

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF FEBRUARY 27, 2020  
CIVIC SAN DIEGO BOARDROOM  
401 B STREET, SUITE 400, SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair McCullough at 1:01 PM

Chairperson David McCullough	Present
Vice-Chairperson Tim Hutter	Present
2 <sup>nd</sup> Vice-Chairperson Courtney Ann Coyle	Present
Boardmember Andrew Bowen	Present
<i>Boardmember Diana Cordileone</i>	<i>Absent</i>
<i>Boardmember Amy Harleman</i>	<i>Absent</i>
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 JANUARY 23, 2020**

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO APPROVE THE MINUTES FOR JANUARY 23, 2020 AS WRITTEN.

Seconded by Boardmember Winter

Vote: 8-0-0

Motion Passes

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

Ione Stiegler- New additions to Historic buildings

Abel Silvas representing Descendants of San Diego – Father Serra Museum ADA access

### **ITEM 3 - ADMINISTRATIVE ITEMS**

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

- **GENERAL INFORMATION**

- Correspondence from Save Our Heritage Organisation
- 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 6 – Bowlero and Item 8 – Margarett Meyers/ William Lumpkins House and will recuse himself from any discussion and vote.

Boardmember Hutter has a conflict of interest for Item 9 – Fred and Anne Payne/ Dennstedt Company 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*

Anna McPherson shared that on March 6, 2020 the City will be opening the list for Senior Planner recruitment, and it will last one month. They are hoping to get good candidates to interview and staff the Historical Resources section. She asked the Board, in their capacity, if they know people who would be interested and would qualify, she'd ask them to ask them to consult the Personnel website. She's hoping to get some good people on the list.

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

*Kelley Stanco, Development Project Manager*

None.

**D. SUBCOMMITTEE REPORT OUT**

- **POLICY**

*Report out by Emma Haggerty*

The next regularly scheduled Policy Subcommittee meeting will be held Monday, March 9, 2020 at 3:00pm in the Training Room of the 4<sup>th</sup> Floor of Development Services.

- **DESIGN ASSISTANCE**

*Report out by Suzanne Segur*

A meeting of the Design Assistance Subcommittee was held on February 5<sup>th</sup> and a new mixed-use tower above HRB #1355 was discussed. This review was part of the permitting process for a Site Development Permit for a substantial alteration to a designated historic structure. Board members generally approved the design which will be seen by the full HRB in the upcoming months.

The next regularly scheduled meeting will be held Wednesday, March 4, 2020, at 4:00pm in Conference Room 5D on the 5<sup>th</sup> floor of Development Services.

- **ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

*Report out by Emma Haggerty*

The next regularly scheduled subcommittee meeting will be held on Monday, May 11, 2020 at 4:00pm in the Training Room on the 4<sup>th</sup> Floor of Development Services.

**E. REQUESTS FOR CONTINUANCES**

None.

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

ITEM 8 – MARGARETTE MEYERS/ WILLIAMS LUMPKINS HOUSE *located at 9565 La Jolla Farms Road*

ITEM 9 – FRED AND ANNE PAYNE/ DENNSTEDT COMPANY HOUSE *located at 4875 East Alder Drive*

ITEM 10 – HOWARD AND JEWEL MORIN/ DENNSTEDT COMPANY HOUSE *located at 1411 Torrance Street*

ITEM 11 – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2018-2019

**BOARD ACTION:**

MOTION BY BOARDMEMBER HUTTER TO APPROVE ITEM 8 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Coyle

Vote: 7-0-1  
(Pitman)

Motion Passes

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO APPROVE ITEM 9 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Woods

Vote: 7-0-1  
(Hutter)

Motion Passes

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 10 AND 11 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATIONS.

Seconded by Boardmember Pitman

Vote: 8-0-0

Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – JOHN O’LAUGHLIN HOUSE**

**Continued from January 2020**

Applicant: Vanessa Glenister represented by IS Architecture

Owner: Swim Hut LLC

Location: 5972 Avenida Chamnez, 92037, La Jolla Community, Council District 1 (**1247 3-G**)

Description: Consider the designation of the property located at 5972 Avenida Chamnez 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 O’Laughlin House located at 5972 Avenida Chamnez as a historical resource with a period of significance of 1962 under HRB Criterion C.

Report Number: HRB 20-006

ITEM WAS WITHDRAWN BY THE APPLICANT

**ITEM 6 – BOWLERO**

**Continued from January 2020**

Applicant: Lars Andersen and Associates, Inc. represented by Heritage Architecture and Planning

Owner: Scottish Rite Cathedral of San Diego Inc

Location: 1895 Camino Del Rio South, 92108, Mission Valley Community, Council District 7 (**1269 3-C**)

Description: Consider the designation of the property located at 1895 Camino Del Rio South 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 Bowlero located at 1895 Camino del Rio South as a historical resource under HRB Criterion A, with a period of significance of 1957-1964, and under HRB Criterion C, with a period of significance of 1957. The designation excludes the circa 1965 and 1970 rear additions which were constructed after the building ceased to be used as a bowling alley.

Report Number: HRB 20-001

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: Amie Hayes, Marlina Krcelich

In Opposition: Scott Moomjian, Luis Delgado, Ruth Delgado, Jonathan Paridt, Terry Jackson, Bob Burnside, Jeff Hardman, Scott Mommer, John Ziebarth, Neil Hyytinen, Jojo Quimpo, John Schneidmiller

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 6 – BOWLERO UNDER HRB CRITERION A PER STAFF'S RECOMMENDATION

Seconded by Boardmember Stankowski

Vote: 4-3-1

Motion Fails

*(McCullough, Hutter, Winter) (Pitman)*

**BOARD ACTION:**

MOTION BY BOARDMEMBER BOWEN TO DESIGNATE ITEM 6 – BOWLERO UNDER HRB CRITERION C PER STAFF'S RECOMMENDATION EXCLUDING PORTIONS NOT ADJACENT TO THE PORTE COCHERE.

Seconded by Boardmember Stankowski

Vote: 4-3-1

Motion Fails

*(McCullough, Hutter, Winter) (Pitman)*

**ITEM 7 – AMENDMENT TO THE GASLAMP QUARTER HISTORIC DISTRICT TO RECLASSIFY 340 5<sup>TH</sup> AVENUE FROM NON-CONTRIBUTING TO CONTRIBUTING**

Applicant: R G C 4J LLC <LF> California Real Estate Investments LLC represented by Scott A. Moomjian

Location: 340 5<sup>th</sup> Avenue, 92101, Downtown Community, Council District 3 (**1289 4-A**)

Description: Consider the reclassification of the property located at 340 5<sup>th</sup> Avenue in the Gaslamp Quarter Historic District from a Non-Contributing to a Contributing resource and designation of the property under HRB Criterion F.

Today's Action: Reclassify the property as a Contributing resource and designate under HRB Criterion F, or do not reclassify and designate.

Staff Recommendation: Reclassify the property located at 340 5<sup>th</sup> Avenue in the Gaslamp Quarter Historic District from a Non-Contributing to a Contributing resource and designate the property under HRB Criterion F.

Report Number: HRB 20-033

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: Amie Hayes, Marlene Krcelich

In Opposition: Rick Bates, Scott Moomjian, Robert Green, Kathy Clare, Bill Engle, Heather Studer, Stephen Gaines, James Lawson, Marc Ballesters, Courtland Palmer, Fred Schuster, Marie Lia, Evelyn Heidelberg

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 7 – AMENDMENT TO THE GASLAMP HISTORIC DISTRICT TO RECLASSIFY 340 5<sup>TH</sup> AVENUE FROM NON-CONTRIBUTING TO CONTRIBUTING PER STAFF'S RECOMMENDATION

Seconded by Boardmember Woods

Vote: 8-0-0

Motion Passes

**ITEM 8 – MARGARETTE MEYERS/ WILLIAM LUMPKINS HOUSE**

Applicant: Christopher and Genevieve Wood Family Trust represented by Heritage Architecture & Planning

Location: 9565 La Jolla Farms Road, 92037, La Jolla Community, Council District 1 **(1227 1-J)**

Description: Consider the designation of the property located at 9565 La Jolla Farms Road 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 Margarett Meyers/ William Lumpkins House located at 9565 La Jolla Farms Road as a historical resource with a period of significance of 1961 under HRB Criteria C and D.

Report Number: HRB 20-007

ITEM PASSED ON CONSENT

**ITEM 9 – FRED AND ANNE PAYNE/ DENNSTEDT COMPANY HOUSE**

Applicant: Shannon M Togni represented by Legacy 106, Inc

Location: 4875 East Alder Drive, 92116, Kensington-Talmadge Community, Council District 9 **(1269 3-H)**

Description: Consider the designation of the property located at 4875 East Alder 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 Fred and Anne Payne/ Dennstedt Company House located at 4875 East Alder Drive as a historical resource with a period of significance of 1936 under HRB Criterion D. The designation excludes the one-story shed roof addition on the south side of the garage, the two-story addition on the north side of the building, and the deck addition on the rear of the building, which were constructed outside the period of significance.

Report Number: HRB 20-011

ITEM PASSED ON CONSENT

**ITEM 10 – HOWARD AND JEWEL MORIN/ DENNSTEDT COMPANY HOUSE**

Applicant: Schottlaender Trust represented by Legacy 106, Inc

Location: 1411 Torrance Street, 92103, Uptown Community, Council District 3 **(1268 6-H)**

Description: Consider the designation of the property located at 1411 Torrance 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 Howard and Jewel Morin/ Dennstedt Company House located at 1411 Torrance Street as a historical resource with a period of significance of 1936 under HRB Criteria C and D. The designation excludes the 1973 rear additions and the modified garage.

Report Number: HRB 20-009

ITEM PASSED ON CONSENT

**ITEM 11 – ASA AND ORA CASADY HOUSE**

Applicant: Parkcrest Properties LLC represented by Vonn Marie May

Location: 3933 – 3939 Georgia Street, 92103, North Park Community, Council District 3 **(1269 5-C)**

Description: Consider the designation of the property located at 3933 – 3939 Georgia 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 Asa and Ora Casady House located at 3935 Georgia Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The other structures on the parcel, 3933 and 3939 Georgia Street and the centered protruding addition on the east elevation shall be excluded. The detached garage built in 1925 shall be included in the designation.

Report Number: HRB 20-002

ITEM PASSED ON CONSENT

**ITEM 12 – IDA KUHN SPEC HOUSE #1**

Applicant: Beagin Trust represented by Legacy 106, Inc

Location: 3450 Kite Street, 92103, Uptown Community, Council District 3 **(1268 6-J)**

Description: Consider the designation of the property located at 3450 Kite 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 Ida Kuhn Spec House #1 located at 3450 Kite Street as a historical resource with a period of significance of 1926 under HRB Criterion C. The original California art tile fireplace shall be included, while the rear second floor addition, detached garage, detached laundry/storage room, and detached rear garden shed shall be excluded.

Report Number: HRB 20-004

ITEM PASSED ON CONSENT

**ITEM 13 – STANDARDIZED REPORT OF CITY BOARDS AND COMMISSIONS 2019**

Applicant: City of San Diego, Development Services and Planning Departments

Location: City-wide

Description: Consider the Standardized Report for transmittal to the Office of Boards and Commissions.

Today's Action: Review, comment and approve the Standardized Report.

Staff Recommendation: Direct staff to forward the Standardized Report of the City Boards and Commissions to the Office of Boards and Commissions, or revise the Standardized Report and forward as appropriate.

Report Number: HRB 20-005

ITEM PASSED ON CONSENT WITH AMENDMENT

**REMINDER:**

**NEXT BOARD MEETING DATE:** Thursday, February 27, 2020

**LOCATION:** Civic San Diego Board Room

**MEETING ADJOURNED AT 3:41 PM**