

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF March 27, 2025
PUBLIC UTILITIES DEPARTMENT
METROPOLITAN OPERATIONS COMPLEX II
9192 TOPAZ WAY
SAN DIEGO, CA 92123
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chairperson Hutter called the meeting to order at 1:05p.m. Chair Hutter adjourned the meeting at 3:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Hutter – present
Vice-Chairperson Michael Taylor – present
2nd Vice-Chairperson Kristi Byers – absent
Boardmember Joy Miller– present (left at 2:45pm)
Boardmember Rammy Cortez – present
Boardmember Courtney Ann Coyle – present
Boardmember Carla Farley – absent
Boardmember David McCullough – present (arrived at 1:09pm)
Boardmember Mathew Winter – present
Boardmember Ann Woods – present

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.

ANNOUNCEMENTS/PUBLIC COMMENT

Laura Henson, ceded time by Diana Carnahan, gave a short presentation about how National Register properties should have access to Mills Act.

Bruce Coons, representing Save our Heritage Organisation, discussed procedures relating to Mills Act and the individual designation process, commenting that they should not be separate procedures since people cannot use Mills Act to help restoration needed prior to designation.

BOARDMEMBERS COMMENT

Boardmember Coyle spoke to her intention to resign from the Historical Resources Board in April after 8 years of service to the Board.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

None.

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

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Ginger Weatherford requested a 30-day continuance for Item 4, the property at 2726 Angell Street, due to a homeowner scheduling conflict with the Board Hearing date.

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO CONTINUE ITEM 4- 2726 ANGELL STREET FOR 30 DAYS TO BE HEARD AT THE APRIL 24, 2025 HEARING. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0, all Boardmembers voting yes, and Boardmember Farley and 2nd Vice-Chair Byers absent.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 5- HELEN AND SPENCER ROGERS SPEC HOUSE #1 located at 3252 Harbor View Drive

ITEM 6- DRS. ELSA AND GEORGE FEHER/ FREDERICK LIEBHARDT/ JOSEPH YAMADA HOUSE located at 2710 Bordeaux Avenue

ITEM 7- HELEN COPLEY/ HENRY HESTER HOUSE #2 located at 7934 Prospect Place

ITEM 9- COMPOSITION OF THE HRB SUBCOMMITTEES

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER FOR ITEM 5 – HELEN AND SPENCER ROGERS SPEC HOUSE #1 LOCATED AT 3252 HARBOR VIEW DRIVE, ITEM 6- DRS. ELSA AND GEORGE FEHER/ FREDERICK LIEBHARDT/ JOSEPH YAMADA HOUSE LOCATED AT 2710 BORDEAUX AVENUE, ITEM 7- THE HELEN COPLEY/ HENRY HESTER HOUSE #2 LOCATED AT 7934 PROSPECT PLACE AND ITEM 9- COMPOSITION OF THE HRB SUBCOMMITTEES BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and 2nd Vice-Chair Byers absent.

APPROVAL OF THE AGENDA

ITEM 1: COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (1ST HEARING) was heard as the third discussion item.

ITEM 2: ROSE VOLLMER/ RICHARD LAREAU RENTAL HOUSE located at 4101 Lomaland Drive was heard as the first discussion item.

ITEM 3: THE PROPERTY LOCATED AT 1430 FORT STOCKTON DRIVE was heard as the second discussion item.

ITEM 8: SELECTION OF THE HISTORICAL RESOURCES BOARD VICE-CHAIR AND SECOND-VICE CHAIR was heard as the last discussion item.

BOARD ACTION:

MOTION BY CHAIR HUTTER TO TAKE THE AGENDA IN THE ORDER AS FOLLOWS: ITEM 2, ITEM 3, ITEM 1, ITEM 8. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0, all Boardmembers voting yes, and Boardmember Farley and 2nd Vice-Chair Byers absent.

APPROVAL OF THE MINUTES FOR FEBRUARY 27, 2025.

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS TO APPROVE THE MINUTES FOR FEBRUARY 27, 2025. Second by Boardmember Winter. The motion passed by a vote of 8-0-0, all Boardmembers voting yes, and Boardmember Farley and 2nd Vice-Chair Byers absent.

STAFF REPORT

None.

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

A meeting of the Policy Subcommittee was held on March 10th. Boardmembers and the public discussed the 2025 Preservation Awards as well as the appointment of Boardmember Miller to the Archaeological and Tribal Cultural Resources Subcommittee. The next meeting of the Policy Subcommittee will be held on Monday, April 14th at 3 p.m. and 4pm in the large conference room on the 5th floor of the City Administration Building.

More information regarding the Archaeological and Tribal Cultural Resources Subcommittee can be found on the City's website.

DESIGN ASSISTANCE

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday April 2nd at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION ITEMS

ITEM-1 COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (1ST HEARING)

Applicant: City Planning Department

Staff: Bernie Turgeon, Kelsey Kaline

Review and consider for the purpose of making a recommendation to the City Council the documents that comprise the historic preservation component of the College Area Community Plan. Staff memo.

INFORMATIONAL ITEM ONLY

NO ACTION WILL BE TAKEN BY THE HISTORICAL RESOURCES BOARD

Staff Report by Bernie Turgeon

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: Geoffrey Hueter

In Opposition: None.

Note: This item was heard as the third discussion item.

ITEM-2 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: None

In Opposition: Bruce Coughran

TESTIMONY RECEIVED:

In Favor: Debra Corr

In Opposition: Bruce Coons (ceded time from Alana Coons), Bruce Coughran, Garth Corbin

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE FOR ITEM 2 –THE ROSE VOLLMETER/ RICHARD LAREAU RENTAL HOUSE TO BE RETURNED TO APPLICANT FOR FURTHER INFORMATION ON 4101 LOMALAND #1 SPECIFICALLY RELATING TO THE DATE OF CONSTRUCTION, ASSOCIATION WITH THE POINT LOMA THEOSOPHICAL SOCIETY, AND RARITY OF RESOURCES ASSOCIATED WITH THE THEOSOPHICAL SOCIETY POST ALTADENA FIRES; AS WELL AS MORE INFORMATION ABOUT 4101 LOMALAND DRIVE #3 REGARDING ITS ASSOCIATION WITH ARCHITECT RICHARD LAREAU AND THE BUILDING'S INTEGRITY WITH MORE OF AN UNDERSTANDING OF THE IMPACT OF THE ADDITION OF UNIT #4 WITH A DATE CERTAIN OF MAY 22, 2025. Seconded by Vice-Chair Taylor. The motion passed by a vote of 6-2-0 with Boardmembers Woods, Winter, Miller, Coyle, Cortez, and Vice-Chair Taylor voting yes, Chair Hutter and Boardmember McCullough voting no, and Boardmember Farley and 2nd Vice-Chair Byers being absent.

Note: This item was heard as the first discussion item.

ITEM-3 1430 FORT STOCKTON DRIVE

Applicant/Owner: Benjamin and Amber Aragon represented by IS Architecture

Staff: Megan Walker

Consider the designation of the property located at 1430 Fort Stockton Drive, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-009

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 1430 Fort Stockton Drive as a historical resource under any adopted designation criteria.

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: La Jolla Historical Society (via Lauren Lockhart), Patrick Noonan

In Opposition: None

TESTIMONY RECEIVED:

In Favor: None

In Opposition: Ione Stiegler (ceded time by Peter Kempson, Bruce Coons, Alana Coons, Kiley Wallace, Jennifer Macdonald, Ben Aragon), Amber Aragon, Paul Johnson

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 3- THE IRA AND LOUIE FENTON SPEC HOUSE LOCATED AT 1430 FORT STOCKTON DRIVE AS A HISTORICAL RESOURCE UNDER HRB CRITERION C FOR IT'S DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW STYLE OF ARCHITECTURE AND RETAINS INTEGRITY FROM ITS 1913 PERIOD OF SIGNIFICANCE, SPECIFICALLY THE RESOURCE FEATURES HORIZONTAL MASSING, SINGLE STORY FORM, WOOD CLAPBOARD CLADDING, LOW PITCH GABLED ROOF WITH WIDE UNENCLOSED EAVE OVERHANGS AND EXPOSED ROOF RAFTERS, TRIANGULAR KNEE BRACES, A PARTIAL WIDTH PORCH WITH PIERS THAT COTINUE TO GROUND LEVEL AND SHORT SQUARE COLUMNS RESTING UPON BRICK PIERS ON THE PORCH, WOOD COTTAGE STYLE CASEMENT AND DOUBLE- HUNG WINDOWS. Seconded by Boardmember Winter. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and 2nd Vice-Chair Byers absent.

Note: This item was heard as the second discussion item.

ITEM-4

2726 ANGELL AVENUE

Applicant/Owner: Jeskie Gray Family Trust 01-25-23 represented by Ginger Weatherford

Staff: Kelsey Kaline

Consider the designation of the property located at 2726 Angell Avenue, 92122, University Community, Council District 6, as a historical resource. Report Number: HRB-25-010

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 2726 Angell Avenue as a historical resource under any adopted designation criteria.

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: Ginger Weatherford

TESTIMONY RECEIVED:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO CONTINUE ITEM 4- 2726 ANGELL STREET FOR 30 DAYS TO BE HEARD AT THE APRIL 24, 2025 HEARING. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0, all Boardmembers voting yes, and Boardmember Farley and 2nd Vice-Chair Byers absent.

ITEM-5

HELEN AND SPENCER ROGERS SPEC HOUSE #1

Applicant/Owner: Jennifer L Spithill Revocable Trust 09-20-11 represented by IS Architecture

Staff: Audrey Rains

Consider the designation of the property located at 3252 Harbor View Drive, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-012

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Helen and Spencer Rogers Spec House #1 located at 3252 Harbor View Drive as a historical resource with a period of significance of 1979-1981 under HRB Criterion C.

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER FOR ITEM 5- HELEN AND SPENCER ROGERS SPEC HOUSE #1 AT 3252 HARBOR VIEW DRIVE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and 2nd Vice-Chair Byers absent.

ITEM-6

DRS. ELSA AND GEORGE FEHER / FREDERICK LIEBHARDT / JOSEPH YAMADA HOUSE

Applicant/Owner: Shoshanah F Sternlieb Trust 10-16-18 and Paola Feher Living Trust 09-28-18 represented by IS Architecture

Staff: Alvin Lin

Consider the designation of the property located at 2710 Bordeaux Avenue, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-013

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Drs. Elsa and George Feher / Frederick Liebhardt / Joseph Yamada House located at 2710 Bordeaux Avenue as a historical resource under HRB Criterion B with periods of significance of

1968-1997 and 1967-2017, and Criteria C and D with a period of significance of 1967. The designation includes the original detached garage, pool, and contributing landscape design elements shown in Attachment 2.

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER FOR ITEM 6- DRS. ELSA AND GEORGE FEHER/ FREDERICK LIEBHARDT/ JOSEPH YAMADA HOUSE AT 2710 BORDEAUX AVENUE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and 2nd Vice-Chair Byers absent.

ITEM-7

HELEN COPLEY/ HENRY HESTER HOUSE #2

Applicant/Owner: Deguttadauro-Blunt Family Trust represented by Johnson & Johnson Architecture

Staff: Kelsey Kaline

Consider the designation of the property located at 7934 Prospect Place, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-014

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Helen Copley/ Henry Hester House #2 located at 7934 Prospect Place as a historical resource with a period of significance of 1987 under HRB Criteria C and D.

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: None

In Opposition: None

BOARD ACTION

MOTION BY BOARDMEMBER WINTER FOR ITEM 7- THE HELEN COPLEY/ HENRY HESTER HOUSE #2 LOCATED AT 7934 PROSPECT PLACE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and 2nd Vice-Chair Byers absent.

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

Staff: Suzanne Segur

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

PROPOSED ACTION

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

STAFF RECOMMENDATION

Elect a Vice-Chair and Second Vice-Chair.

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: None

In Opposition: None

BOARD ACTION

MOTION BY CHAIR HUTTER TO ELECT MICHAEL TAYLOR AS VICE-CHAIR OF THE HISTORICAL RESOURCES BOARD. Seconded by Boardmember Cortez. The motion passed by a vote of 5-0-2 with Boardmembers Cortez, McCullough, Winter, Vice-Chair Taylor, and Chair Hutter voting yes, Boardmembers Coyle and Woods abstaining, and Boardmembers Farley, Miller and 2nd Vice-Chair Byers absent.

MOTION BY CHAIR HUTTER TO ELECT KRISTI BYERS AS SECOND VICE-CHAIR OF THE HISTORICAL RESOURCES BOARD. Seconded by Boardmember Winter. The motion passed by a vote of 5-0-2 with Boardmembers Cortez, McCullough, Winter, Vice-Chair Taylor, and Chair Hutter voting yes, Boardmembers Coyle and Woods abstaining, and Boardmembers Farley, Miller and 2nd Vice-Chair Byers absent.

Note: This item was heard as the second discussion item.

ITEM-9 COMPOSITION OF THE HRB SUBCOMMITTEES

Staff: Suzanne Segur

Consider ratifying one new appointment to the Archaeological and Tribal Cultural Resources Subcommittee, City-wide. Report Number: HRB-25-015

PROPOSED ACTION

Ratify the one new appointment to the Archaeological and Tribal Cultural Resources Subcommittee or do not ratify the appointment

STAFF RECOMMENDATION

Ratify the one new appointment to the Archaeological and Tribal Cultural Resources Subcommittee consistent with the assignment made by the Policy Subcommittee.

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: None

In Opposition: None

BOARD ACTION

MOTION BY BOARDMEMBER WINTER FOR ITEM 9- COMPOSITION OF THE HRB SUBCOMMITTEES TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and 2nd Vice-Chair Byers absent.

ADJOURNMENT 3:20 PM