

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF FEBRUARY 25, 2021  
VIRTUAL HEARING**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair McCullough at 1:02 PM

Chairperson David McCullough	Present
Vice-Chairperson Tim Hutter	Present – <i>arrived at 1:08pm</i>
2 <sup>nd</sup> Vice-Chairperson Courtney Ann Coyle	Present
Boardmember Andrew Bowen	Present
Boardmember Diana Cordileone	Present – <i>arrived at 1:17pm</i>
Boardmember Amy Harleman	Present
Boardmember Todd Pitman	Present
Boardmember Cindy Stankowski	Present - <i>arrived at 1:05pm</i>
Boardmember Mathew Winter	Present – <i>arrived at 1:06pm</i>
Boardmember Ann Woods	Present

Staff to the Board in Attendance

Sheila Santos, Board Secretary  
Anna McPherson, Program Manager  
Kelley Stanco, Development Project Manager  
Suzanne Segur, Senior Planner, Board Liaison  
Emma Haggerty, Senior Planner  
Gemma Tierney, Associate Planner  
Megan Bacik, Junior Planner  
Lea Kolesky, Junior Planner  
Alvin Lin, Junior Planner

Legal Counsel in Attendance:

Lindsey Sebastian, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR January 28, 2021**

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO APPROVE THE MINUTES FOR JANUARY 28, 2021 AS WRITTEN.

Seconded by Boardmember Woods

Vote: 6-0-0

Motion Passes

**ITEM 2 – NON-AGENDA PUBLIC COMMENT**

Charles Kaminski requested an update on the status of the La Jolla Historic Red Rest and Red Roost cottages current plans for restoration.

**A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION**

• **GENERAL INFORMATION**

- Correspondence from Save Our Heritage Organisation and Alan Hess
- HRB Criteria Guidelines
- Motion and Findings Form for Historical Designation

• **GENERAL BOARD MEMBER COMMENTS**

None.

**B. CONFLICT OF INTEREST DECLARATIONS**

• **CONFLICTS OF INTEREST**

Boardmember Pitman has a conflict of interest for Item 5 – 3752 Park Boulevard and will recuse himself from any discussion and vote.

• **EX PARTE COMMUNICATIONS**

None.

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

None.

**C. STAFF REPORT**

• **HISTORICAL RESOURCES SECTION, DSD**

*Anna McPherson, Program Manager*

I would like to introduce Alvin Lin, our new Junior Planner in the Historical Resources section. He joined our team on February 8<sup>th</sup>, 2021. This is his very first Board meeting. Alvin obtained his B.A. in Urban Studies from UC Berkeley and had the opportunity to complete two internships in the Bay Area. During his internship with San Francisco Planning, he served as a writer, editor, and researcher for the Chinese Historic Context Statement. He looks forward to working with our section and learning more about the intricacies of historical preservation and its practical application in the City of San Diego.

• **HISTORIC PRESERVATION PLANNING SECTION, PLANNING DEPARTMENT**

*Kelley Stanco, Development Project Manager*

None.

**D. SUBCOMMITTEE REPORT OUT**

- **POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

*Report out by Suzanne Segur*

A meeting of the Policy Subcommittee was held on February 8<sup>th</sup>. Boardmembers and the public had a discussion regarding HRB Criterion E and began to vet the “Concerns and Suggestions to Bring to City Council” portion of the Standardized Report of City Boards and Commissions for 2020. More information regarding the Policy and Archaeological and Tribal Cultural Resources Subcommittees can be found on the Development Services website.

- **DESIGN ASSISTANCE**

*Report out by Suzanne Segur*

The next regularly scheduled meeting will be held Wednesday, March 3, 2021, at 4:00pm.

**E. REQUESTS FOR CONTINUANCES**

None.

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

ITEM 7 – JAMES AND MADELEINE TAYLOR HOUSE *located at 4382 Ampudia Street*

ITEM 8 – JOHN AND ODA MCDERMOTT SPECULATION HOUSE *located at 4124 Norfolk Terrace*

ITEM 9 – MARINE NATIONAL BANK OF SAN DIEGO SPEC HOUSE *located at 1773 Sunset Boulevard*

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 7, 8 AND 9 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Pitman

Vote: 10-0-0

Motion Passes

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**ACTION ITEM(S)**

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**ITEM 5 – 3752 PARK BOULEVARD**

**Continued from January 2021**

Applicant: JMAN at the Mr Rob LP represented by Heritage Architecture and Planning

Location: 3752 Park Boulevard, 92103, Uptown Community, Council District 3 (**1269 6-C**)

Description: Consider the designation of the property located at 3752 Park Boulevard 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 3752 Park Boulevard under any adopted HRB Criteria.

Report Number: HRB-21-008

Staff Report by Gemma Tierney

**Testimony Received:**

In Favor: Charles Kaminski

In Opposition: David Marshall, Jonathan Segal, Bruce Coons

**BOARD ACTION:**

MOTION BY VICE-CHAIR HUTTER TO DESIGNATE THE RESOURCE LOCATED AT 3752 PARK BOULEVARD UNDER CRITERION D AS A RESOURCE THAT IS REPRESENTATIVE OF THE NOTABLE WORK OF JONATHAN SEGAL, A MASTER ARCHITECT AND BUILDER, WITH A PERIOD OF SIGNIFICANCE FOR THE RESOURCE OF 2015. SPECIFICALLY, THE RESOURCE EXEMPLIFIES THE "ARCHITECT AS DEVELOPER" PROCESS THAT SEGAL HELPED ESTABLISH THROUGHOUT SAN DIEGO AT THE HEIGHT OF HIS ARCHITECTURAL CAREER FROM 1991 TO THE PRESENT, AND LIKELY INTO THE FUTURE, DURING WHICH HE HAS BEEN HIGHLY LAUDED FOR HIS OUTSTANDING AND INNOVATIVE WORK BY MULTIPLE PUBLICATIONS AND ARCHITECTURAL GROUPS. THE RESOURCE ALSO REFLECTS MR. SEGAL'S STYLE OF UTILIZING RECTILINEAR FORM, EXPOSED BOARD-FORMED CAST-IN-PLACE CONCRETE FINISHES, LARGE EXPANSES OF FLOOR-TO-CEILING WINDOWS, CANTILEVERED CONCRETE DECKS, AND REPETITIVE PATTERNS, AND HAS BEEN RECOGNIZED WITH MANY AWARDS AS A NOTABLE WORK BY MR. SEGAL.

Seconded by Boardmember Coyle

Vote: 7-2-1

Motion Passes

*(Bowen, Woods) (Pitman)*

**ITEM 6 – 550 WASHINGTON STREET**

Applicant: Scripps Health represented by Nexus Planning and Research

Location: 550 Washington Street, 92103, Uptown Community, Council District 3 **(1269 5-A)**

Description: Consider the designation of the property located at 550 Washington 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 550 Washington Street under any adopted HRB Criteria.

Report Number: HRB-21-011

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: Jennifer Ayala

In Opposition: Amie Hayes, Bruce Coons, Charles Kaminski

**BOARD ACTION:**

MOTION BY BOARDMEMBER BOWEN TO DESIGNATE THE RESOURCE LOCATED AT 550 WASHINGTON STREET UNDER CRITERION A AS A SPECIAL ELEMENT OF SAN DIEGO'S ARCHITECTURAL DEVELOPMENT AND RETAINS INTEGRITY OF LOCATION, SETTING, DESIGN, MATERIALS, WORKMANSHIP AND FEELING WITH A 1964 PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE MONUMENTAL TOWER – HIGHLY VISIBLE FROM MILES AWAY AND SITED AT THE VISUAL TERMINUS OF A MAJOR COMMERCIAL THOROUGHFARE– REPRESENTS A SIGNIFICANT CHAPTER OF SAN DIEGO ARCHITECTURAL HISTORY AND SAN DIEGO'S LEADERSHIP AND CONTRIBUTION TO THE MODERN DESIGN MOVEMENT THAT INFLUENCED NATIONAL AND INTERNATIONAL ARCHITECTURAL TRENDS. THE TOWER'S CONCRETE EXTERIOR ADORNED WITH ALUMINUM SUN-CATCHING TRACERY IS AN IMPORTANT LOCAL AND WELL-KNOWN EXPRESSION OF SAN DIEGO'S INFLUENCE ON THIS MOVEMENT. ALSO A SIGNIFICANT DETAIL OF BILL LEWIS OF DEEMS MARTIN AND ASSOC., THIS FEATURE IS HIGHLY SIGNIFICANT WITHIN THE CALIFORNIA DESIGN PERIOD AND SAN DIEGO SPECIFICALLY. ONE OF THE MOST IMPORTANT

POST-WWII COMMERCIAL MODERN STYLE BUILDINGS IN SAN DIEGO, THIS RESOURCE RETAINS INTEGRITY (ESPECIALLY THE ICONIC TOWER AND ITS TRACERY), IS RARE IN STYLE, ICONIC DUE TO PROMINENCE AND VISIBILITY, AND NATIONALLY AWARDED AND RECOGNIZED AS A MASTERFUL AND SOPHISTICATED EXAMPLE OF THE PERIOD. THIS FINDING IS FURTHER SUPPORTED BY THE STAFF REPORT, THE HISTORICAL RESEARCH REPORT, AND WRITTEN AND ORAL EVIDENCE PRESENTED AT THE DESIGNATION HEARING. THE DESIGNATION EXCLUDES SIGNAGE ON THE ROOF PENTHOUSE, BOTH GARDEN SCREEN WALLS, SURGERY CENTER ADDITION, AND LOBBY ENCLOSURE.

Seconded by Boardmember Woods

Vote: 9-1-0  
(Hutter)

Motion Passes

#### **ITEM 7 – JAMES AND MADELEINE TAYLOR HOUSE**

Applicant: Richard A Barsell Revocable Trust represented by Legacy 106, Inc

Location: 4382 Ampudia Street, 92103, Uptown Community, Council District 3 (**1268 4-G**)

Description: Consider the designation of the property located at 4382 Ampudia 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 James and Madeleine Taylor House located at 4382 Ampudia Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the detached garage 1945 attic dormer addition.

Report Number: HRB-21-012

ITEM PASSED ON CONSENT

#### **ITEM 8 – JOHN AND ODA MCDERMOTT SPECULATION HOUSE**

Applicant: Paula M Geyer Trust represented by Legacy 106, Inc

Owner: Jim Kane

Location: 4124 Norfolk Terrace, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-G**)

Description: Consider the designation of the property located at 4124 Norfolk Terrace 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 John and Oda McDermott Speculation House located at 4124 Norfolk Terrace as a historic resource with a period of significance of 1929 under HRB Criterion C.

Report Number: HRB-21-013

ITEM PASSED ON CONSENT

#### **ITEM 9 – MARINE NATIONAL BANK OF SAN DIEGO SPEC HOUSE**

Applicant: William Turner and Carolyn Muhlstein

Location: 1773 Sunset Boulevard, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the designation of the property located at 1773 Sunset Boulevard 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 Marine National Bank of San Diego Spec House located at 1773 Sunset Boulevard as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation shall exclude the approximately 220-square-foot cantilevered rear addition and the approximately 132-square-foot upper-story rear addition.

Report Number: HRB-21-014

ITEM PASSED ON CONSENT

**ITEM 10 – GABRIEL AND MARIE BERG HOUSE**

Owner: Bradley and Pamela Kirschbaum represented by Legacy 106, Inc

Location: 4825 Adams Avenue, 92115, Kensington-Talmadge Community, Council District 9 **(1269 3-J)**

Description: Consider the designation of the property located at 4825 Adams 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: Designate the Gabriel and Marie Berg House located at 4825 Adams Avenue as a historical resource with a period of significance of 1942 under HRB Criterion C. The designation excludes the rear porch extension.

Report Number: HRB-21-016

Staff Report by Emma Haggerty

**Testimony Received:**

In Favor: Ron May

In Opposition: None

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 10 – GABRIEL AND MARIE BERG HOUSE UNDER CRITERION C PER STAFF'S RECOMMENDATION AND AMMENDMENTS TO THE RESOLUTION.

Seconded by Boardmember Stankowski

Vote: 10-0-0

Motion Passes

**REMINDER:**

**NEXT BOARD MEETING DATE:** Thursday, March 25, 2021

**LOCATION:** Virtual Hearing

**MEETING ADJOURNED AT 4:06 PM**