

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF OCTOBER 27, 2016  
NORTH TERRACE ROOMS, 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 Coyle at 1:05PM

Chairperson	Courtney Ann Coyle	Present
Vice-Chairperson	Ann Woods	Present
2 <sup>nd</sup> Vice-Chairperson	David McCullough	Absent
Boardmember	Mike Baksh	Absent
Boardmember	Priscilla Berge	Present
Boardmember	Amy Harleman	Present
Boardmember	Tim Hutter	Present
Boardmember	Tom Larimer	Absent
Boardmember	Todd Pitman	Present
Boardmember	Mathew Winter	Present

Staff to the Board in Attendance

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

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR September 20, 2016**

**BOARD ACTION:**

THE MINUTES FOR SEPTEMBER 20, 2016 WERE APPROVED AS WRITTEN BY UNANIMOUS CONSENT

**ITEM 2 - PUBLIC COMMENT**

None

**ITEM 3 - ADMINISTRATIVE ITEMS**

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

• **ABSENCES**

Boardmembers Baksh, Larimer and McCullough notified Staff they would not be present at this month's meeting.

• **OTHER GENERAL INFORMATION**

- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

**B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

None

- **EX PARTE COMMUNICATIONS**

None

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

None

**C. STAFF REPORT**

- Item 7-Midway Post Office has been withdrawn from the agenda
- The Board and members of the public may have noted that the property at 2345 Via Siena, which was continued to the October meeting, is not on the agenda. Following the August meeting, the applicant decided to redesign the project to comply with the US Secretary of the Interior's Standards for the Treatment of Historic Properties. Historic staff worked with the applicant to develop a redesigned project that does comply with the Standards - thereby eliminating the adverse impact to the property - and signed-off on the revised project scope. Because the revised project now complies with the Standards, HRB review is no longer required and the item has been withdrawn from the Board's consideration at this time. The applicant has expressed interest in possibly pursuing designation of the property, and staff will provide the applicant with any guidance that they might need for that effort.
- I wanted to take just a few minutes to update the Board and the public on the status of the Golden Hill, North Park and Uptown Community Plan Updates. You may recall that the HRB reviewed those updates in September and recommended approval of the Historic Preservation Elements (or HPEs), Historic Survey Reports and PEIR, with minor amendments. The Board was unable to provide a recommendation related to the supplemental regulations that were proposed to provide new protections for potential historic districts, citing issues related to property owner notification and policy and CEQA issues.

The CPUs then proceeded to the Planning Commission in late September and early October. The Planning Commission recommended approval of the HPEs, the Surveys and the PEIR, but did not recommend support of the supplemental regulations, expressing concern over their adoption. The North Park and Golden Hill Updates were then heard by the City Council's Smart Growth and Land Use Committee on October 5<sup>th</sup>. Again, the Committee was supportive of the HPEs, Surveys and PEIR, but was not comfortable supporting the supplemental regulations. During the hearing, staff committed to removing the supplemental regulations from the North Park CPU package and pursuing them on a separate track following adoption of the CPUs.

The Committee ultimately forwarded the North Park and Golden Hill CPUs to the full Council without a recommendation, but with comment that additional efforts should be taken to address the community's concern regarding the timeframe for processing the historic district nominations. Since that meeting, staff has been looking for ways to find efficiencies within the work program, and have been working with the North Park community to discuss revisions to the work program. The Smart

Growth and Land Use Committee considered the Uptown CPU on October 19<sup>th</sup> and forwarded the CPU to the full Council without a recommendation.

The CPUs for North Park and Golden Hill - without the supplemental regulations - was considered by the full City Council just this past Tuesday the 25<sup>th</sup>, and the Council adopted the CPUs, complete with the Historic Preservation Element and Historic Survey as recommended by the HRB. As part of the adoption, staff committed to processing all potential historic districts in North Park and Golden Hill within the next six years. The Uptown CPU will be considered by the full Council on Monday, November 14<sup>th</sup>.

- In other CPU news, the San Ysidro CPU, which the Board recommended adoption of in July of this year, was reviewed by the Planning Commission on October 6<sup>th</sup> and Smart Growth and Land Use on October 19<sup>th</sup>, with no changes to any of the historic preservation components. The San Ysidro CPU will be considered by the full Council on Tuesday, November 15<sup>th</sup>.
- The San Diego Citywide LGBTQ Historic Context Statement, which was prepared with support of a CLG Grant from the California Office of Historic Preservation, was submitted to the State this month. We will be conducting a follow-up workshop with the community in November to present the revised context and seek further comment. We plan to present the Context to the Board as an information item at the start of next year, and copies will be provided to all Boardmembers.
- The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, November 2, 2016 at 4:00pm in Conference Room 5C on the 5th floor of Development Services. The next regularly scheduled Policy and Archaeology Subcommittee meetings will be held on Monday, November 14, 2016 at 3:00pm and 4:00pm in Conference Room 4C on the 4th floor of Development Services.

**D. REQUESTS FOR CONTINUANCES**

None

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

- ITEM 6 – GERSOM KRUSE AND LOUIS KRUSE HOUSE
- ITEM 10 – DEPEW BUILDING COMPANY/ EDWARD DEPEW SPEC HOUSE #1
- ITEM 11 – ALBERTA SECURITY COMPANY/MARTIN V. MELHORN SPEC HOUSE #6
- ITEM 12 – SAN DIEGO CABLE RAILWAY COMPANY SPEC HOUSE #1

**BOARD ACTION:**

MOTION BY BOARDMEMBER BERGE TO APPROVE ITEMS 6, 10, 11 AND 12 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION WITH CHANGES TO THE RESOLUTION FOR ITEM 10 TO CLARIFY THAT THE RESOURCE IS REPRESENTATIVE OF THE NOTABLE WORK OF THE MASTER

Seconded by Boardmember Winter

Vote: 7-0-0

Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – 4343 RIDGEWAY DRIVE**

**Continued from August 2016**

Applicant: Thomas Welch Living Trust and Donald LaMar represented by Legacy 106, Inc.

Location: 4343 Ridgeway Drive, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-H**)

Description: Consider the designation of the property located at 4343 Ridgeway 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: Do not designate the property located at 4343 Ridgeway Drive under any adopted HRB Criteria.

Report Number: HRB 16-053

Staff Report by Jodie Brown

**Testimony Received:**

In Favor: None

In Opposition: Kiley Wallace, Tom Welch, Wayne Smith, Barbara Johnson Smith, Ron May, Alexandra Wallace, Don Lamar, Jeff Davidson

**BOARD ACTION:**

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 5- LEONARD AND HELGA JOHNSON HOUSE LOCATED AT 4343 RIDGEWAY DRIVE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1948 UNDER HRB CRITERIA C. THIS RECOMMENDATION IS BASED ON THE FOLLOWING FINDING: THE RESOURCE EMBODIES THE DISTINCTIVE CHARACTERISTICS THROUGH THE RETENTION OF CHARACTER DEFINING FEATURES OF CUSTOM RANCH AND RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1948 PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE RESOURCE EXHIBITS A LOW SLOPED HIPPED ROOF, SPRAWLING FLOOR PLAN, HORIZONTAL MASSING, SINGLE STORY, PROMINENT CHIMNEY, STUCCO SIDING, VARIEGATED FLAGSTONE, LARGE WINDOWS, AND ATTACHED GARAGE. THE PROPERTY IS ESPECIALLY SIGNIFICANT FOR ILLUSTRATING THE EARLY EVOLUTION OF A CUSTOM RANCH HOUSE. THIS FINDING IS FURTHER SUPPORTED BY THE STAFF REPORT, THE HISTORICAL RESEARCH REPORT, AND WRITTEN AND ORAL EVIDENCE PRESENTED AT THE DESIGNATION HEARING

Seconded by Vice-Chair Woods

Vote: 6-1-0  
(Hutter)

Motion Passes

**ITEM 6 – GERSOM KRUSE AND LOUIS KRUSE HOUSE**

**Continued from September 2016**

Applicant: Dente Family Trust represented by Scott A. Moomjian

Location: 2740 Granada Avenue, 92104, Greater North Park Community, Council District 3 (**1269 7-E**)

Description: Consider the designation of the property located at 2740 Granada 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 Gersom Kruse and Louis Kruse House as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes the detached garage constructed in 1988.

Report Number: HRB 16-066 and HRB 16-041

ITEM PASSED ON CONSENT

**ITEM 7 – MIDWAY POST OFFICE**

ITEM WAS WITHDRAWN

**ITEM 8 – WILLIAM AND ONA FEIGLEY SPEC HOUSE #1**

Applicant: Sean and Margaret Gogarty & Patrick and Frances Doherty represented by Scott A. Moomjian and Brian F. Smith and Associates

Location: 4921 Voltaire Street, 92107, Ocean Beach Community, Council District 2 (**1267 5-J**)

Description: Consider the designation of the property located at 4921 Voltaire 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 William and Ona Feigley Spec House #1 as a historical resource with a period of significance of 1925 under HRB Criterion C.

Report Number: HRB 16-065

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: None

In Opposition: Scott Moomjian, Sean Gogarty, Patrick Doherty, Brian Smith, Jennifer Stropes

**BOARD ACTION:**

MOTION BY VICE-CHAIR WOODS TO DESIGNATE ITEM 8- WILLIAM AND ONA FEIGLEY SPEC HOUSE #1 PER STAFF'S RECOMMENDATION

Seconded by Chair Coyle

Vote: 3-4-0

Motion Fails

*(Berge, Winter, Harleman, Hutter)*

**ITEM 9 – 575 ALBION STREET**

Applicant: Maureen E Feary Revocable Trust

Location: 575 Albion Street, 92106, Peninsula Community, Council District 2 (**1288 3-A**)

Description: Consider the designation of the property located at 575 Albion 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 575 Albion Street under any adopted HRB Criteria.

Report Number: HRB 16-067

Staff Report by Camille Pekarek

**Testimony Received:**

In Favor: None

In Opposition: Maureen Feary, Leon Scales, Kiley Wallace, Alexandra Wallace, Ron May

**BOARD ACTION:**

MOTION BY BOARDMEMBER WINTER TO DESIGNATE ITEM 9 - HARRY AND LOUDELLE BENBOUGH HOUSE LOCATED AT 575 ALBION STREET AS A HISTORICAL RESOURCE WITH A PERIOD OF

SIGNIFICANCE OF 1950 UNDER HRB CRITERION C. THIS RECOMMENDATION IS BASED ON THE FOLLOWING FINDING: THE RESOURCE EMBODIES THE DISTINCTIVE CHARACTERISTICS THROUGH THE RETENTION OF CHARACTER DEFINING FEATURES OF CUSTOM RANCH STYLE. THE PROPERTY RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1950 PERIOD OF SIGNIFICANCE. IN PARTICULAR, AS OUTLINED IN THE STAFF REPORT, THE HOME REMAINS AN IRREGULAR, "L"-SHAPED FLOOR PLAN; A GENEROUS FRONT YARD SETBACK AND A PRIVATE REAR YARD; LOW-PITCHED, GABLED ROOF IS SHEATHED IN WOOD SHAKE AND EXHIBITS MODERATE EAVE OVERHANG WITH EXPOSED RAFTERS; CLADDING CONSISTS OF A MIXTURE OF BOARD AND BATTEN, WIDE HORIZONTAL CLAPBOARD, AND RUSTIC BRICK VENEER; A BRICK WALKWAY AT THE PRIMARY ELEVATION LEADS TO A MODEST ENTRY PORCH COVERED BY THE PRINCIPAL ROOF WITH A WOODEN DUTCH FRONT DOOR; FENESTRATION CONSISTS PRIMARILY OF WOOD DIVIDED LIGHT DOUBLE HUNG WINDOWS OF VARYING SIZES WITH LOUVERED DECORATIVE WOOD SHUTTERS FOR THE TWO PRESENTATION FACADES ALONG ALBION STREET AND DUPONT STREET. THIS FINDING IS FURTHER SUPPORTED BY THE STAFF REPORT, THE HISTORICAL RESEARCH REPORT, AND WRITTEN AND ORAL EVIDENCE PRESENTED AT THE DESIGNATION HEARING. THE DESIGNATION SHALL EXCLUDE ALL POST-1950 ADDITIONS.

Seconded by Chair Coyle

Vote: 3-4-0

Motion Fails

*(Berge, Pitman, Harleman, Woods)*

**ITEM 10 – DEPEW BUILDING COMPANY/ EDWARD DEPEW SPEC HOUSE #1**

Applicant: Marrs Family Living 1998 Trust represented by Vonn Marie May

Location: 3305 Voltaire Street, 92106, Peninsula Community, Council District 2 (1268 7-C)

Description: Consider the designation of the property located at 3305 Voltaire 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 Depew Building Company/ Edward Depew Spec House #1 as a historical resource with a period of significance of 1939 under HRB Criteria C and D. The designation excludes the 1969 rear addition.

Report Number: HRB 16-068

ITEM PASSED ON CONSENT WITH CHANGES TO THE RESOLUTION

**ITEM 11 – ALBERTA SECURITY COMPANY/MARTIN V. MELHORN SPEC HOUSE #6**

Applicant: Steven and Kathryn Gill represented by Legacy 106, Inc.

Location: 1003 Alberta Place, 92103, Uptown Community, Council District 3 (1268 5-J)

Description: Consider the designation of the property located at 1003 Alberta Place 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 Alberta Security Company/Martin V. Melhorn Spec House #6, located at 1003 Alberta Place under HRB Criteria C and D, with a period of significance of 1923. The designation excludes the 200 square foot detached guest quarters constructed in 1942.

Report Number: HRB 16-069

ITEM PASSED ON CONSENT

**ITEM 12- SAN DIEGO CABLE RAILWAY COMPANY SPEC HOUSE #1**

Applicant: Charles E. Tiano Trust 9-22-04 represented by Allen Hazard & Janet O'Dea

Location: 1625 Adams Avenue, 92116, Uptown Community, Council District 3 (**1269 3-C**)

Description: Consider the designation of the property located at 1625 Adams 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 Cable Railway Company Spec House #1 located at 1625 Adams Avenue as a historical resource with a period of significance of c.1886-1913 under HRB Criterion C.

Report Number: HRB 16-070

ITEM PASSED ON CONSENT

**REMINDER:**

**NEXT BOARD MEETING DATE:**

Thursday, November 17, 2016

**LOCATION:**

City Concourse Building,  
North Terrace Rooms

**MEETING ADJOURNED AT 3:39PM**