

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF NOVEMBER 20, 2015
CITY ADMINISTRATION BUILDING
COUNCIL COMMITTEE ROOM, 12TH FLOOR
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair Lemmo at 1:12PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
2 nd Vice Chairperson	Linda Marrone	Absent
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Maria Curry	Present
Boardmember	Tom Larimer	Absent
Boardmember	Abel Silvas	Present <i>arrived @ 1:44pm</i>
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary
Kelley Stanco, Senior Planner
Jodie Brown, Senior Planner
Camille Pekarek, Associate Planner
Joseph Castro, Project Manager I
Jane Kang, Planning Intern

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES for August 27, 2015

Minutes were not available

ITEM 2 - PUBLIC COMMENT

Jim Varnadore – Requested Items 5 and 6 be heard separately; but the motions made together.

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• **ABSENCES**

Boardmembers Larimer and Marrone notified Staff they would not be in attendance. In addition, Boardmember Marrone has expressed her intent not to serve beyond the end of her term in March 2016. Boardmember Silvas will be about 30 minutes late.

• **OTHER GENERAL INFORMATION**

- ✓ HRB Meeting Dates for 2016
- ✓ Correspondence for Items 5, 6 and 7.

- ✓ 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

- The Revised Draft Uptown Survey has been completed and posted to the City's website. You can find it by locating the Uptown Community Plan Update webpage. The Survey was presented to the Uptown Planners last night, who accepted the survey as presented, with a recommendation to examine on additional historic district.
- Mills Act application period will be opening January 1st. Please keep in mind that all applications are first come first serve.
- The Planning Department, including the historic resources section, will be moving on December 11th. We will be relocating from the Development Services Building to the 12th floor of Executive Complex on Second Avenue across from the Westgate Hotel. After December 11th, all business with the Historical Resources section, including submittal of historic designation nominations, report copies, Mills Act applications and completion of stamp transfers. All submittals and resubmittals of projects and preliminary reviews will continue to be handled through intake staff at Development Services.
- The HRB Hearing dates memo has been prepared and copies are located on the back table. There are two items of note. First, due to scheduling conflicts with the Committee Room and the desire to provide greater certainty to the public, all HRB Meetings will now be held in the North Terrace Rooms in the City Concourse. Second, because of our move to the Executive Complex, all HRB Subcommittee meetings will now be held in the Executive Complex. Design Assistance Subcommittee will be held on the 6th floor and Policy and Archaeology will be held on the 12th floor.
- The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, December 7, 2015 at 4:00pm in Conference Room 5C on the 5th floor of Development Services. The next regularly scheduled Policy Subcommittee meeting will be held on Monday, December 14, 2015 at 3:00pm in Conference Room 4C on the 4th floor of Development Services. The next Archaeology Subcommittee meeting will be held on Monday, February 8, 2015 at 4:00pm in the Conference Room on the 12th floor of the Executive Complex.

D. REQUESTS FOR CONTINUANCES

None

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

ITEM 7 – 705 6TH AVENUE

ITEM 8 – ALBERTA SECURITY COMPANY/MARTIN V. MELHORN SPEC HOUSE #

ITEM 9 – ALEXANDER SCHREIBER SPEC HOUSE #7

ITEM 10– NATHAN AND HATTIE RIGDON SPEC HOUSE #2

BOARD ACTION:

MOTION BY CHAIR LEMMO TO APPROVE ITEMS 7, 8, 9 AND 10 ON THE CONSENT AGENDA PER STAFF’S RECOMMENDATION

Seconded by Boardmember Baksh

Vote: 6-0-0

Motion Passes

ACTION ITEMS

ITEM 5 – 4102-4116 UNIVERSITY AVENUE AND 4011 41ST STREET

Continued from August 2015

Applicant: City of San Diego; report completed by Marie Burke Lia

Location: 4102-4116 University Avenue and 4011 41ST Street, 92105, City Heights Community, Council District 9 (1269 5-H)

Description: Consider the designation of the property located at 4102-4116 University Avenue and 4011 41ST 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 4102-4116 University Avenue and 4011 41ST Street under any adopted HRB Criteria.

Report Number: HRB 15-028

Staff Report by Joseph Castro

Testimony Received:

In Favor: Marie Lia, Gretchen Sorenson, Jim Varnadore

In Opposition: Kiley Wallace, Ron May, Alexandra Wallace, A. Hayes, Beverley Freedman, Charles Freedman, Bruce Coons, Patty Vaccariello, Gary Mitrovich, John Eisenhart

BOARD ACTION:

MOTION BY CHAIR LEMMO TO DEFER ACTION ON ITEM 5 UNTIL ITEM 6 HAS BEEN HEARD.

Seconded by Boardmember Berge

Vote: 6-0-0

Motion Passes

NO MOTION WAS MADE ON THIS ITEM

ITEM WAS CLOSED

ITEM 6 – 4118-4122 UNIVERSITY AVENUE

Continued from August 2015

Applicant: City of San Diego; report completed by Marie Burke Lia

Location: 4118-4122 University Avenue, 92105, City Heights Community, Council District 9 **(1269 5-H)**

Description: Consider the designation of the property located at 4118-4122 University 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: Do not designate the property located at 4118-4122 University Avenue under any adopted HRB Criteria.

Report Number: HRB 15-029

Staff Report by Joseph Castro

Testimony Received:

In Favor: Marie Lia, Gretchen Sorenson, Jim Varnadore, Patty Vaccariello

In Opposition: Kiley Wallace, Ron May, Alexandra Wallace, A. Hayes, Beverley Freedman, Charles Freedman, Bruce Coons, Gary Mitrovich, John Eisenhart, Eva Thorn

BOARD ACTION:

NO MOTION WAS MADE ON THIS ITEM

ITEM WAS CLOSED

ITEM 7 – 705 6th AVENUE

Applicant: HPE 705 6th Avenue LLC represented by Scott A. Moomjian

Location: 705 6th Avenue, 92101, Downtown Community, Council District 3 **(1289 3-B)**

Description: Consider the designation of the property located at 705 6th 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: For the reasons specified in this report, the property located at 705 6th Avenue does not meet the established criteria for historic designation and therefore should not be designated as a historic resource.

Report Number: HRB 15-050

ITEM PASSED ON CONSENT

ITEM 8 – ALBERTA SECURITY COMPANY/MARTIN V. MELHORN SPEC HOUSE #4

Applicant: Kravets Family Trust represented by Legacy 106, Inc.

Location: 3917 Alameda Drive, 92103, Uptown Community, Council District 3 **(1268 5-H)**

Description: Consider the designation of the property located at 3917 Alameda 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: Designate the Alberta Security Company/Martin V. Melhorn Spec House #4 located at 3917 Alameda Drive as a historical resource with a period of significance of 1917 under HRB Criteria C and D.

Report Number: HRB 15-053

ITEM PASSED ON CONSENT

ITEM 9 – ALEXANDER SCHREIBER SPEC HOUSE #7

Applicant: Michael Tuke represented by Urbana Preservation & Planning

Owner: Rosa Tuke Trust

Location: 1429 Dale Street, 92102, Greater Golden Hill Community, Council District 3 (**1289 2-E**)

Description: Consider the designation of the property located at 1429 Dale 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 Alexander Schreiber Spec House #7 located at 1429 Dale Street as a historical resource with a period of significance of 1916 under HRB Criteria C and D. Interior elements included in the designation are original gumwood base, wainscot, window and door surrounds, crown moulding, built-in buffet, built-in fireplace cabinets, and associated interior doors located in the living room, sitting room and dining room. The designation excludes the non-historic north side balcony and the modified detached garage and studio structure at the rear of the property.

Report Number: HRB 15-056

ITEM PASSED ON CONSENT

ITEM 10 – NATHAN AND HATTIE RIGDON SPEC HOUSE #2

Applicant: Charles and Beverley Freedman represented by Legacy 106, Inc.

Location: 1809 West Montecito Way, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the designation of the property located at 1809 West Montecito Way 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 Nathan and Hattie Rigdon Spec House #2 located at 1809 West Montecito Way as a historical resource with a period of significance of 1913-1914 under HRB Criteria C and D. The designation excludes the 1,022 square foot attached rear addition and detached garage constructed in 1992.

Report Number: HRB 15-052

ITEM PASSED ON CONSENT

REMINDER:	NEXT BOARD MEETING DATE:	Thursday, January 28, 2016
	LOCATION:	City Concourse Building, North Terrace Rooms

MEETING ADJOURNED AT 3:19PM