

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF MAY 22, 2025  
PUBLIC UTILITIES DEPARTMENT  
METROPOLITAN OPERATIONS COMPLEX II  
9192 TOPAZ WAY  
SAN DIEGO, CA 92123  
HYBRID HEARING**

**CHRONOLOGY OF THE MEETING**

Chair Byers called the meeting to order at 12:12p.m. Chair Byers adjourned the meeting at 3:16PM.

**ATTENDANCE DURING THE MEETING:**

Chairperson Kristi Byers- present  
Vice-Chairperson Michael Taylor – present  
Boardmember Rammy Cortez – present  
Boardmember Carla Farley – present  
Boardmember Eva Friedberg – present  
Boardmember David McCullough – present  
Boardmember Joy Miller- absent  
Boardmember Michael Provence- absent  
Boaredmember Melissa Sofia- absent  
Boardmember Melanie Woods- absent

City Staff

Jeanne McKinnon, Deputy City Attorney – present  
Kelley Stanco, City Planning Department – present  
Suzanne Segur, City Planning Department – present  
Shannon Anthony, City Planning Department – present  
Bernie Turgeon, City Planning Department – present  
Alvin Lin, City Planning Department – present  
Megan Walker, City Planning Department – present  
Kelsey Kaline, City Planning Department – present  
Audrey Rains, City Planning Department – present

Note: All decision-makers attended the meeting in person. Staff and members of the public attended both in person and virtually.

**SPECIAL ORDER OF BUSINESS**

Chairperson Byers introduced the 2025 Annual Preservation Awards.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR TO ADOPT THE SPECIAL ORDER OF BUSINESS REGARDING PRESERVATION AWARDS FOR EXCELLENCE IN HISTORIC PRESERVATION TO BE HEARD PRIOR TO THE REMAINDER OF THE AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 6-0-0 with all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods absent.

The preservation awards included the announcement of four awards and the distribution of certificates with introductions by Chair Byers. The awards concluded at 1:04pm.

**ANNOUNCEMENTS/PUBLIC COMMENT**

None.

**BOARDMEMBERS COMMENT**

Clarification from Vice-Chair Taylor that Item 8 will not be on the consent agenda in order to appoint a second vice-chair.

**CONFLICTS OF INTEREST**

None.

**EX PARTE COMMUNICATIONS**

Boardmember McCullough indicated that he spoke to two of the renters of one of the properties associated with Item 1 but it will not impact his decision making.

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

Chair Byers and Boardmember Farley were unable to view the interior features for Item 5. Staff confirmed that the report had sufficient photo documentation and no waiver is needed.

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

None.

**REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA**

ITEM 2- SARAH BECKWITH HOUSE located at 836 Prospect Street

ITEM 4- HEINZ AND ELIZABETH POPPENDIEK/RUSSELL FORESTER HOUSE located at 7834 Esterel Drive.

ITEM 5- ROY AND ANNA RIDGEWAY HOUSE located at 2530 Bancroft Street

ITEM 6- WILBER AND DOROTHY LARRABEE/EDGAR ULLRICH HOUSE located at 6714 Muirlands Drive

ITEM 7- COMPOSITION OF THE HRB SUBCOMMITTEES

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- THE SARAH BECKWITH HOUSE LOCATED AT 836 PROSPECT STREET, ITEM 4- HEINZ AND ELIZABETH POPPENDIEK/RUSSELL FORESTER HOUSE LOCATED AT 7834 ESTEREL DRIVE, ITEM 5- THE ROY AND ANNA RIDGEWAY HOUSE LOCATED AT 2530 BANCROFT STREET, ITEM 6- WILBER AND DOROTHY LARRABEE/EDGAR ULLRICH HOUSE LOCATED AT 6714 MUIRLANDS DRIVE, AND ITEM 7- COMPOSITION OF THE HRB SUBCOMMITTEES BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 6-0-0 all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods being absent.

**APPROVAL OF THE AGENDA**

ITEM 1: ROSE VOLLMER/RICHARD LAREAU RENTAL HOUSE located at 4101 Lomaland Drive

ITEM 3: THE PROPERTY located at 3924 Albatross Street

ITEM 8: SELECTION OF THE HISTORICAL RESOURCES BOARD SECOND VICE-CHAIR

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR TO TAKE THE AGENDA IN NUMERICAL ORDER (ITEM 1, 3, 8). Seconded by Boardmember Farley. The motion passed by a vote of 6-0-0, all Boardmembers voting yes, and Boardmembers Miller, Provence, Sofia and Woods being absent.

**APPROVAL OF THE MINUTES FOR APRIL 24, 2025.**

**BOARD ACTION:**

MOTION BY BOARDMEMBER FARLEY TO APPROVE THE MINUTES FOR APRIL 24, 2025. Second by Vice-Chair Taylor. The motion passed by a vote of 6-0-0, all Boardmembers voting yes, and Boardmembers Miller, Provence, Sofia and Woods being absent.

**STAFF REPORT**

Suzanne Segur, Senior Planner reminded everyone that the June Historical Resources Board Meeting will be held on Wednesday June 25<sup>th</sup>, 2025.

**Subcommittee Report Out**

**POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

A Special Meeting of the Policy Subcommittee was held on May 5<sup>th</sup>. At this meeting, the boardmembers and members of the public discussed this year's Preservation Awards and new subcommittee appointments.

The next regularly scheduled meeting of the Policy Subcommittee will be held on Monday, June 9<sup>th</sup> in the large conference room on the 5<sup>th</sup> floor of the City Administration Building.

For more information on the and Archaeological and Tribal Cultural Resources Subcommittee please see the City's website. The next regularly scheduled meeting of the Policy and Archaeological and Tribal Cultural Resources Subcommittee will be held on Monday, May 12<sup>th</sup> at 3 p.m. and 4pm in the large conference room on the 5<sup>th</sup> floor of the City Administration Building.

**DESIGN ASSISTANCE**

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday June 4<sup>th</sup> at 4 p.m. in the large conference room on the 5<sup>th</sup> floor of the City Administration Building.

**DISCUSSION ITEMS**

**ITEM-1**

***Continued from March 27, 2025***

**ROSE VOLLMER/ RICHARD LAREAU RENTAL HOUSE**

**Applicant/Owner:** City of San Diego represented by Heritage Architecture & Planning

**Staff:** Suzanne Segur

Consider the designation of the property located at 4101 Lomaland Drive, 92107, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-011

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Rose Vollmer/ Richard Lareau Rental House located at 4101 Lomaland Drive #2 as a historical resource with a period of significance of circa 1966 under HRB Criteria C and D. The designation excludes the structures located at 4101 Lomaland Drive #1 and associated garage and converted storage unit, 4101 Lomaland Drive #3, 4101 Lomaland Drive #4 and associated shed.

**Staff Report by Suzanne Segur**

**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: Alex Zukas, Bruce Coughran

In Opposition: Alana Coons

**TESTIMONY RECEIVED:**

In Favor: Joseph Corr, Thomas Saunders, Eileen Magno, Debra Corr,

In Opposition: Bruce Coons (ceded time by Janet O'Dea, Alana Coons, Jennifer Macdonald, Charles Sykes) Bruce Coughran

**BOARD ACTION:**

MOTION BY BOARDMEMBER MCCULLOUGH TO SUPPORT STAFF'S RECOMMENDATION TO DESIGNATE 4101 LOMALAND DRIVE #2 UNDER HRB CRITERIA C AND D MINUS THE EXCLUSIONS LISTED BY STAFF. Seconded by Boardmember Farley. The motion passes 6-0-0 with all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods being absent.

MOTION BY BOARDMEMBER MCCULLOUGH TO DESIGNATE 4101 LOMALAND DRIVE #3 AND #4 UNDER CRITERIA C AND D AS A RESOURCE THAT EMBODIES THE DISTINCTIVE CHARACTERISTICS OF THE CONTEMPORARY STYLE OF ARCHITECTURE AND RETAINING INTEGRITY FROM ITS CIRCA 1972-1979 PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE RESOURCE FEATURES A LOW SLOPING SIDE GABLE ROOF WITH WIDE OVERHANGING EAVES AND EXPOSED RAFTERS, LARGE WOOD FRAMED WINDOWS, NONTRADITIONAL EXTERIOR FINISHES INCLUDING VERTICAL WOOD SIDING AND CONCRETE SLUMP BLOCK, RECESSED PRIMARY ENTRY AND ATTACHED CARPORT. THE RESOURCE IS REPRESENTATIVE OF A NOTABLE WORK OF MASTER ARCHITECT RICHARD LAREAU; A PROMINENT AND ACCOMPLISHED ARCHITECT RESPONSIBLE FOR THE DESIGN OF MANY QUALITY RESIDENTIAL, RELIGIOUS, INSTITUTIONAL, EDUCATIONAL AND COMMERCIAL BUILDINGS IN THE CITY; AND RETAINS INTEGRITY AS IT RELATES TO THE ORIGINAL CIRCA 1972 AND 1979 DESIGNS. SPECIFICALLY, THE RESOURCES ARE ONE OF HIS EARLIER RESIDENCES IN THE CONTEMPORARY STYLE THAT EXPRESS A QUALITY OF DESIGN AND ATTENTION TO DETAIL GENERALLY ASSOCIATED WITH HIS WORK. Seconded by Boardmember Friedberg. The motion fails 4-2-0 with Chair Byers, Boardmembers Cortez, Friedberg, and McCullough voting yes, Boardmember Farley and Vice-Chair Taylor voting no and Boardmembers Miller, Provence, Sofia, and Woods absent.

MOTION BY BOARDMEMBER MCCULLOUGH TO DESIGNATE THE RESOURCE LOCATED AT 4101 LOMALAND DRIVE #1 "ROOM 143" UNDER CRITERION A AS A RESOURCE THAT EXEMPLIFIES A SPECIAL ELEMENT OF THE CITY AND POINT LOMA NEIGHBORHOOD'S DEVELOPMENT WITH HISTORICAL, CULTURAL, AND SOCIAL SIGNIFICANCE WITH A PERIOD OF SIGNIFICANCE OF 1910-1940. THE RESOURCE IS THE LAST REMAINING RESOURCE ASSOCIATED WITH THE THEOSOPHICAL SOCIETY'S ADULT STUDENT BOARDING ROOMS. Seconded by Friedberg. The motion passes 6-0-0 with all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods absent.

**ITEM-2**

**SARAH BECKWITH HOUSE**

**Applicant/Owner:** 836 Prospect LLC represented by BFSa Environmental Services

**Staff:** Suzanne Segur

Consider the designation of the property located at 836 Prospect Street, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-019

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Sarah Beckwith House located at 836 Prospect Street as a historical resource with a period of significance of 1922 under HRB Criterion C. The designation excludes the 1954 rear addition and circa 1971 rear enclosed staircase both constructed outside of the period of significance.

**Staff Report by Suzanne Segur**

**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

**TESTIMONY RECEIVED:**

In favor: Jennifer Stropes

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- THE SARAH BECKWITH HOUSE LOCATED AT 836 PROSPECT STREET BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 6-0-0 all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods being absent.

**ITEM-3**

**3924 ALBATROSS STREET**

**Applicant/Owner:** Paul F & Linda K Sykes Living Trust 04-22-21, Charles & Juliet Sykes Trust 10-11-00 represented by Janet O'Dea

**Staff:** Megan Walker

Consider the designation of the property located at 3924 Albatross Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-020

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Do not designate the property located at 3924 Albatross Street under any adopted HRB Criteria.

**Staff Report by Megan Walker**

**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: None

In Opposition: Janet O'Dea

**TESTIMONY RECEIVED:**

In Favor: None

In Opposition: Janet O'Dea, Charles Sykes, Jennifer Macdonald, Pamela Molohon, Ron May, Kiley Wallace

*Janet O'Dea requested a continuance to August 28, 2025.*

**BOARD ACTION:**

MOTION BY BOARDMEMBER FRIEDBERG FOR ITEM 3, THE PROPERTY LOCATED AT 3924 ALBATROSS STREET BE CONTINUED TO A DATE CERTAIN OF AUGUST 28, 2025. Seconded by Boardmember Farley.

The motion passed by a vote of 5-1-0 with Chair Byers, Vice-Chair Taylor, Boardmembers Farley, Friedberg and McCullough voting yes, Boardmember Cortez voting no, and Boardmembers Miller, Provence, Sofia, and Woods being absent.

**ITEM-4****HEINZ AND ELIZABETH POPPENDIEK/RUSSELL FORESTER HOUSE**

**Applicant/Owner:** Bishoy and Engy Said Family Trust 08-07-20 represented by BFSA Environmental Services

**Staff:** Alvin Lin

Consider the designation of the property located at 7834 Esterel Drive, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-021

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Heinz and Elizabeth Poppendiek/Russell Forester House located at 7834 Esterel Drive as a historical resource with a period of significance of 1965 under HRB Criteria C and D. The designation excludes the 2020 – 2022 east and west elevation additions.

**Staff Report by Alvin Lin.**

**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: None

In Opposition: None

**TESTIMONY RECEIVED:**

In favor: Jennifer Stropes

In opposition: None.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR ITEM 4- HEINZ AND ELIZABETH POPPENDIEK/RUSSELL FORESTER HOUSE LOCATED AT 7834 ESTEREL DRIVE, BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 6-0-0 all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods being absent.

**ITEM-5****ROY AND ANNA RIDGEWAY HOUSE**

**Applicant/Owner:** Kimberly S Kanetis Trust 03-29-19 represented by Legacy 106, Inc.

**Staff:** Audrey Rains

Consider the designation of the property located at 2530 Bancroft Street, 92037, North Park Community, Council District 3, as a historical resource. Report Number: HRB-25-022

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Roy and Anna Ridgeway House located at 2530 Bancroft Street as a historical resource

with a period of significance of 1930 under HRB Criterion C. The designation includes the fireplace surround and hearth in the living room.

**Staff Report by Audrey Rains**

**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: None

In Opposition: None

**TESTIMONY RECEIVED:**

In Favor: Ron May, Pamela Molohon

In Opposition: None.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 5- THE ROY AND ANNA RIDGEWAY HOUSE LOCATED AT 2530 BANCROFT STREET BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 6-0-0 all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods being absent.

**ITEM-6**

**WILBER AND DOROTHY LARRABEE/EDGAR ULLRICH HOUSE**

**Applicant/Owner:** Shoemaker 2004 Family Trust 06-18-04 represented by IS Architecture

**Staff:** Alvin Lin

Consider the designation of the property located at 6714 Muirlands Drive, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-023

**PROPOSED ACTION**

Designate or not designate the property as a historical resource under adopted designation criteria.

**STAFF RECOMMENDATION**

Designate the Wilber and Dorothy Larrabee/Edgar Ullrich House located at 6714 Muirlands Drive as a historical resource with a period of significance of 1933 under HRB Criteria C and D. The designation excludes the 1984 additions constructed outside of the period of significance.

**Staff Report by Alvin Lin**

**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: None

In Opposition: None

**TESTIMONY RECEIVED:**

In Favor: Peter Kempson

In Opposition: None.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 6- WILBER AND DOROTHY LARRABEE/EDGAR ULLRICH HOUSE LOCATED AT 6714 MUIRLANDS BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion

passed by a vote of 6-0-0 all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods being absent.

**ITEM-7 COMPOSITION OF THE HRB SUBCOMMITTEES**

**Staff:** Suzanne Segur

Consider ratifying appointments to the Policy, Design Assistance, and Archaeology and Tribal Cultural Resources Subcommittees, City-wide. Report Number: HRB-25-024

**PROPOSED ACTION**

Ratify the appointments to the Policy, Design Assistance, and Archeological and Tribal Cultural Resources Subcommittees or do not ratify the appointments

**STAFF RECOMMENDATION**

Ratify the appointments to the Policy, Design Assistance, and Archeological and Tribal Cultural Resources Subcommittees consistent with the assignments made by the Policy Subcommittee.

**Staff Report by Suzanne Segur**

**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: None

In Opposition: None

**TESTIMONY RECEIVED:**

In Favor: None

In Opposition: None.

**BOARD ACTION:**

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 7- COMPOSITION OF THE HRB SUBCOMMITTEES BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 6-0-0 all Boardmembers voting yes and Boardmembers Miller, Provence, Sofia, and Woods being absent.

**ITEM-8 SELECTION OF HISTORICAL RESOURCES BOARD SECOND VICE-CHAIR**

**Staff:** Suzanne Segur

Consider electing a Second Vice-Chair from among the sitting boardmembers, consistent with the Board's adopted Procedures.

**PROPOSED ACTION**

Elect a Second Vice-Chair, consistent with the Board's adopted Procedures.

**STAFF RECOMMENDATION**

Elect a Second Vice-Chair.

**Staff Report by Suzanne Segur**

**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: None

In Opposition: None



**TESTIMONY RECEIVED:**

In Favor: None

In Opposition: None.

**BOARD ACTION:**

MOTION BY CHAIR BYERS FOR BOARDMEMBER CORTEZ TO BE APPOINTED AS HRB SECOND VICE-CHAIR. Seconded by Vice-Chair Taylor. The motion passed by a vote of 5-0-1 with Boardmember Cortez abstaining and Boardmembers Miller, Provence, Sofa, and Woods absent.

**ADJOURNMENT 3:16PM**

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