

**CITY OF SAN DIEGO
 HISTORICAL RESOURCES BOARD
 MINUTES OF THE MEETING OF JULY 23, 2020
 VIRTUAL HEARING**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair McCullough at 1:00 PM

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

Staff to the Board in Attendance
 Sheila Santos, Board Secretary
 Anna McPherson, Program Manager
 Kelley Stanco, Project Manager
 Suzanne Segur, Senior Planner, Board Liaison
 Emma Haggerty, Associate Planner
 Gemma Tierney, Associate Planner
 Megan Bacik, Junior Planner

Legal Counsel in Attendance: Lindsey Sebastian, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR May 28, 2020 and June 25, 2020

BOARD ACTION:

MOTION BY BOARDMEMBER BOWEN TO APPROVE THE MINUTES FOR MAY 28, 2020 AND JUNE 25, 2020 AS WRITTEN.

Seconded by Boardmember Stankowski Vote: 9-0-0 Motion Passes

ITEM 2 – NON-AGENDA PUBLIC COMMENT

None.

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- GENERAL INFORMATION**
 - Motion and Findings Form for Historical Designation
 - Correspondence for Item 13 from John Ziebarth

- An updated draft resolution for Item 12
- Correspondence for Items 7, 9, 10, 11 and 13 from Save Our Heritage Organisation
- Correspondence for Item 7 from Mission Hills Heritage
- HRB Criteria Guidelines

- **GENERAL BOARD MEMBER COMMENTS**

None.

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Vice-Chair Hutter has a conflict of interest for Item 5 – 2528 Island Avenue, Item 10 – Gustave and Blanche Ehrenberg Apartments, and Item 11 – 9G Site Development Permit (HRB #1355 – The Pacific Telephone and Telegraph Company Garage) and will recuse himself from any discussion and vote.

Boardmember Coyle represented clients adverse to the applicants of Item 11 – 9G Site Development Permit (HRB #1355 – The Pacific Telephone and Telegraph Company Garage), Cisterra Partners LLC on an unrelated item; she also knows the owners of Item 12 – Oswald and Gladys Trenchard/Cliff May House, but does not have a conflict on these items and it will not have any impact on her vote.

Boardmember Pitman’s wife’s firm did the original Historic Nomination Report in 2007 for Item 10 – Gustave and Blanche Ehrenberg Apartments, but does not have a conflict on this item and it will not have any impact on his 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

None.

- **HISTORIC PRESERVATION PLANNING SECTION, PLANNING DEPARTMENT**

Kelley Stanco, Development Project Manager

Kelley Stanco, Development Project Manager in the Planning Department is excited to announce that the Historical Preservation Planning section applied for and received a Certified Local Government Grant in the amount of \$40,000 to do a Historic Contact Statement addressing bungalow court and garden apartments in San Diego. It has been a long time coming and a long

time needed. They will be starting that in the beginning of the grant cycle, October 1, 2020 and they will have to conclude within the one-year grant cycle ending, September 30, 2021. She's very excited about the project will be sure to keep the Board posted of the status and of any public meetings or outreach associated with that.

D. SUBCOMMITTEE REPORT OUT

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

Report out by Suzanne Segur

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

A virtual meeting of the Design Assistance Subcommittee was held on July 1st. Boardmembers discussed an addition to HRB #296, First Church Christ Scientist located at 317 Ash Street, and vetted alternatives for analysis in conjunction with a Site Development Permit for HRB #59, the Klauber-Wagenheim Building located at 611 Island Avenue. The next regularly scheduled meeting will be held Wednesday, August 5, 2020, at 4:00pm.

E. REQUESTS FOR CONTINUANCES

The applicant for Item 7 – the Fred Bushman Building is requesting a 30-day continuance to the August 27, 2020 agenda.

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO CONTINUE ITEM 7 – THE FRED BUSHMAN BUILDING TO THE AUGUST 27, 2020 AGENDA.

Seconded by Boardmember Winter

Vote: 9-0-0

Motion Passes

The applicant for Item 9 – Board of Education Warehouse Building is requesting a 30-day continuance to the August 27, 2020 agenda.

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO CONTINUE ITEM 9 – THE BOARD OF EDUCATION WAREHOUSE BUILDING TO THE AUGUST 27, 2020 AGENDA.

Seconded by Boardmember Pitman

Vote: 9-0-0

Motion Passes

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

ITEM 8 – LOUIS AND FRANCE STROUD/ THOMAS SHEPHERD RESIDENCE *located at 211 Avenida Cortez*

ITEM 11 – 9G SITE DEVELOPMENT PERMIT (HRB #1355 – THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY GARAGE) *located at 659 9th Avenue*

ITEM 12 – OSWALD AND GLADYS TRENCHARD/CLIFF MAY HOUSE *located at 6126 Avenida Cresta*

ITEM 13 – KEARNY MESA COMMUNITY PLAN UDPATE

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO APPROVE ITEMS 8, 12, AND 13 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION WITH AN AMENDMENT TO THE NAME OF ITEM 12 FROM OSWALD AND GLADYS TRENCHARD/CLIFF MAY HOUSE TO COL O. H. B. TRENCHARD AND GLADYS TRENCHARD/CLIFF MAY HOUSE.

Seconded by Boardmember Coyle

Vote: 9-0-0

Motion Passes

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO APPROVE ITEM 11 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Cordileone

Vote: 8-0-1

Motion Passes

(Hutter)

INFORMATION ITEMS

ITEM A – SITE DEVELOPMENT PERMIT TRAINING FOR BOARDMEMBERS

No action on the part of the board is required.

ACTION ITEMS

ITEM 5 – 2528 Island Avenue

Continued from May 2020

Applicant: Paula Development Inc represented by Steve Nurdling

Location: 2528 Island Avenue, 92102, Southeastern Community, Council District 3 (**1289 3-D**)

Description: Consider the designation of the property located at 2528 Island 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 2528 Island Avenue under any adopted HRB Criteria.

Report Number: Staff memo dated July 20, 2020 and HRB 20-013

Staff Report by Emma Haggerty

Testimony Received:

In Favor: Steve Nurdling, Kenneth Nagel

In Opposition: None

BOARD ACTION:

MOTION BY CHAIR MCCULLOUGH TO NOT DESIGNATE ITEM 5 – 2528 ISLAND AVENUE PER STAFF'S RECOMMENDATION

Seconded by Boardmember Winter

Vote: 4-4-1

Motion Fails

(Coyle, Pitman, Stankowski, Woods)-(Hutter)

ITEM 6 – MAX AND LOUISE GROSS/RUSSELL FORESTER HOUSE

Applicant: Venus Shahmiri and Kaveh Elahi represented by Brian F. Smith and Associates, Inc.

Location: 5911 Folsom Drive, 92037, La Jolla Community, Council District (**1247 3-F**)

Description: Consider the designation of the property located at 5911 Folsom 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 Max and Louise Gross/Russell Forester House located at 5911 Folsom Drive as a historical resource with a period of significance of 1962 under HRB Criteria C and D. This designation excludes the garage and the 1979 addition constructed outside of the period of significance.

Report Number: HRB 20-026

Staff Report by Gemma Tierney

Testimony Received:

In Favor: Jennifer Stropes

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO DESIGNATE ITEM 6 – MAX AND LOUISE GROSS/RUSSELL FORESTER HOUSE UNDER HRB CRITERIA C AND D PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Bowen

Vote: 6-3-0

Motion Passes

(Hutter, Pitman, Winter)

ITEM 7 – FRED BUSHMAN BUILDING

Applicant: Massarat Family Trust represented by Scott A. Moomjian

Location: 3951 – 3957 Goldfinch Street and 820 W University Avenue, 92103, Uptown Community, Council District 3 **(1268 5-J)**

Description: Consider the designation of the property located at 3951 – 3951 Goldfinch Street and 820 W 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: Designate the Fred Bushman Building located at 3951-3957 Goldfinch Street as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the rear attached former garage and the single-family house that has the address 820 W. University Avenue.

Report Number: HRB 20-027

THIS ITEM WAS CONTINUED TO THE AUGUST 27, 2020 AGENDA AT THE REQUEST OF THE APPLICANT.

ITEM 8 – LOUIS AND FRANCES STROUD/THOMAS SHEPHERD RESIDENCE

Applicant: Hastings Trust represented by IS Architecture

Location: 211 Avenida Cortez, 92037, La Jolla Community, Council District 1 **(1247 3-E)**

Description: Consider the designation of the property located at 211 Avenida Cortez 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 Louis and Frances Stroud/ Thomas Shepherd Residence located at 211 Avenida Cortez as a historical resource with a period of significance of 1948 under HRB Criteria C and D.

Report Number: HRB 20-032

ITEM PASSED ON CONSENT.

ITEM 9 – BOARD OF EDUCATION WAREHOUSE BUILDING

Applicant: Bridge Housing represented by Marie Burke Lia

Location: 2101 Commercial Street, 92113, Southeastern Community, Council District 8 **(1289 4-C)**

Description: Consider the designation of the property located at 2101 Commercial 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 Board of Education Warehouse Building located at 2101 Commercial Street as a historical resource with a period of significance of 1929 and 1929-1939 under HRB Criteria A, C and D.

Report Number: HRB 20-034

THIS ITEM WAS CONTINUED TO THE AUGUST 27, 2020 AGENDA AT THE REQUEST OF THE APPLICANT.

ITEM 10 – GUSTAVE AND BLANCHE EHRENBERG APARTMENTS

Applicant: 6th & Thorn LLC represented by Marie Burke Lia

Location: 504 – 522 Thorn Street, 92104, Uptown Community, Council District 3 **(1269 7-A)**

Description: Consider the designation of the property located at 504 – 522 Thorn 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 Gustav and Blanche Ehrenberg Apartments located at 516-522 Thorn Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the property located at 504 Thorn Street.

Report Number: HRB 20-028

Staff Report by Emma Haggerty

Testimony Received:

In Favor: Marie Burke Lia, Amie Hayes

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO RETURN THE REPORT TO THE APPLICANT AND STAFF TO ADDRESS THE FOLLOWING ISSUES REGARDING THE 1909 CORNER PROPERTY: RESEARCH ON THE DATE OF THE STUCCO APPLICATION; RESEARCH ON WHETHER THERE IS STUCCO UNDER THE CAP SHEET, AND IF THERE IS, WHAT TYPE OF TEXTURE IS THE STUCCO; STAFF TO PROVIDE THE ACTUAL STAFF RECOMMENDATIONS FROM 2007/2008 AND FOR ADDITIONAL EXPLANATION OF THE POTENTIAL SIGNIFICANCE OF THE ADOPTION OF THE BOARDS GUIDELINES FOR THE APPLICATION OF HISTORICAL RESOURCE DESIGNATION TO THIS CORNER PROPERTY, RELATIVE TO THE ISSUE OF THE STUCCO; ADDITIONAL INFORMATION ON THE ASSERTED MODIFICATIONS REGARDING THE PURPOSE OF THE RAILING AND THE ASSERTED WINDOW CHANGES; AND FOR THIS ITEM IS CONTINUED TO THE SEPTEMBER 24, 2020 AGENDA.

Seconded by Boardmember Pitman

Vote: 7-0-1

Motion Passes

(Hutter)

ITEM 11 – 9G SITE DEVELOPMENT PERMIT (HRB #1355 – THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY GARAGE)

Applicant: Cisterra Partners LLC represented by Marie Burke Lia

Location: 659 9th Avenue, 92101, Downtown Community, Council District 3 **(1289 3-B)**

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: Recommend to the Planning Commission approval of the findings and mitigation measures associated with the Site Development Permit related to the designated resource located at 659 Ninth Avenue as presented.

Report Number: HRB 20-033

ITEM PASSED ON CONSENT.

ITEM 12 – OSWALD AND GLADYS TRENCHARD/CLIFF MAY HOUSE

Applicant: Baratz Family Trust represented by Meredith C. Baratz

Location: 6126 Avenida Cresta, 92037, La Jolla Community, Council District 1 (**1247 3-E**)

Description: Consider the designation of the property located at 6126 Avenida Cresta 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 Oswald and Gladys Trenchard/Cliff May House located at 6126 Avenida Cresta as a historical resource with a period of significance of 1936-1985 under HRB Criteria C and D. The designation includes the olive tree located in the central courtyard planted at the time of the property's construction.

Report Number: HRB 20-020

ITEM PASSED ON CONSENT WITH AN AMENDMENT TO THE NAME FROM OSWALD AND GLADYS TRENCHARD/CLIFF MAY HOUSE TO COL O. H. B. TRENCHARD AND GLADYS TRENCHARD/CLIFF MAY HOUSE.

ITEM 13 – KEARNY MESA COMMUNITY PLAN UPDATE

Applicant: City of San Diego

Location: Kearny Mesa Community, Council District 6

Description: Review and consider the Kearny Mesa Community Plan Area Historic Context Statement (HCS); the Cultural Resources Constraints Analysis (CRCA); the Historic Preservation Section of the Kearny Mesa Community Plan Update; and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources for the purposes of making a Recommendation on the adoption of the HCS, CRCA, Historic Preservation Section, and the PEIR to the City Council.

Today's Action: Recommend to the City Council adoption of the HCS CRCA, Historic Preservation Section, and the PEIR or do not recommend.

Staff Recommendation: Recommend to the City Council adoption of the Kearny Mesa Community Plan Area Historic Context Statement; the Cultural Resources Constraints Analysis; the Historic Preservation Section the Kearny Mesa Community Plan update; and the Program Environmental Impact Report (PEIR) related the Cultural/Historical Resources.

Report Number: HRB 20-031

Staff Report by Gemma Tierney

ITEM PASSED ON CONSENT

REMINDER:

NEXT BOARD MEETING DATE: Thursday, August 27, 2020
LOCATION: Virtual Hearing

MEETING ADJOURNED AT 3:22 PM