

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF APRIL 28, 2016  
MAIN LOBBY, SAN DIEGO CONCOURSE  
202 C STREET, SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair Lemmo at 1:05PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Maria Curry	Present <i>left @ 3:00pm</i>
Boardmember	Tom Larimer	Absent
Boardmember	Abel Silvas	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary  
Kelley Stanco, Senior Planner  
Jodie Brown, Senior Planner  
Camille Pekarek, Associate Planner

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES for March 24, 2016**

**BOARD ACTION:**

MOTION BY CHAIR LEMMO TO APPROVE THE MINUTES FOR MARCH 24, 2016 AS WRITTEN

Seconded by Boardmember Berge                      Vote: 7-0-0                      Motion Passes

**ITEM 2 - PUBLIC COMMENT**

None

**ITEM 3 - ADMINISTRATIVE ITEMS**

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

• **ABSENCES**

Boardmember Larimer notified Staff he would not be present at this month's meeting and Boardmember Curry has to leave at 3:00pm.

• **OTHER GENERAL INFORMATION**

- ✓ Correspondence for Item 6 – California Theatre Painted Wall Signs (Please note this includes all correspondence received by staff up until 10:30am this morning.) In addition, there is an online petition through change.org to “Save the Historic Caliente Mural.” As of 10:30am this morning that petition had 571 signatures.

- ✓ Request for Continuances for Items 6 and 10
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

**B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

Vice-Chair Garbini had a conflict of interest for Item 6- California Theatre Painted Wall Signs and recused herself from the discussion and vote.

- **EX PARTE COMMUNICATIONS**

None

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

None

**C. STAFF REPORT**

- Last month I announced that Alyssa Muto had been appointed as the new Deputy Director of the Environment & Policy Analysis Division. Alyssa is here today and I would like to take a moment to introduce her. Welcome Alyssa!
- April is National Volunteer Month, and we would like to take a moment to acknowledge and thank the members of the Board for their dedication and hard work year in and year out. As we know, service to this Board is a volunteer effort, and we greatly appreciate the expertise, energy and time away from work and family that each member contributes on a monthly basis through board and subcommittee meetings, site visits and review of all hearing materials and documentation. It is a significant effort and commitment, and we sincerely thank you for your service.
- May is National Historic Preservation month, and we will be holding our annual HRB Awards Ceremony recognizing excellence in historic preservation at the May meeting. We encourage everyone to attend and celebrate the accomplishments of these outstanding projects and individuals.
- The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, May 4, 2016 at 4:00pm in the Large Conference Room on the 6<sup>th</sup> floor of the Executive Complex. The next regularly scheduled Policy Subcommittee meeting will be held on Monday, May 9, 2016 at 3:00pm in the Large Conference Room on the 12<sup>th</sup> floor of the Executive Complex. The next Archaeology Subcommittee meeting will be held on Monday, May 9, 2016 at 4:00pm in the Large Conference Room on the 12<sup>th</sup> floor of the Executive Complex.

**D. REQUESTS FOR CONTINUANCES**

SOHO is requesting a 60-day continuance for Item 6- California Theatre Painted Wall Signs.

**NO MOTION WAS MADE ON THIS REQUEST**

The applicant for Item 10- 4220 Norfolk Terrace is requesting a 60-day continuance.

**BOARD ACTION:**

MOTION BY CHAIR LEMMO TO GRANT CONTINUANCE FOR ITEM 10-4220 NORFOLK TERRACE FOR 60-DAYS TO THE JUNE AGENDA

Seconded by Boardmember Woods                      Vote: 7-0-0                      Motion Passes

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

ITEM 8- Lloyd and Edith Gray/Wurster Construction Company House

*Boardmember Berge wanted the name modified to include the husband.*

**BOARD ACTION:**

MOTION BY CHAIR LEMMO TO APPROVE ITEM 8 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Berge                      Vote: 7-0-0                      Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – SAN DIEGO COUNTY WATER AUTHORITY/ FRANK HOPE, SR. BUILDING  
Continued from March 2016**

Applicant: Seamus and Patricia Garland represented by Scott A. Moomjian

Location: 2750 4th Avenue, 92103, Uptown Community, Council District 3 (**1269 7-A**)

Description: Consider the designation of the property located at 2750 4th 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 San Diego County Water Authority/ Frank Hope, Sr. Building located at 2750 4th Avenue as a historical resource with a period of significance of 1956 under HRB Criteria C and D.

Report Number: HRB 16-016

Staff Report by Jodie Brown

**Testimony Received:**

In Favor:              None

In Opposition: Scott Moomjian, Seamus Garland, Eric Simmons,

**BOARD ACTION:**

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 5 – SAN DIEGO COUNTY WATER AUTHORITY/ FRANK HOPE, SR. BUILDING PER STAFF'S RECOMMENDATION

Seconded by Boardmember Curry                      Vote: 4-3-0                      Motion Fails

*(Lemmo, Woods, Baksh)*

**ITEM 6 – CALIFORNIA THEATER PAINTED WALL SIGNS**

Applicant: Sloan Capital Partners LLC represented by Aecom

Location: 1122 4th Avenue, 92101, Downtown Community, Council District 3 **(1289 3-A)**

Description: Consider the designation of the property located at 1122 4th 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 designated the painted wall signs under any HRB Criteria.

Report Number: HRB 16-026

**Staff Report by Jodie Brown**

**Testimony Received:**

In Favor: Marie Lia, Jeremy Hollins, Yara Fisher

In Opposition: Kiley Wallace, Alexandra Wallace, Amie Hayes, Heather Crane, Erik Hanson, Bruce Coons, Ron May, Ricardo Fitch, Enrique Limón, Jarvis Ross, Dan Soderberg, Peter Janopaul III, Dawn Griffin, Sarai Johnson, David Lundin, Peter Janopaul

**BOARD ACTION:**

MOTION BY CHAIR LEMMO TO RETURN THE REPORT AND ASK THE CONSULTANT TO SUPPLEMENT THE MATERIALS RELATED TO THE TWO AGUA CALIENTE PAINTED WALL SIGNS, IN PARTICULAR, THE SIGN THE DPR FORM REFERS TO AS "SIGN 3" (THE LARGEST SIGN LOCATED ON THE WEST ELEVATION), TO PROVIDE SUBSTANTIVE INFORMATION AND ANALYSIS WITH REGARD TO THE CONTEXT OF CROSS-BORDER TOURISM AND COMMERCE (SAN DIEGO AND TIJUANA) AND RELATED ECONOMIC DEVELOPMENT IN THE 1950'S AND 1960'S, AND HOW THE SIGNS MAY REFLECT OR RELATE TO THOSE HISTORIC ACTIVITIES. BOARD MEMBER WOODS ASKED THAT THE MOTION INCLUDE A REQUEST FOR MORE INFORMATION AND BACKGROUND ABOUT THE TECHNIQUE USED FOR PAINTING THE WALL SIGNS, AND MORE INFORMATION ON THE ARTIST(S) RESPONSIBLE, TO THE EXTENT THAT THERE IS MORE INFORMATION TO BE FOUND. ADDITIONALLY, IF HISTORIC PHOTOS OF THE DOG RACING SIGN CAN BE LOCATED, THEY SHOULD BE INCLUDED IN THE REPORT. ACKNOWLEDGING THE BOARD CONSENSUS, CHAIR LEMMO ACCEPTED THE AMENDMENT REQUESTED BY BOARD MEMBER WOODS.

Seconded by Boardmember Curry

Vote: 6-0-0

Motion Passes

**ITEM 7 – GRADY AND NORA NORRIS HOUSE**

Applicant: Edward and Karen Kojane represented by Scott A. Moomjian

Location: 4204 Maryland Street, 92103, Uptown Community, Council District 3 **(1269 5-B)**

Description: Consider the designation of the property located at 4204 Maryland 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 Grady and Nora Norris House located at 4204 Maryland Street as a historical resource with a period of significance of 1927 under HRB Criteria C. The designation excludes the rear addition constructed in 1958.

Report Number: HRB 16-022

Staff Report by Jodie Brown

**Testimony Received:**

In Favor: None

In Opposition: Scott Moomjian, Edward Kojane, Karen Kojane, Tony Garcia, Marie Long, Adriane Johnson

**BOARD ACTION:**

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 7 – GRADY AND NORA NORRIS HOUSE PER STAFF'S RECOMMENDATION

Seconded by Boardmember Woods

Vote: 4-2-0  
*(Lemmo, Baksh)*

Motion Fails

**ITEM 8 – EDITH OLDS GRAY/WURSTER CONSTRUCTION COMPANY HOUSE**

Applicant: Carin and Hillary Theakston represented by Legacy 106, Inc.

Location: 2324 Pine Street, 92103, Uptown Community, Council District 3 **(1268 4-G)**

Description: Consider the designation of the property located at 2324 Pine 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 Edith Olds Gray/Wurster Construction Company House located at 2324 Pine Street as a historical resource with a period of significance of 1931 under HRB Criteria C and D. The designation excludes the detached structures at the rear of the lot.

Report Number: HRB 16-023

ITEM PASSED ON CONSENT

**ITEM 9 – 3235 FREEMAN STREET**

Applicant: Sean and Lisa Keith represented by Johnson & Johnson

Location: 3235 Freeman Street, 92106, Peninsula Community, Council District 2 **(1268 6-D)**

Description: Consider the designation of the property located at 3235 Freeman 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 3235 Freeman Street under any adopted HRB Criteria.

Report Number: HRB 16-024

Staff Report by Camille Pekarek

**Testimony Received:**

In Favor: None

In Opposition: Paul Johnson, Sarai Johnson

**BOARD ACTION:**

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 9 – NORMAN AND ELIZABETH MAW HOUSE UNDER CRITERION C. THE RESOURCE EMBODIES THE DISTINCTIVE CHARACTERISTICS THROUGH THE RETENTION OF CHARACTER DEFINING FEATURES OF THE TUDOR REVIVAL STYLE OF ARCHITECTURE AND RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1927 PERIOD OF SIGNIFICANCE. IN PARTICULAR, THE RESOURCE RETAINS ITS STEEPLY PITCHED GABLE AND CROSS GABLE ROOFS, ASYMMETRICAL IRREGULAR PLAN AND MASSING, EXTERIOR STUCCO WALLS WITH DECORATIVE HALF-TIMBERING, A CHIMNEY, RECESSED ARCHED OPENING, GROUPS OF TALL, AND NARROW CASEMENT WINDOWS WITH LEADED DIAMOND PANES. THIS DESIGNATION EXCLUDES THE 1934 AND 1966 ADDITIONS. THIS FINDING IS FURTHER SUPPORTED BY INFORMATION IN THE STAFF REPORT, THE HISTORICAL RESOURCE REPORT AND WRITTEN AND ORAL EVIDENCE PRESENTED AT THE DESIGNATION HEARING.

Seconded by Chair Lemmo

Vote: 6-0-0

Motion Passes

**ITEM 10 – FRANK AND JOHANNA LINDER/LOUISE SEVERIN SPEC HOUSE #1**

Applicant: Art Family Trust represented by Legacy 106, Inc.

Location: 4220 Norfolk Terrace, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-H**)

Description: Consider the designation of the property located at 4220 Norfolk Terrace 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 Johanna Linder/Louise Severin Spec House #1 located at 4220 Norfolk Terrace as a historical resource with a period of significance of 1929 under HRB Criteria A, C and D. The designation includes the remnants of the Prohibition-era cobble walls at the rear of the property that connect to the historically designated walls and dance floor on the adjacent, designated property to the west.

Report Number: HRB 16-025

ITEM CONTINUED FOR 60 DAYS AT THE APPLICANT'S REQUEST

**REMINDER:**

**NEXT BOARD MEETING DATE:**

Thursday, May 26, 2016

**LOCATION:**

City Concourse Building,  
North Terrace Rooms

**MEETING ADJOURNED AT 3:59PM**