

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF APRIL 24, 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 1:04p.m. Chair Byers adjourned the meeting at 4:49PM.

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 (left at 3:35)
Boardmember Joy Miller- present
Boardmember Michael Provence- absent
Boardmember Melissa Sofia- present (left at 2:55)
Boardmember Melanie Woods- present (left at 4:30)

City Staff

Lindsey Sebastian, 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 Volunteer Appreciation Month,

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY TO CELEBRATE VOLUNTEER APPRECIATION MONTH PRIOR TO HEARING THE REMAINDER OF THE APRIL AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 9-0-0 with all Boardmembers voting yes and Boardmember Provence absent.

ANNOUNCEMENTS/PUBLIC COMMENT

Bruce Coons, ceded time by Alana Coons, representing Save our Heritage Organisation, commented on additions that have gained significance in their own right pertaining to designation nominations and preservation and progress.

Sharon Gehl asked if the regulations would allow for the replacement of building materials on a historic resource for fire safety.

Ione Stiegler provided a presentation giving an overview of the Secretary of the Interior's Standards.

BOARDMEMBERS COMMENT

None.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

None.

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

None.

Did all Boardmembers not present in February watch the accompanying materials for item 1, 310 San Fernando Street?

Vice-Chair Taylor, Boardmembers Cortez, Farley, and Miller were present. Chair Byers, and Boardmembers Friedberg, Sofia and Woods watched the material. Boardmember McCullough was not present and not able to watch the materials. He determined he would recuse on the item.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 3- FRED ROHR HOUSE located at 3603 Amaryllis Street

ITEM 4- LEO AND ROSE GREENBAUM/ RALPH HULBURT AND CHARLES TIFAL HOUSE located at 3431 Vermont Street

ITEM 5- ALBERT AND ALICE ROBERTS HOUSE located at 4353 Trias Street

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY FOR ITEM 3, THE FRED ROHR HOUSE LOCATED AT 3603 AMARYLLIS STREET, ITEM 4, THE LEO AND ROSE GREENBAUM/ RALPH HURLBURT AND CHARLES TIFAL HOUSE LOCATED AT 3431 VERMONT STREET, AND ITEM 5, THE ALBERT AND ALICE ROBERTS HOUSE LOCATED AT 4353 TRIAS STREET- 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 9-0-0 all Boardmembers voting yes and Boardmember Provence being absent.

APPROVAL OF THE AGENDA

ITEM 1: The Property located at 310 San Fernando Street

ITEM 2: The Property located at 2726 Angell Street

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR TO TAKE THE AGENDA IN NUMERICAL ORDER (ITEM 1, ITEM 2). Seconded by Boardmember Farley. The motion passed by a vote of 9-0-0, all Boardmembers voting yes, and Boardmember Provence being absent.

APPROVAL OF THE MINUTES FOR MARCH 27, 2025.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR TO APPROVE THE MINUTES FOR MARCH 27, 2025. Second by Boardmember McCullough. The motion passed by a vote of 9-0-0, all Boardmembers voting yes, and Boardmember Provence being absent.

STAFF REPORT

None.

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

The April 14th Policy Subcommittee meeting was adjourned due to the closure of the City Administration Building after that morning's earthquake. Staff is currently working with the subcommittee's boardmembers to schedule a Special Meeting to discuss this year's Preservation Awards and new subcommittee appointments.

The next regularly scheduled meeting of the Policy and Archaeological and Tribal Cultural Resources Subcommittee will be held on Monday, May 12th at 3 p.m. and 4pm in the large conference room on the 5th floor of the City Administration Building.

DESIGN ASSISTANCE

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday May 7th at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION ITEMS

ITEM-1

Continued from February 27, 2025

310 SAN FERNANDO STREET

Applicant: Landmark Historic Preservation

Owner: BG Consolidated, LLC represented by Nexus Planning & Research

Staff: Suzanne Segur

Consider the designation of the property located at 310 San Fernando Street, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB- 25-005

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 310 San Fernando Street under any adopted HRB Criteria.

Staff Report by Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: Nicole Panissidi, Sharon Gehl, Marcia Rothman, Jere McInerney

In Opposition: Steven Untiedt, Michael Robinson, Ione Stiegler, Save our Heritage Organisation

TESTIMONY RECEIVED:

In Favor: Sharon Gehl, Jennifer Ayala, Patrick McNerney, Sean Schwerdtfeger, Michael Panissidi, James Lawson, Tomas Garto, Nicole Pannissidi, Matt Myron, Nick Ospina, Carl Lemke, Robert Cowan, Joe Anderson, Geoffrey Bogart

In Opposition: Kiley Wallace, Steven Untiedt, Felix Tinka, Bruce Coons, Alana Coons, Marcia Rothman, Jennifer Macdonald, Ben Segebartt, Myra Herrmann, Ginger Weatherford

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS TO MOVE STAFF'S RECOMMENDATION. Seconded by Boardmember Cortez. The motion passed by a vote of 5-2-0 with Chair Byers, Vice-Chair Taylor, Boardmember Cortez, Boardmember Friedberg, and Boardmember Woods voting yes, Boardmember Farley and Boardmember Miller voting no, and Boardmembers McCullough, Provence, and Sofia being absent.

ITEM-2

Continued from March 27, 2025

2726 Angell Avenue

Applicant: 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 under any adopted HRB Criteria.

Staff Report by Kelsey Kaline

WRITTEN PUBLIC COMMENT RECEIVED:

In favor: None.

In opposition: Ginger Weatherford, Loraine Hester Dyson, Marianne Tutto, Annettet Lau, Laura Henson

TESTIMONY RECEIVED:

In favor: Sharon Gehl

In opposition: Ginger Weatherford, Jennifer Macdonald, Alana Coons, Sandra Jeske, William Gray, Kevin Stephens

BOARD ACTION:

MOTION BY BOARDMEMBER CORTEZ TO DESIGNATE 2726 ANGELL AVENUE AS A HISTORICAL RESOURCE UNDER HRB CRITERION C WITH A PERIOD OF SIGNIFICANCE OF 1962 UNDER THE CONTEMPORARY MODERN STYLE OF DOMESTIC ARCHITECTURE. THE PROPERTY EMBODIES DISTINCTIVE CHARACTERISTICS OF THE MODERN STYLE INCLUDING CONCRETE BLOCK EXTERIOR, LARGE FLOOR TO CEILING WINDOWS, HORIZONTAL MASSING, FLAT ROOF, NO LOADBEARING WALLS, ABSENCE OF APPLIED DECORATION AND OPEN INTERIOR FLOOR PLAN. THE RESOURCE IS UNIQUE AMONG CONCRETE POST AND BEAM EXAMPLES AS THERE AREN'T ANY BEAMS, THE ROOF IS A MONOLITHIC PIECE OF CONCRETE THAT WAS PLACED ON THE GROUND AND LIFTED INTO POSITION

BY HYDRAULIC JACKS ONTO THE FOUR SUPPORTING CONCRETE COLUMNS. Seconded by Boardmember Farley. The motion fails 5-2-0 with Chair Byers, Boardmember Cortez, Boardmember Friedberg, Boardmember Miller and Boardmember Farley voting yes, and Boardmember Woods and Boardmember Taylor voting no, and Boardmember Provence, Sofia, and McCullough being absent.

ITEM-3**FRED ROHR HOUSE**

Applicant/Owner: Matthew and Melissa DeLira; represented by BFSA Environmental Services

Staff: Suzanne Segur

Consider the designation of the property located at 3603 Amaryllis Drive, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-016

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Fred Rohr House located at 3603 Amaryllis Drive as a historical resource with a period of significance of 1940 under HRB Criterion B. The designation excludes the front balcony enclosure, the 1968 rear second story addition and the detached garage modified outside of the period of significance.

Staff Report by Suzanne Segur**WRITTEN PUBLIC COMMENT RECEIVED:**

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: Matthew de Lira

In Opposition: None.

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY FOR ITEM 3, THE FRED ROHR HOUSE LOCATED AT 3603 AMARYLLIS STREET 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 9-0-0 all Boardmembers voting yes and Boardmember Provence being absent.

ITEM-4**LEO AND ROSE GREENBAUM/ RALPH HULBURT AND CHARLES TIFAL HOUSE**

Applicant/Owner: Bricnet Family Trust represented by Landmark Historic Preservation

Staff: Kelsey Kaline

Consider the designation of the property located at 3431 Vermont Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-017

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Leo and Rose Greenbaum/ Ralph Hurlburt and Charles Tifal House located at 3431 Vermont Street as a historical resource with a period of significance of 1925 under HRB Criteria C and D. The designation excludes the 1937 two-story rear addition, the 2020 rear addition and portico, and the 2020 south elevation addition built outside of the period of significance.

Staff Report by Kelsey Kaline

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: Kiley Wallace, Ben Segebartt, Martial Bricnet

In Opposition: None.

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY FOR ITEM 4, THE LEO AND ROSE GREENBAUM/ RALPH HURLBURT AND CHARLES TIFAL HOUSE LOCATED AT 3431 VERMONT STREET 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 9-0-0 all Boardmembers voting yes and Boardmember Provence being absent.

ITEM-5

ALBERT AND ALICE ROBERTS HOUSE

Applicant/Owner: Robert and Lisa Maye represented by Scott Moomjian

Staff: Audrey Rains

Consider the designation of the property located at 4353 Trias Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-018

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Albert and Alice Roberts House located at 4353 Trias Street as a historical resource with a period of significance of 1925 under HRB Criterion C.

Staff Report by Audrey Rains

WRITTEN PUBLIC COMMENT RECEIVED:

In Favor: None

In Opposition: None

TESTIMONY RECEIVED:

In Favor: None

In Opposition: None.

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY FOR ITEM 5, THE ALBERT AND ALICE ROBERTS HOUSE LOCATED AT 4353 TRIAS STREET- 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 9-0-0 all Boardmembers voting yes and Boardmember Provence being absent.

ADJOURNMENT 4:49pm