

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF AUGUST 27, 2020  
VIRTUAL HEARING**

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**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 <sup>nd</sup> Vice-Chairperson Courtney Ann Coyle	Present
Boardmember Andrew Bowen	Present
Boardmember Diana Cordileone	Present <i>arrived at 1:04pm</i>
Boardmember Amy Harleman	Present
Boardmember Todd Pitman	Present
Boardmember Cindy Stankowski	Present <i>arrived at 1:04pm</i>
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 July 23, 2020**

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR JULY 23, 2020 WITH CORRECTIONS.

Seconded by Boardmember Pitman

Vote: 9-0-0

Motion Passes

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

Paul Chace commented on the disregard of relevant historic-archaeological heritage from significant City actions warranting HRB considerations.

Abel Silvas commented on cemetery acknowledgement and the whereabouts and research for all artifact collections.

**ITEM 3 - ADMINISTRATIVE ITEMS**

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

• **GENERAL INFORMATION**

- HRB Criteria Guidelines
- Motion and Findings Form for Historical Designation
- Correspondence from Save Our Heritage Organisation on items 5, 6, 7, 8, 9, 10 & 11
- Correspondence from Mission Hills Heritage on Item 7

• **GENERAL BOARD MEMBER COMMENTS**

None.

**B. CONFLICT OF INTEREST DECLARATIONS**

• **CONFLICTS OF INTEREST**

Vice-Chair Hutter has a conflict of interest for Item 10 – Dr. Francis and Florence Mead House and Item 11 – John and Sarah Sinks House 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*

None.

• **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 Emma Haggerty*

A virtual meeting of the Archaeological and Tribal Cultural Resources Subcommittee was held on Monday, August 10<sup>th</sup>. Boardmembers discussed the design, location, and text of the proposed signage adjacent to El Cuervo Adobe, HRB #87 in Los Penasquitos Canyon. The next regularly scheduled meeting will be held Monday, November 9, 2020 at 4:00pm.

More information about the Policy Subcommittee can be found online.

- **DESIGN ASSISTANCE**

*Report out by Suzanne Segur*

The next regularly scheduled meeting will be held Wednesday, October 7, 2020, at 4:00pm.

**E. REQUESTS FOR CONTINUANCES**

The applicant for Item 5 – the Fred Bushman Building is requesting a 30-day continuance to the September 24, 2020 agenda.

**BOARD ACTION:**

MOTION BY CHAIR MCCULLOUGH TO CONTINUE ITEM 5 – THE FRED BUSHMAN BUILDING TO THE SEPTEMBER 24, 2020 AGENDA.

Seconded by Boardmember Winter

Vote: 10-0-0

Motion Passes

Staff is withdrawing Item 7 – the Theodore Irion Spec House #1 from today's agenda.

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

ITEM 9 – DOROTHY AND HARRIET COTTAGES *located at 825 – 827 Coast Boulevard*

ITEM 10 – DR. FRANCIS AND FLORENCE MEAD HOUSE *located at 3330 6<sup>th</sup> Avenue*

ITEM 11 – JOHN AND SARAH SINKS HOUSE *located at 3340 6<sup>th</sup> Avenue*

ITEM 12 – ELIZABETH MILLS SPEC HOUSE #1 *located at 4397 Piedmont Drive*

ITEM 13 – CHARLES AND LEANNA KERN HOUSE *located at 4079 Falcon Street*

ITEM 14 – RAY AND CLYTIE KAHLER/ DENNSTEDT COMPANY HOUSE *located at 4885 Hart Drive*

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO APPROVE ITEMS 9, 12, 13, AND 14 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION WITH THE FOLLOWING CORRECTIONS TO THE RESOLUTIONS: ITEM 9 – DESIGNATE THE DOROTHY COTTAGE WITH A PERIOD OF SIGNIFICANCE OF 1904-1909 AND THE HARRIET COTTAGE WITH A PERIOD OF SIGNIFICANCE OF 1921 AND 1926; ITEM 14 – DESIGNATE THE RAY AND CLYTIE KAHLER/DENNSTEDT COMPANY HOUSE WITH A PERIOD OF SIGNIFICANCE OF 1937 INSTEAD OF 1929

Seconded by Boardmember Cordileone  
Passes

Vote: 10-0-0

Motion

**BOARD ACTION:**

MOTION BY BOARDMEMBER CORDILEONE TO APPROVE ITEM 11 AND 12 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Woods

Vote: 9-0-1

Motion Passes

*(Hutter)*

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**INFORMATION ITEMS**

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**ITEM A – ETHICS TRAINING FOR BOARDMEMBERS**

No action on the part of the board is required.

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**ACTION ITEMS**

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**ITEM 5 – FRED BUSHMAN BUILDING**

**Continued from July 2020**

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 – 3957 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 SEPTEMBER 24, 2020 AGENDA AT THE REQUEST OF THE APPLICANT.

**ITEM 6 – BOARD OF EDUCATION WAREHOUSE BUILDING**

**Continued from July 2020**

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

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: Amie Hayes, Bruce Coons

In Opposition: Marie Burke Lia, Jeff Williams

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 6 – BOARD OF EDUCATION WAREHOUSE BUILDING UNDER HRB CRITERIA A, C AND D PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Stankowski

Vote: 9-0-1

Motion Passes

(McCullough)

**ITEM 7 – THEODORE IRION SPEC HOUSE #1**

Applicant: Paul Fishbein

Owner: Jeanette A Fishbein

Location: 3406 33<sup>rd</sup> Street, 92104, North park Community, Council District 3 **(1269 6-F)**

Description: Consider the designation of the property located at 3406 33<sup>rd</sup> 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 Theodore Irion Spec House #1 located at 3406 33<sup>rd</sup> Street as a historical resource with a period of significance of 1927 under Criterion C. The designation excludes the detached garage.

Report Number: HRB 20-035

THIS ITEM WAS WITHDRAWN BY STAFF.

### **ITEM 8 – 230 IVY STREET**

Applicant: Neil Outta and Larry Geraci represented by Scott A. Moomjian

Location: 230 Ivy Street, 92101, Uptown Community, Council District 3 **(1289 1-A)**

Description: Consider the designation of the property located at 230 Ivy 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 230 Ivy Street under any adopted HRB Criteria.

Report Number: HRB 20-036

Staff Report by Gemma Tierney

#### **Testimony Received:**

In Favor: Scott Moomjian

In Opposition: Bruce Coons, Amie Hayes

#### **BOARD ACTION:**

MOTION BY VICE-CHAIR HUTTER TO NOT DESIGNATE ITEM 8 – 230 IVY STREET UNDER ANY ADOPTED HRB CRITERIA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Harleman

Vote: 5-5-0

Motion Fails

*(Coyle, Cordileone, Pitman, Stankowski, Woods)*

### **ITEM 9 – DOROTHY AND HARRIET COTTAGES**

Applicant: 800 Coast LLC represented by Brian F. Smith and Associates, Inc

Location: 825-827 Coast Boulevard, 92037, La Jolla Community, Council District 1 **(1227 6-E)**

Description: Consider the designation of the property located at 825-827 Coast 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 Dorothy Cottage located at 827 Coast Boulevard South with a period of significance of 1904-1909 and the Harriet Cottage located at 825 Coast Boulevard South with a period of significance of 1921 and 1926 as historical resources under HRB Criterion A. The designation excludes the 1972 rear addition to 825 Coast Boulevard South and the 1949-1952 shed addition on 827 Coast Boulevard South which are both constructed outside the periods of significance.

Report Number: HRB 20-037

ITEM PASSED ON CONSENT.

**ITEM 10 – DR. FRANCIS AND FLORENCE MEAD HOUSE**

Applicant: 6<sup>th</sup> & Thorn LLC represented by Marie Burke Lia

Location: 3330 6<sup>th</sup> Avenue, 92103, Uptown Community, Council District 3 (**1269 6-A**)

Description: Consider the designation of the property located at 3330 6<sup>th</sup> 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 Dr. Francis and Florence Mead House located at 3330 6<sup>th</sup> Avenue as a historical resource with a period of significance of 1911-1949 under HRB Criterion B. The designation excludes the rear building addressed as 3328 6<sup>th</sup> Avenue.

Report Number: HRB 20-038

ITEM PASSED ON CONSENT.

**ITEM 11 – JOHN AND SARAH SINKS HOUSE**

Applicant: 6<sup>th</sup> & Thorn LLC represented by Marie Burke Lia

Location: 3340 6<sup>th</sup> Avenue, 92101, Uptown Community, Council District 3 (**1269 5-C**)

Description: Consider the designation of the property located at 3340 6<sup>th</sup> 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 John and Sarah Sinks House located at 3340 6<sup>th</sup> Avenue as a historical resource with a period of significance of 1906 under HRB Criterion C. The designation excludes the rear, one story addition and rear detached apartment, addressed as 3336-3338 6<sup>th</sup> Avenue, which were constructed outside the period of significance.

Report Number: HRB 20-039

ITEM PASSED ON CONSENT.

**ITEM 12 – ELIZABETH MILLS SPEC HOUSE #1**

Applicant: Maria Monfort Revocable Trust represented by Legacy 106, Inc

Location: 4397 Piedmont Drive, 92107, Peninsula Community, Council District 2 (**1287 2-J**)

Description: Consider the designation of the property located at 4397 Piedmont 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 Elizabeth Mills Spec House #1 located at 4397 Piedmont Drive as a historical resource with a period of significance of 1929 under HRB C. The designation excludes the 2018 rear addition along the East Façade of a first-floor bay window and a second floor balcony, and includes the staircase and railing inside the entryway turret.

Report Number: HRB 20-029

ITEM PASSED ON CONSENT.

**ITEM 13 – CHARLES AND LEANNA KERN HOUSE**

Applicant: Martin and Fiona Case Revocable Trust represented by Legacy 106, Inc

Location: 4079 Falcon Street, 92103, Uptown Community, Council District 3 (**1268 5-J**)

Description: Consider the designation of the property located at 4079 Falcon 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 Charles and Leanna Kern House located at 4079 Falcon Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the rear second story addition constructed outside the period of significance.

Report Number: HRB 20-040

ITEM PASSED ON CONSENT

**ITEM 13 – RAY AND CLYTIE KAHLER/ DENNSTEDT COMPANY HOUSE**

Applicant: Ryan and Melanie Knoy represented by Johnson & Johnson

Location: 4885 Hart Drive, 92116, Kensington-Talmadge Community, Council District 9 **(1269 3-H)**

Description: Consider the designation of the property located at 4885 Hart 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 Ray and Clytie Kahler/Dennstedt Company House located at 4885 Hart Drive as a historical resource with a period of significance of 1937 under HRB Criteria C and D.

Report Number: HRB 20-041

ITEM PASSED ON CONSENT

**REMINDER:**

**NEXT BOARD MEETING DATE:** Thursday, September 24, 2020

**LOCATION:** Virtual Hearing

**MEETING ADJOURNED AT 4:09 PM**