

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

CHRONOLOGY OF THE MEETING

Chairperson David McCullough called the meeting to order at 1:02 p.m. Chairperson David McCullough adjourned the meeting at 3:19 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson David McCullough - present
Vice-Chairperson Tim Hutter - present
2nd Vice-Chairperson Courtney Ann Coyle - present
Boardmember Andrew Bowen - present
Boardmember Diana Cordileone - present
Boardmember Amy Harleman - present
Boardmember Todd Pitman - present
Boardmember Cindy Stankowski - present
Boardmember Mathew Winter - present
Boardmember Ann Woods - present

City Staff

Lindsey Sebastian, City Attorney - present
Anna McPherson, Development Services Department - present
Kelley Stanco, Planning Department - present
Suzanne Segur, Development Services Department - present
Sheila Santos, Recorder - present

Note: All attendees are participating virtual.

APPROVAL OF THE MINUTES FOR FEBRUARY 25, 2021

MOTION BY BOARDMEMBER BOWEN TO APPROVE THE MINUTES FOR FEBRUARY 25, 2021 WITH CORRECTIONS. Second by Boardmember Harleman. The motion passed by a vote of 10-0-0 with Boardmembers Hutter, Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Winter, Woods and McCullough voting yea.

ANNOUNCEMENTS/PUBLIC COMMENT

None.

BOARDMEMBERS COMMENT

Boardmember Stankowski wanted to know to correctly pronounce the term quoin.

Boardmember Coyle had a question regarding a possible redesign of the City Seal.

STAFF REPORT

Anna McPherson, Program Manager of the Development Services Department announced that after February's Historical Resources Board hearing, an appeal was filed with the City Clerks office for the Whitson Company Medical Office Building located at 550 Washington Street. A hearing date has not been scheduled.

Anna McPherson also stated that two historic designation appeals have been scheduled to be heard at City Council within the next few months. The appeal of the Frederick Thomas House located at 540 Thorn Street will be heard on April 20th and the appeal of the Florence Hotel Carriage House located at 2004 4th Avenue and the Helen Bradish Spec House #1 located at 328 Grape Street will be heard on May 18th. City staff would like to request that a boardmember be present at each hearing to speak to the actions of the Board.

Suzanne Segur, Senior Planner of the Development Services Department commented that in order to be more consistent with Planning Commission and Hearing Officer; the Historical Resources Board agendas have been slightly modified. The agenda visually looks different but there is also one change in the procedure that staff wants to bring to the Board's attention. The consent agenda will need to be voted on as with prior meetings; however, the Board will now need to also vote on the "Approval of the Agenda." This includes all items scheduled for discussion and any items pulled from the consent agenda. Before voting on the agenda, the Chair may rearrange the items at the Board's discretion if necessary.

Suzanne Segur followed up a Non-Agenda Public Comment at the February HRB meeting, an update on the status of the La Jolla Red Rest and Red Roost cottages was requested by Charles Kaminski. On October 26-2020 a fire seriously damaged the Red Rest, designated both locally as HRB #101 and on the National Register in conjunction with the neighboring structure, the Red Roost. The Red Roost suffered minor damage. November 2nd, City staff from historical resources, code enforcement and a building inspector visited the site to assess the damage. A Civil Penalty Notice and Order was issued to the property owner on December 11th

citing that “the bungalows have fallen into states of disrepair, due to lack of maintenance and neglect. The Historical Resources Regulations of the Land Development Code require property owners to maintain the historical integrity of unoccupied Designated Historical Resources.” This is consistent with municipal code section 143.0250(f). The notice required the property owner to submit an application to stabilize the existing fire damaged structures prior to performing any work. Additionally, the notice required that the owners obtain all required permits for work to come into compliance with all the historic resources regulations. City staff is currently working with the owners to stabilize the fire damaged Red Rest while working on development plans for the site, which will most likely require a discretionary permit, a lengthy process. On March 16, City staff, including historical resources, structural engineering and code enforcement, once again met on site with the property owner and their representatives to discuss the best ways to stabilize the remaining elements of the Red Rest. Every effort will be made to preserve and reuse as much original material as possible. Staff is awaiting a formal submittal of stabilization plans. The property owner is currently undecided about who they want to develop the property in the future, but they must come into compliance with the Historical Resources Regulations in order to satisfy the Code Enforcement case.

Suzanne Segur also announced that a meeting of the Policy Subcommittee was held on March 8th. Boardmembers and members of the public continued the discussion regarding the Standardized Report of the City Boards and Commissions for 2020. The item will return to the full Board at the April 22nd meeting.

Kelley Stanco, Development Project Manager of the Planning Department announced that they had updated the web page for their historic district work program. It had fallen a little bit out of date and it also gotten long over the years with district information. They did an overhaul of that, and have current information on there about what they are working on now, and what the timelines are and links to documents, that will be updated regularly. She also wanted to remind the Board that there’s four districts that they are working on for calendar year 2021: Park Boulevard Residential, Culverwell & Taggart’s, Altadena and Kalmia Place Historic Districts. Those are all being worked on and processed this year. The remainder of their work program is on there as well. If the Board and members of the public are interested in checking out the redesigned webpage or following their progress, it’ll will be updated there.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item #1 – VULCAN STEAM ROOM AND SAUNA – **CONTINUED TO APRIL 22, 2021**

CONSENT AGENDA:

ITEM-1 VULCAN STEAM ROOM AND SAUNA

City Council District: 3 Plan Area: Downtown

Staff: Emma Haggerty

No public testimony on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER COYLE APPROVING THE APPLICANT'S REQUEST FOR A CONTINUANCE TO A DATE CERTAIN OF APRIL 22, 2021. Seconded by Boardmember Woods. The motion passed by a vote of 10-0-0 with Boardmember Hutter, Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Winter, Woods, and McCullough voting yea.

ITEM-2 UNION TRUST COMPANY OF SAN DIEGO SPEC HOUSE #2

City Council District: 3 Plan Area: Uptown

Staff: Suzanne Segur

No public testimony on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER COYLE APPROVING THE STAFF'S RECOMMENDATION TO DESIGNATE THE UNION TRUST COMPANY OF SAN DIEGO SPEC HOUSE #2 LOCATED AT 2225 HICKORY STREET AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1926 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE CARPORT AND DETACHED GARAGE MODIFIED OUTSIDE THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember Pitman. The motion passed by a vote of 10-0-0 with Boardmember Hutter, Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Winter, Woods, and McCullough voting yea.

ITEM-3 MARTHA AND JOSEPH HILLARD/CHARLES SALYERS HOUSE

City Council District: 2 Plan Area: Peninsula

Staff: Megan Bacik

No public testimony on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER COYLE APPROVING THE STAFF'S RECOMMENDATION TO DESIGNATE THE MARTHA AND JOSEPH HILLARD/CHARLES SALYERS HOUSE LOCATED AT 4415 LONG BRANCH AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1929 UNDER HRB CRITERIA C AND D. THE DESIGNATION EXCLUDES BOTH THE FRONT AND REAR DETACHED GARAGES, THE 2018 DECK, AND THE 2018 ADDITION. Seconded by Boardmember Pitman. The motion passed by a vote of 10-0-0 with Boardmember Hutter, Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Winter, Woods, and McCullough voting yea.

ITEM-4 SIM BRUCE RICHARDS HOUSE I

City Council District: 2 Plan Area: Peninsula

Staff: Gemma Tierney

Public Testimony in favor by Eileen Magno

BOARD ACTION:

MOTION BY BOARDMEMBER BOWEN APPROVING THE STAFF'S RECOMMENDATION TO DESIGNATE THE SIM BRUCE RICHARDS HOUSE LOCATED AT 977 ALBION STREET AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1948-1958 UNDER HRB CRITERION D AS A NOTABLE WORK OF MASTER ARCHITECT SIM BRUCE RICHARDS AND AN AMENDMENT TO THE RESOLUTION TO INCLUDE THE PERIOD OF SIGNIFICANCE. THE DESIGNATION EXCLUDES THE 124-SQUARE-FOOT FRONT ADDITION BUILT IN 1980. Seconded by Boardmember Coyle. The motion passed by a vote of 8-1-1 with Boardmember Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Winter, Woods, and McCullough voting yea. Boardmember Hutter voting nay. Boardmember Pitman recusing.
Note: This item was pulled from the Consent Agenda and was heard as the first discussion item.

Break: **2:03 p.m. – 2:11 p.m.**

ITEM-5 HARRY AND BESS SNYDER/CHRIS COSGROVE HOUSE

City Council District: 9 Plan Area: Kensington-Talmadge

Staff: Lea Kolesky

No public testimony on this item.

BOARD ACTION:

CONSENT MOTION BY BOARDMEMBER COYLE APPROVING THE STAFF'S RECOMMENDATION TO DESIGNATE THE HARRY AND BESS SNYDER/CHRIS COSGROVE HOUSE LOCATED AT 5285 MARLBOROUGH DRIVE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1948 UNDER HRB CRITERIA C AND D. THE DESIGNATION EXCLUDES THE 2017 REAR ADDITION 58-SQUARE-FOOT REAR ADDITION. Seconded by Boardmember Pitman. The motion passed by a vote of 10-0-0 with Boardmember Hutter, Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Winter, Woods, and McCullough voting yea.

APPROVAL OF THE AGENDA

Item 4 – SIM BRUCE RICHARDS HOUSE I was pulled from the Consent Agenda and was heard as the first discussion item.

DISCUSSION ITEMS

ITEM-6 FRED BUSHMAN BUILDING

City Council District: 3 Plan Area: Uptown

Staff: Gemma Tierney

Public Testimony in favor by Amie Hayes, Barry Hager, and Bruce Coons

Public Testimony in opposition by Scott Moomjian

BOARD ACTION:

MOTION 1:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE THE CHARLES AND MARY SCHAEFFER RESIDENCE/FRED BUSHMAN BUILDING LOCATED AT 3951-3957 GOLDFINCH STREET AND 820 WEST UNIVERSITY AVENUE UNDER CRITERION A AS A RESOURCE THAT EXEMPLIFIES OR REFLECTS A SPECIAL ELEMENT OF MISSION HILLS HISTORICAL, ECONOMIC, AND ARCHITECTURAL DEVELOPMENT WITH A PERIOD OF SIGNIFICANCE OF 1927, SPECIFICALLY THE RESOURCE ILLUSTRATES A ONCE COMMON SOLUTION TO ACCOMMODATE NEW GROWTH, COMMERCIAL DEVELOPMENT AND REUSE OF EXISTING ARCHITECTURE AND BUILDINGS ELSEWHERE ON A PARCEL INSTEAD OF DEMOLISHING THEM. THE MOVEMENT OF THE HOUSE IN 1927 SPEAKS TO THE HISTORICAL ECONOMIC AND ARCHITECTURAL DEVELOPMENT EVOLUTION OF THIS PROMINENT CORNER AS WELL AS HOW THE PRACTICE OF MOVING STRUCTURES FURTHER DEVELOPED MISSION HILLS COMMERCIAL CENTER. AS TO 3951-3957 GOLDFINCH STREET A TWO-PART COMMERCIAL BLOCK TYPE WITH SPANISH ECLECTIC INFLUENCES FEATURES A DIVISION BETWEEN THE FIRST FLOOR STORE FRONTS AND UPPER RESIDENTIAL STORIES, LARGE STOREFRONT WINDOWS WITH DECORATIVE TRANSOMS AND A BALANCED FAÇADE BUILT OUT TO THE PROPERTY LINE WITH SPANISH DECORATIVE FEATURES. AS TO 820 WEST UNIVERSITY ARTS AND CRAFTS FEATURES THAT REMAIN INCLUDE WOOD SIDING, EXPOSED DECORATIVE RAFTER TAILS, AND A FRONT PORCH. BOTH PROPERTIES RETAIN SUFFICIENT INTEGRITY WITH THE AFOREMENTIONED FEATURES OF THEIR STYLES THAT ARE RELEVANT TO THEIR CRITERION A SIGNIFICANCE. Seconded by Boardmember Stankowski. The motion passed by a vote of 7-2-1 with Boardmember Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Woods, and McCullough voting yea. Boardmember Hutter and Winter voting nay. Boardmember Harleman recusing.

MOTION 2:

MOTION BY BOARDMEMBER BOWEN TO DESIGNATE THE RESOURCE LOCATED AT 820 WEST UNIVERSITY AVENUE UNDER CRITERION C AS A RESOURCE THAT EMBODIES THE DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN STYLE WITH A PERIOD OF SIGNIFICANCE OF 1913 – 1927. THE RESOURCE LOCATED AT 820 WEST UNIVERSITY AVENUE IS HISTORICALLY SIGNIFICANT FOR ITS DISTINCTIVE CHARACTERISTICS THROUGH CHARACTER DEFINING FEATURES OF THE CRAFTSMAN STYLE AND RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1913 – 1927 PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE RESOURCE RETAINS ITS ORIGINAL ONE AND A HALF STORY VOLUME WITH SIDE GABLE ROOF, CENTER GABLE DORMER, WOOD SIDING, ARTICULATED CANTILEVERED WINDOWS, PORCH WITH HALF HEIGHT SQUARE COLUMNS BEARING ON A SOLID RAILING. THE STRUCTURE WAS MOVED TO THE REAR OF THE LOT IN 1927 BUT CONTINUES TO RETAIN ITS ORIENTATION SETTING AND GENERAL ENVIRONMENT. Seconded by Boardmember Cordileone. The motion fails by a vote of 5-4-1 with Boardmember Coyle, Bowen, Cordileone, Harleman, Stankowski, and

Woods voting yea. Boardmember Hutter, Pitman, Winter, and McCullough voting nay. Boardmember Harleman recusing.

MOTION 3:

MOTION BY BOARDMEMBER BOWEN TO DESIGNATE THE FRED BUSHMAN BUILDING UNDER CRITERION C FOR ITS DISTINCTIVE CHARACTERISTICS THROUGH THE RETENTION OF CHARACTER-DEFINING FEATURES OF THE TWO-PART COMMERCIAL BLOCK TYPE WITH SPANISH ECLECTIC INFLUENCES AND RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1927 PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE RESOURCE FEATURES A CLEAR DIVISION BETWEEN THE FIRST-FLOOR STOREFRONTS AND THE UPPER RESIDENTIAL STORIES, LARGE STOREFRONT WINDOWS WITH DECORATIVE TRANSOMS, BALANCED FAÇADE, AND BEING BUILT OUT TO THE PROPERTY LINE, AND SPANISH ECLECTIC DECORATIVE FEATURES. THE DESIGNATION UNDER CRITERION C SHALL EXCLUDE THE REAR ATTACHED FORMER GARAGE AND THE SINGLE-FAMILY HOUSE THAT HAS THE ADDRESS 820 WEST UNIVERSITY AVENUE. Seconded by Boardmember Cordileone. The motion passed by a vote of 9-0-1 with Boardmember Hutter, Coyle, Bowen, Cordileone, Harleman, Pitman, Stankowski, Winter, Woods, and McCullough voting yea. Boardmember Harleman recusing.