarification on whether the Board is to review the project in terms of the proposed project or are we suppose to view today the historical criteria applied to this medical office complex. Cathy Winterrowd said Board does not have any jurisdiction over the project and there should be no discussion of project in relationship to the designation of the properties. The issue before the Board is whether or not the four buildings are historical or architecturally significant and meet the designation criteria. Boardmember Berge said she is looking at the project as a total premises, a medical office complex and she is in full support of staff's recommendation.

BOARD ACTION: Boardmember Berge moved to designate Item 6 according to staff recommendation. The motion was seconded by Boardmember Curry. The motion failed 2-5-1. Boardmembers Emme, Schafer, Eisenhart, McNeely and Silvas were opposed. Boardmember Marshall abstained due to a proposal he will make to vote on the split properties.

BOARD DISCUSSION: Boardmember Marshall said that during the DAS meeting the developer agreed to salvage and reuse elements of the courtyard, remove the entry trellis and fence that were not historic and to restore the buildings, bring back their colors, make sure they kept the windows. Mr. Marshall questioned if the rear buildings are not designated and are demolished, would we have any ability to get those mitigations committed to? Marshall said the safer thing to do is to vote on the entire project. Ms. Lia responded that a site development permit would need to be obtained for whatever they do to the front two buildings, so any conditions that DAS imposed would become part of that site development permit, so we will be in the discretionary permit process, we will be coming back to this Board for a recommendation and so that's the control.

BOARD ACTION: Boardmember Marshall moved that the Board designated 3235 Fourth Avenue and 3255 Fourth Avenue per the staff criteria. The motion was seconded by Boardmember McNeely. The motion was approved 8-0-0.

ITEM 7 - THE PACIFIC BUILDING COMPANY SPEC HOUSE #2

Applicant: IS Architecture, on behalf of owners Frank and Robin D'Esti

Location: 1517 Granada Avenue, Greater Golden Hill Community, Council District 3

Description: Consider the designation of the Pacific Building Company Spec House #2 located at 1517 Granada Avenue as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Pacific Building Company Spec House #2 as a historical resource under HRB Criterion C as a good example of Prairie architecture, and HRB Criterion D as the work of the Pacific Building Company, an established Master Builder.

Report Number: HRB-07-050

BOARD ACTION: Item 7 was continued.

**ITEM 8 - OCEAN BEACH COTTAGE EMERGING HISTORICAL DISTRICT –
PHASE VII CONTRIBUTING SITE DESIGNATION**

Applicant: Happy Hazard LLC, on behalf of Dorby Sims, owner

Location: 4887 Long Branch Avenue, Ocean Beach Community, Council District 2

Description: Consider the designation of one additional contributing site located at 4887 Long Branch Avenue to the Ocean Beach Cottage Emerging Historical District.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the property located at 4887 Long Branch Avenue under HRB CRITERION F as a contributing site to the Ocean Beach Cottage Emerging Historical District.

Report Number: HRB-07-054

BOARD ACTION: Item 8 approved on consent.

**ITEM 9 - PHILIP BARBER/HERBERT MANN AND THOMAS SHEPHERD SPEC
HOUSE NO.1**

Applicant: Scott Moomjian on behalf of the owner, Peter Schnugg

Location: 359 Sea Lane, La Jolla Community, Council District 1

Description: Consider the designation of the Philip Barber/Herbert Mann and Thomas Shepherd Spec House No.1, located at 359 Sea Lane, as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Philip Barber/Herbert Mann and Thomas Shepherd Spec House No. 1, located at 259 Sea Lane in La Jolla, under HRB Criterion C as a good example of Tudor style architecture and under Criterion D, associated with Master Architects Herbert Mann and Thomas Shepherd.

Report Number: HRB-07-055

BOARD ACTION: Item 9 approved on consent.

ITEM 10 - BAYSHORE BIKEWAY WESTERN SALT SEGMENT

Applicant: City of San Diego, Engineering and Capital Projects Department, Transportation Design Division

Location: Southwestern portion of the City of San Diego, Otay Mesa-Nestor Community, Council District 8

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 pertaining to the designated historical resource and recommend inclusion of the following additional permit condition to further reduce the significant impact related to the loss of the character-defining wooden ties associated with the Coronado Belt Line: Any wooden ties removed from the Coronado Belt Line within the City of San Diego shall be retained for display as part of the required interpretive facility.

Report Number: 07-056

Cathy Winterrowd reviewed with the Board their role in reviewing development permits:

The City's Land Development Code Section 126.0503(b)(2) requires a recommendation from the Historical Resources Board prior to the Planning Commission decision on a Site Development Permit when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (Historical Resources Board Procedures, revised 9-28-06; Section II.B):

When the Historical Resources Board is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the Site Development Permit findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

Deputy City Attorney, Marianne Greene said as part of this motion, the Board will be asked to make a finding that there are no feasible measures, including a less damaging alternative that can further minimize the potential adverse impacts on the designated historical resource or historical district. Ms. Greene said feasibility includes economic feasibility you can look outside the environmental document to support a finding, one way or another, that a mitigation measure is economically feasible or not.

Boardmember Berge requested clarification on the statement "*looking outside the environmental document to see if something is economically feasible.*" Ms. Green said in this situation you have been presented with a statement of overriding considerations with a project, because some of the historic impacts cannot be reduced to a level below significance and that there are no feasible mitigation measures that can be employed to achieve that level of lowering of impacts.

Ms. Green said if you actually look at CEQA and the definition of feasible, it means *capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors*. For example, if presented with information that says that the mitigation measure is not feasible for economic reasons, the law is that you are not confined to simply looking within this environmental document to determine whether that mitigation measure that is being presented to you, is economically feasible or not; you can accept other substantial evidence, such as letters and reports, to come to your own determination as to whether that mitigation measure is economically feasible or not. These are the types of things to consider when you're making this finding.

Myra Hermann, Senior Planner, Development Services Department, introduced herself, Kristy Foreburger, Associate Planner, City Planning and Community Investment, MSCP Section, and Frank Ganes, City of San Diego, Engineering Capital Projects Department, representing the applicant and provided the DSD staff report.

Ms. Hermann concluded that Staff recommends that the HRB recommend to the Planning Commission and City Council, approval of the mitigation measures and supplemental findings for historical resources associated with Site Development Permit 3276.

Cathy Winterrowd added that the HRB Board Staff is recommending to the Planning Commission, adoption of the mitigation measures and findings associated with the site development permit pertaining to the designated historical resource, and further recommend inclusion of the following additional permit condition: To further reduce the significant impact related to the loss of the character-defining wooden ties associated with the Coronado Belt Line. Any wooden ties removed from the Coronado Belt Line within the City of San Diego, shall be retained for display as part of the required interpretive facility.

Public Testimony Opened

In Favor: Maria Lia, representing the City of San Diego Engineering and Capital Projects department, gave PowerPoint presentation in favor of the proposed project; Danny Melgoza, Legislative Assistant to San Diego County Supervisor Greg Cox, submitted a letter in favor of the project; Phil Monroe, Coronado City Council Member, read a letter from City of Coronado Engineer, Jim Benson; Kathy Keehan, Executive Director of the San Diego County Bicycle Coalition.

Opposed: Dale Ballou May, Glen Lard and Nancy Moors and Dave Swarens. Ron May, Archaeologist and Public Historian, distributed a letter to the Board in opposition to the proposed removal of the railroad ties on the Coronado Belt Line. Bruce Coons, Executive Director of SOHO, is opposed to the removal of any ties.

BOARD DISCUSSION: Boardmember Curry is not in support of removing the ties because of health, safety, maintenance and cost reasons. Ms. Curry said the proposed recommendation is not reversible and is destruction of the history of the railroad. Mr. Eisenhart expressed concerns

about the visual impact of the proposed 7 foot chain link fence boarding the rail line. Kristy Forburger of City Planning and Community Investment, MSCP Section, said the fence is a requirement of the U.S. Fish and Wildlife Refuge, to prevent or deter any indirect impacts, such as litter and also to prevent trespassing. Boardmember Eisenhart was in favor of a tie by tie analysis to assess if removal is necessary, rather than making a blanket decision to remove all of the ties. Boardmember Berge agreed with Mr. Eisenhart's recommendation on the ties and was leaning toward the historic fabric being maintained, especially if there is an existing bikeway that's going over both rails and ties and seems to be surviving. Boardmember Berge was also in favor of questioning the economic feasibility, as expressed by the SOHO representative. Boardmember Schaefer had concerns on feasibility and was not entirely satisfied with the partial mitigation concerning capping the new bridges with a steel bridge, because the setting and feeling will be lost. Boardmember Schaefer said given the poor preservation of the ties, he wonders if capping of the whole thing is going to be as much as an impact as removing them, given their poor preservation. Boardmember McNeely agreed with her colleagues that preserving as much as possible is critical.

BOARD ACTION: Boardmember Schaefer moved to support the preservation of the bridge, those portions designated for preserving the rails and ties in place, as much as possible by method of capping, with consideration given to the technological and economic feasibility for capping; for the interpretive program; for further research and consideration given to preserving more of the rails and ties in place; and to limit any fencing to 42" in height. The motion was seconded by Eisenhart. The motion was approved 7-0-1. Mr. Marshall recused himself on the Item.

ITEM 11 - 1905 SPINDRIFT REMODEL/ADDITION

Applicant: Brian Malk and Nancy Heitel, owners

Location: 1905 Spindrift Drive, La Jolla Community, Council District 1

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 as presented.

Report Number: 07-056

BOARD ACTION: Item 11 was approved on consent.

ITEM 12 - MONACO RESIDENTIAL PROJECT

Applicant: Ghods Builders, Inc. owner

Location: 1018-1020 Ninth Avenue, Centre City Community, Council District 2

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: Based on the site constraints, incorporation of mitigation measures, and conclusions of the feasibility study, CCDC staff is recommending that 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, as presented.

Report Number: Staff Memo dated August 16, 2007 and CCDC Supporting Documentation

Staff Report - Sachin Kalbag, Senior Planner of CCDC, highlighted the site development permit requirements and site development permit findings.

Public Testimony Opened

In Favor: Marie Lia, consultant for the project applicant.

Opposed: Bruce Coons, Executive Director of Save Our Heritage.

BOARD DISCUSSION: Boardmember Marshall said demolition of the historical resource is being proposed and mitigations to offset that is being proposed, but questioned what is going to happen to offset the loss of the building.

Ms. Lia said the replication mitigation option is one they are proposing.

Mr. Marshall said he does not see the offset with the mitigation measures that are sufficient for the loss of the building. He said that the proposed designs on the project needs to go before the design assistance subcommittee.

Chair Emme expressed concerns that the historic resource will be destroyed leaving a vacant lot for to sit there for years.

Boardmember Eisenhart said Mr. Fletcher's interior office is the significant portion of what we are trying to preserve and not the exterior building.

Boardmember Marshall pointed out that initially the Board was told that the building had been modified and the façade they were looking at was a 1970's façade and the board and it was designated only for Criterion B. Since that time, it was determined that the photograph referred to was another Fletcher building, and this is actually an intact 1915 façade. Mr. Marshall recommended, based on the new information, that the building come back before the full Board to designate it under Criterion C. The façade does have value, but it just means that when the Board heard it, we were acting on incomplete information.

Boardmember Silvas requested clarification of the available mitigation measures.

Boardmember Schaefer stated that replication of the façade is not really appropriate, it is too artificial. A plaque should include a picture of the façade and agrees with the replication of the interior office space as appropriate mitigation.

Boardmember Berge said that what has been presented to the Board in the report does not offer enough. Ms. Berge said the mitigation measures are inadequate and the item should go back to DAS before making a recommendation to the Planning Commission.

Ms. Lia said it is the full HRB that needs to make mitigation recommendations to the Planning Commission, it isn't a design assistance issue.

Chairperson Emme suggested the Board present the Planning Commission with a list of suggestions and recommendations that the Board believes are appropriate to maintain this façade.

Boardmember Marshall asked staff if there was an ability to identify a dollar amount that could be placed in a fund for preservation of a future project or to assist with a future project.

Ms. Winterrowd said the City does have a mitigation fund, that has been funded through lack of compliance with mitigation measures. There is CEQA case law that says placing money into a fund cannot be considered full mitigation; is not the first option and not to be used as an alternative to looking into mitigation for projects. Ms. Winterrowd clarified that Mr. Marshall was proposing an additional measure to help offset some of the impacts that are going to result, because there's been demonstration that preserving it on site is infeasible. Ms. Winterrowd said staff could research and evaluate it prior to the Planning Commission hearing, without having to come back to the HRB, if the Board wanted to make a recommendation of some kind of funding mechanism for downtown preservation.

Boardmember Eisenhart stated he supports HABS documentation, an interpretive understanding of Col. Fletcher, interior restoration of the office, and money paid into a City preservation fund.

BOARD ACTION: Boardmember Marshall moved that the mitigation measures include some of the following items: Level III HABS; a permanent plaque on site with a photograph or illustration of the façade of the building; a site development permit that is tied to demolition of the building, not allowed until the project is cleared for its site development permit; salvage of any historic artifacts to be offered to some of the non-profit organizations; and a determination of what the cost would be for an accurate reconstruction of the entire façade, including the roof, as a reference for further mitigation, which could include the construction of an interpretive office exhibit on site and/or funds being transferred into a Historic Preservation Fund. The motion was seconded by Boardmember Berge. The motion was approved 7-0-0.

ITEM 13 – ARRINGTON MOVE-ON

Applicant: Frank Arrington

Location: 1157 10th Avenue and 2235 K Street, Southeastern Community, Council District 4

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 with inclusion of the following additional permit condition: The applicant shall work with Bruce Coons of the Save Our Heritage Organization (SOHO) to further refine the design of the front porch of the relocated historic resource so that it will be compatible with the style of the resource and consistent with the Sherman Heights Design Guidelines.

Report Number: 07-059

STAFF PRESENTATION: Will Zounes, Development Project Manager, Development Services Department, gave a presentation on the project, which proposes the relocation of a designated historical residential structure.

Ms. Winterrowd said HRB staff recommendation is that the Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development related to the designated historical resource, with the inclusion of an additional permit condition. Ms. Winterrowd suggested to the Board, the following slightly different language as the staff recommendation for an additional permit condition: Prior to the issuance of a building permit for reconstruction of the porch, the applicant shall bring the porch design to the HRB Design Assistance Subcommittee for review, to assure compatibility with the style of the resource, based on the investigation of original historic fabric, and consistency with the Sherman Heights Design Guidelines. This will broaden the review from just SOHO's input to the Design Assistance Subcommittee and any public attending that meeting, and brings in the idea that there will be an investigation of the original historic fabric after moving the house and removing the non-historic portions of the porch.

Public Testimony Opened

In Favor: Louise Torio, a historic preservationist and a homeowner in the Sherman Heights Historic District, spoke in support of the recommendation and requested use of the historic name in the development permit.

Frank Arrington spoke in favor of the project, but not of the language that was inserted at the last minute; he would urge to take the recommendation of the staff and the changing of the wording.

Bruce Coons of SOHO is in support of the project. Moving the house to Sherman Heights would put the house more in its original context and the language suggested by Ms. Winterrowd is fine with him.

BOARD DISCUSSION: Boardmember Schaefer said it is very gratifying that this building can be preserved and he agreed with the staff recommendations to scrutinize the activities by Mr. Coons.

Boardmember Curry recommended a plaque stating that the house was moved and she supported the staff recommendation.

Chair Emme had question about who was going to monitor the moving. Mr. Coons said the house will be moved by the Hansen Moving Company.

Boardmember Marshall was in support of the staff recommendation.

BOARD ACTION: Boardmember Eisenhart moved that the HRB recommend to the Planning Commission that they accept the mitigation measures and findings associated with the site development permit as presented, with inclusion of the statement read by Ms. Winterrowd concerning the applicant going before the DAS for design considerations of the front porch and for a historical plaque stating the relocation of the Hardwood Tichnor Residence. The motion was seconded by Boardmember Berge. The motion was approved 6-0-0. It was noted that Boardmembers Silvas and McNeely departed.

ITEM 14 - LA JOLLA KEARSARGE

Applicant: Tim Martin, owner

Location: 1745 Kearsarge Road, La Jolla Community, Council District 1

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 resources as presented.

Report Number: 07-065

BOARD DISCUSSION: Boardmember Schaefer expressed concern about the chimney stone that is to be replaced with masonry. Tim Martin of Martin Architecture, representing La Jolla Kearsarge, said the existing stone chimney is not visible from the street and indicated that the replacement with masonry was a matter of economics. Mr. Schaefer said it was an important, character defining feature of the house even if it's not visible.

BOARD ACTION: Boardmember Marshall moved to accept staff recommendation, with a revision to the Mitigated Negative Declaration, Page 3, Item III, Exterior and Interior Finished, Door and Windows, to state that the existing wood windows and French doors shall be restored, and replacement with replicas will only be permitted if the windows are damaged beyond repair. The motion was seconded by Boardmember Eisenhart. The motion was approved 6-0-0.

ITEM 15 - CHARLES D. AND LAURA K. LARKIN HOUSE

Applicant: Vonn Marie May, on behalf of Amy French for Marjorie I. Hawkins, owner

Location: 347 Dunemere Drive, La Jolla Community, Council District 1

Description: Consider the designation of the Charles D. and Laura K. Larkin House, located at 347 Dunemere Drive, as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Charles D. and Laura K. Larkin House, located at 347 Dunemere Drive, as a historical resource under HRB Criterion C as an excellent example of the Minimal Traditional style of architecture with Colonial Revival influences.

Report Number: HRB-07-060

BOARD DISCUSSION: Boardmember Berge disagreed with the staff recommendation on the architectural style of the home and believes the style is more a Spanish Colonial Revival with Monterey Revival influences.

Boardmember Marshall said this is a definite mix of styles and the key is to identify the dominate style and make reference to the influences.

Boardmember Schaefer does not believe Monterey is a good fit; in relationship to the second floor balcony, the balconies are almost always, the width of the building and are usually wood. This is a small, wrought iron, covered balcony which is more Spanish Eclectic feature. Boardmember Marshall said this is more of a Colonial with Spanish Eclectic influences.

BOARD ACTION: Boardmember Marshall moved accept the staff recommendation for historical designation under Criterion C, with the correction of the style adjusted to Colonial with Spanish influences. The motion was seconded by Boardmember Berge. The motion was approved 8-0-0.

ITEM 16 - PAUL S. RAYBURN SPEC HOUSE

Applicant: Legacy 106 on behalf of the owner, Taryl Anderson

Location: 2133 Pine Street, Uptown Community, Council District 2

Description: Consider the designation of the Paul S. Rayburn Spec House as a Historic Resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Paul S. Rayburn Spec House located at 2133 Pine Street, exclusive of the detached garage and cobblestone retaining wall, under HRB Criterion C as a good example of Craftsman style architecture prior to the Panama-California Exposition.

Report Number: HRB-07-061

BOARD ACTION: Item 16 was approved on consent.

ITEM 17 - GEORGE CORBIT SPEC HOUSE NO. 1

Applicant: Ron May on behalf of the owner, Valerie Klescewski

Location: 3405 Texas Street, Greater North Park Community, Council District 3

Description: Consider the designation of the George Corbit Spec House No. 1 as a Historical Resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.
Staff Recommendation: Designate the George Corbit Spec House No. 1, located at 3405 Texas Street in North Park, under HRB Criterion C as a good example of Mission Revival style architecture.

Report Number: HRB-07-062

BOARD ACTION: Item 17 was approved on consent.

ITEM 18 - JAMES AND ETHEL PEYTON/THOMAS SHEPHERD HOUSE

Applicant: Vonn Marie May on behalf of the owner, James Broyles

Location: 6101 Avenida Cresta, La Jolla Community, Council District 1

Description: Consider the designation of the James and Ethel Peyton/Thomas Shepherd House as a Historic Resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the James and Ethel Peyton/Thomas Shepherd House, located at 6101 Avenida Cresta in La Jolla, under HRB Criterion C as an excellent example of Spanish Eclectic style architecture and under Criterion D, associated with Master Architect Thomas Shepherd.

Report Number: HRB-07-063

Public Testimony Opened

In Favor: Vonn Marie May, representing the owner, said that what you see here is a blend of Ulrich and Shepherd in homage to Ulrich by Shepherd. The owner, James Broyles, said he believes the house has historical value for San Diego and think it would be a shame to not approve it on the basis that it didn't qualify from age standpoint.

BOARD DISCUSSION: Boardmember Schaefer objected to designation, due to specific issues about the age of the house. Mike Tudury reported that in 1928 Edgar Ulrich designed a fairly simple, one story, H shaped in plan, Spanish Eclectic house for James and Ethel Peyton. That house is basically unrecognizable at this point. Mr. Shepherd, an acknowledged City of San Diego Master Architect redesigned the house in 1979. Because it was done in 1979, it does not meet the normal criteria for 45 years of age, however, that is not a cast in stone criteria, and the fact that Mr. Shepard did this as one of his last commissions, representative of his entire life of work and his experience and design capabilities, it is an excellent example of a master architect's work. Ms. Winterrowd emphasized that the age of a building is not part of the City Council's adopted criteria for designation.

Boardmember Schaefer said he is not in support of designating the house at this time, despite the fact Thomas Shepherd is recognized as a master architect, insufficient time has passed for historical perspective on his work to develop or for research to be conducted to identify or appreciate Shepherd's most significant contributions.

Boardmember Curry said she prefers to preserve something that might not be the perfect example, because that tells us more about what the history of architecture is.

Boardmember Marshall believes the house does have value and integrity from a recognized Master Architect. Mr. Marshall said the 45 year trigger is utilized to catch the older buildings, but age is not criteria.

Boardmember McNeely agreed with Staff recommendation to designate the home and congratulated the owner for wanting to preserve the home in spite of every thing that's going on around the property. She agreed with Boardmember Marshall.

Boardmember Berge said after careful review of this home that is relatively new, she believes that this was a critically important piece of work by Thomas Shepherd and the comments in the journal of what his wife said was the turning point.

Chair Emme believes the house has been substantially altered and it presents a false sense of history.

BOARD ACTION: Boardmember McNeely moved to designate the home based on staff recommendation as presented. The motion was seconded by Boardmember Curry and approved 6-2-0. Boardmembers Emme and Schaefer were opposed.

Boardmember Berge moved that staff substitute the name of the owners during the period of Thomas Shepherd's remodeling of the home, instead of the name of the owners at the time Edgar Ulrich designed it. The motion was seconded by Boardmember Marshall. The motion was approved 6 -2-0. Boardmembers Schaefer and Emme were opposed.

ITEM 19 - SOLOMON FRANK HOUSE

Applicant: Legacy 106, on behalf of Rinda Kay Ranch and Tracy Whiting, owners

Location: 4358 Georgia Street, Greater North Park Community, Council District 3

Description: Consider the designation of the Solomon Frank House as a Historic Resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Solomon Frank House located at 4358 Georgia Street, exclusive of the non-historic recreational room, under HRB Criterion C as a good example of early 20th century Craftsman style architecture, exhibiting many of the styles character defining features and retaining a high level of integrity from its 1922 period of significance.

Report Number: HRB-07-064

BOARD ACTION: Item 19 was approved on consent.

ADJOURNMENT: The meeting was adjourned at 6:18 p.m.

Reminder:

The next Historical Resources Board meeting will be held on September 27, 2007, 202 C Street, City Administration Building, 12th Floor, Council Committee Room, at 1:00 p.m.

jd