

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF JUNE 25, 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 1:16p.m. Chair Byers adjourned the meeting at 2:23PM.

ATTENDANCE DURING THE MEETING:

Chairperson Kristi Byers- present
Vice-Chairperson Michael Taylor – present
2nd Vice-Chairperson Rammy Cortez – absent
Boardmember Lisa Cumper - present
Boardmember Carla Farley – absent
Boardmember Eva Friedberg – present
Boardmember David McCullough – present (*left at 2:15*)
Boardmember Joy Miller- absent
Boardmember Michael Provence- present
Boaredmember Melissa Sofia- present
Boardmember Melanie Woods- present

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.

ANNOUNCEMENTS/PUBLIC COMMENT

None.

BOARDMEMBERS COMMENT

None.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

Chair Byers indicated that she spoke to homeowners of Items 2 and 4 but not about the items before the Board and it will not influence any decision making.

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

Boardmembers McCullough, Sofia and Woods were unable to view the interior features for Item 2 and 4. Staff confirmed that the report had sufficient photo documentation and no waiver is needed.

Boardmember Provence was not able to view any sites on the agenda due to being oriented to the Board on May 21, 2025. Boardmember Provence was able to review all documentation prior to the meeting.

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS TO INVOKE WAIVER 1, "A PHYSICAL VISIT TO THE SITE WOULD NOT SIGNIFICANTLY CONTRIBUTE TO AN UNDERSTANDING OR APPRECIATION OF THE HISTORICITY OF THE PROPOSED SITE" ON BEHALF OF BOARDMEMBER PROVENCE FOR THE JUNE MEETING. Seconded by Vice-Chair Taylor. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Boardmember Cortez, Farley, and Miller being absent.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 2- SILAS AND RITA CORBETT HOUSE located at 4247 Alder Drive

ITEM 3- DR. ALTON AND MARGARET HARPST/ RALPH L. FRANK HOUSE located at 3210 Xenophon Street

ITEM 4- LLOYD AND INGRID KOENIG HOUSE located at 4976 Quincy Street

TESTIMONY RECEIVED:

John Hyche indicated that he supported Item 3 on the consent agenda.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- SILAS AND RITA CORBETT HOUSE LOCATED AT 4247 ALDER DRIVE, ITEM 3- DR. ALTON AND MARGARET HARPST/ RALPH L. FRANK HOUSE LOCATED AT 3210 XENOPHON STREET, AND ITEM 4- LLOYD AND INGRID KOENIG HOUSE LOCATED AT 4976 QUINCY STREET BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cortez, Farley, and Miller being absent.

APPROVAL OF THE AGENDA

ITEM 1: CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (1ST HEARING)

APPROVAL OF THE MINUTES FOR MAY 22, 2025.

Based on the advice of the City Attorney's Office the draft minutes were amended to include the Board Action for the Special Order of Business, along with the names of the Boardmembers who voted yes for Items 1 and 3 for Brown Act compliance.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR TO APPROVE THE MINUTES FOR MAY 22, 2025 AS AMENDED. Second by Boardmember Sofia. The motion passed by a vote of 8-0-0, all Boardmembers voting yes, and Boardmembers Cortez, Farley and Miller being absent.

STAFF REPORT

Kelley Stanco, Deputy Director gave a welcome to Boardmembers Provence and Cumper and bid Senior Planner Bernie Turgeon good luck in his retirement.

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

The next regularly scheduled meeting of the Policy Subcommittee will be held on Monday, July 14th in the large conference room on the 5th floor of the City Administration Building.

For more information on the and Archaeological and Tribal Cultural Resources Subcommittee please see the City's website.

DESIGN ASSISTANCE

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

DISCUSSION ITEMS

ITEM-1 CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (1st hearing)

Applicant: City Planning Department

Staff: Bernie Turgeon

Review and comment on the Clairemont Community Plan Update Cultural Resources Constraints and Sensitivity Analysis, the Clairemont Community Plan Area Historic Context Statement and the 2021 draft community plan's Historic Preservation Element policies related to the identification and preservation of Clairemont's archaeological, tribal cultural and historical resources. Staff memo.

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE HISTORICAL RESOURCES BOARD

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

ITEM-2 SILAS AND RITA CORBETT HOUSE

Applicant/Owner: Bryan & Jean Miller represented by Legacy 106, Inc.

Staff: Alvin Lin

Consider the designation of the property located at 4247 Alder Drive, 92116, Kensington-Talmadge Community, Council District 9, as a historical resource. Report Number: HRB-25-025

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Silas and Rita Corbett House located at 4247 Alder Drive as a historical resource with a period of significance of 1936 under HRB Criterion C. The designation includes the original detached garage, living room fireplace surround, and master bedroom beehive fireplace.

Staff Report by Alvin Lin.

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

In favor: Ron May, Pamela Molohon

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- SILAS AND RITA CORBETT HOUSE LOCATED AT 4247 ALDER DRIVE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cortez, Farley, and Miller being absent.

ITEM-3**DR. ALTON AND MARGARET HARPST/RALPH L. FRANK HOUSE**

Applicant/Owner: Tyler & Brette Humphrey represented by Urbana Preservation & Planning, LLC

Staff: Audrey Rains

Consider the designation of the property located at 3210 Xenophon Street, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-026

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Dr. Alton and Margaret Harpst/Ralph L. Frank House located at 3210 Xenophon Street as a historical resource with a period of significance of 1939 under HRB Criteria C and D.

Staff Report by Audrey Rains

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

John Hyche in favor of the item.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 3- DR. ALTON AND MARGARET HARPST/ RALPH L. FRANK HOUSE LOCATED AT 3210 XENOPHON STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cortez, Farley, and Miller being absent.

ITEM-4

LLOYD AND INGRID KOENIG HOUSE

Applicant/Owner: James W Royle Jr Trust 08-13-09 represented by Legacy 106, Inc.

Staff: Kelsey Kaline

Consider the designation of the property located at 4976 Quincy Street, 92109, Pacific Beach Community, Council District 1, as a historical resource. Report Number: HRB-25-027

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Lloyd and Ingrid Koenig House located at 4976 Quincy Street as a historical resource with a period of significance of 1968 under HRB Criterion C. The designation includes the built-in bookshelves in the living room and the living room fireplace. The designation excludes the rear view deck constructed outside the period of significance.

Staff Report by Kelsey Kaline

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

In favor: Jim Royle, Ron May, Pamela Molohon

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR ITEM 4- LLOYD AND INGRID KOENIG HOUSE LOCATED AT 4976 QUINCY STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cortez, Farley, and Miller being absent.

ADJOURNMENT 2:23PM