

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF MAY 25, 2017
NORTH TERRACE ROOMS, SAN DIEGO CONCOURSE
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair McCullough at 1:04 PM

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

Staff to the Board in Attendance

Shannon Anthony, Board Secretary
Kelley Stanco, Senior Planner
Jodie Brown, Senior Planner
Suzanne Segur, Assistant Planner
Elyse Lowe, Deputy Director

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

***** SPECIAL ORDER OF BUSINESS*****

CELEBRATE HISTORIC PRESERVATION MONTH

We will also be saying goodbye and thank you for a job well done to long standing Boardmembers Tom Larimer, Mike Baksh, and Priscilla Ann Berge.

Typically, Boardmembers who have concluded their terms and service to the Historical Resources Board are recognized and thanked for their service at their last HRB meeting. However, the timing of our most recent appointments did not allow us to bid a proper farewell to our outgoing Boardmembers Tom Larimer, Mike Baksh and Priscilla Ann Berge. We feel that Historic Preservation Month is the perfect time to say thank you.

Tom Larimer was appointed to the HRB in April 2012, serving a total of 5 years on the Board. During that time he contributed to the designation of 199 new historic resources; the expansion of one historic district; and the adoption of 9 community plan updates with associated contexts and surveys, among other items. In addition, Tom served on the Design Assistance Subcommittee for all 5 years of his service. As the architect on the Board Tom brought an eye for design and detail that was invaluable to the Board and the Design Assistance Subcommittee. Thank you Tom, for your years of service!

Mike Baksh was appointed to the HRB in July 2010, serving a total of nearly 7 years on the Board. During that time he contributed to the designation of 280 new historic resources; the establishment of 1 new historic district and the amendment and expansion of another; and the adoption of 9 community plan updates with associated contexts and surveys, among other items. Mike served on the Policy Subcommittee for nearly 6 years, and served as Chair of the Archaeology Subcommittee for all 7 years of his service. As the archaeologist on the Board, Mike brought a unique perspective and skill set to the Board, advocating for the identification

and protection of not only significant built environment resources, but also San Diego's rich and diverse array of archaeological and tribal cultural resources as well. Thank you Mike, for your years of service!

Priscilla Ann Berge was first appointed to the HRB in November 2006, serving a total of 10.5 years on the Board, graciously continuing to serve beyond the end of her term limit. During that time she contributed to the designation of 440 new individual historic resources; the establishment of 4 new historic districts and the amendment and expansion of 3 others; the adoption of 9 community plan updates with associated contexts and surveys; and the preparation and adoption of Board Guidelines and procedures, among other items. In addition, Priscilla served on the Incentives Ad Hoc Subcommittee, the Historic Interiors Ad Hoc Subcommittee, the Policy Subcommittee for 9 years, and the Archaeology Subcommittee for all 10.5 years of her service. As the historian on the Board, Priscilla relished both the historical narrative and analysis and the nitty gritty details of the primary and secondary source documents, delving deep into every aspect of a property. Thank you Priscilla, for your many years of service!

And thank you once again to all of our outgoing Boardmembers – Tom Larimer, Mike Baksh and Priscilla Ann Berge – for your service to this Board, the City of San Diego and the preservation of its historic resources!!

ITEM 1 - APPROVAL OF MINUTES FOR April 27, 2017

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR APRIL 27, 2017 AS WRITTEN

Seconded by Boardmember Harleman

Vote: 7-0-0

Motion Passes

ITEM 2 - PUBLIC COMMENT

Joy Lyndes and Jason Bingham – Historic American Landscapes Survey (HALS)

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **GENERAL INFORMATION**

- ✓ Correspondence for Item 10
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Coyle would like the consultants to come prepared with a motion in cases where Staff is not recommending designation.

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Boardmember Pitman had a conflict of interest for Item 5- 605 San Fernando Street and recused 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

- Happy Historic Preservation Month to everyone! The City of San Diego is extremely proud of its historic preservation program and the work of this volunteer Board; and in honor of historic preservation month we wanted to highlight some of the Board's accomplishments over the past year:
 - Review of 34 historic designation nominations and 18 referrals from permit applications;
 - Designation of 33 new individual historic resources and 2 contributing resources;
 - Review and recommendation on 1 National Register Nomination;
 - Review and recommendation on 4 Site Development Permit applications;
 - Adoption of 4 new Community Plan Updates, all with historic context statements and surveys;
 - Review and comment on the Old Town and Midway historic context statements, surveys and historic preservation elements; and
 - Review of 8 projects at Design Assistance

It has been a very busy year, and we expect that things won't be slowing down anytime soon. So during this month of acknowledging and celebrating the importance of historic preservation to the fabric of a City, we thank you for your work; and we also thank the property owners, consultants, historic preservation advocacy groups, community planning groups and general public for their support and direct contributions to historic preservation in the City of San Diego.

- As everyone knows, last year the Planning Department and Development Services Department took on shared responsibility for the City's historic preservation program, with policy and regulatory elements falling to Planning and implementation elements falling to DSD. I am pleased to announce that the Planning Department has updated its webpage to include new information regarding the aspects of the program within its purview, including the designation of new historic districts. The new website can be accessed at www.sandiego.gov/historicplanning, and will be updated often with new content, so check it out!
- Lastly, you may recall that during the public hearing process for the North Park, Golden Hill and Uptown Community Plan Updates the Planning Department committed to bringing new historic preservation development incentives forward as part of the 11th Update to the Land Development Code. These proposed code amendments – which are focused only on providing new development incentives to assist in the preservation of designated historical resources, important archaeological sites and traditional cultural properties – will be reviewed by the Policy Subcommittee at the June hearing. Please check the Planning Department's new website in the coming weeks for more information.

Deputy Director Update:

- The Development Services Department is going to be transitioning from our Project Tracking System to a new web-based system called Accela and it has citizens access as well. All of the permit processing and project tracking including review comments will be online and can be accessed by any mobile phone, smartphone or computer; we are really excited for this transition to happen, which will occur the latter part of June. As with any transition it could be a little rocky at first, so we are going to ask for your patience as we get through the transition of the new system in June. We are going to be hosting a public meeting to do an overview of what the Accela Program looks like and how to use it as a customer of Development Services; it will be held on June 28th in Kearney Mesa at the SDG&E Innovation Center at 3:00 PM, we will be broadcasting an invite where people can RSVP for it.

- The Development Services sent two of our historic resources staff, Suzanne Segur and Camille Pekarek to the California Preservation Foundation's (CPF) Annual Conference in Pasadena, where they had training. In addition, we hosted the affordability webinar put on by CPF at Development Services for our staff.
- Jodie Brown accepted the award for the City of San Diego for Horton Plaza Park from SOHO this month, thank you very much for that.
- We would also like to welcome back Amy Strider Harleman after her maternity leave, we are glad to have you back, so thank you for being here and congratulations to you on the birth of your son.
- I wanted to provide you a quick staff update: our new intern, Haley Bergam, will start on June 5; Senior Planner interviews are in progress this week and will conclude tomorrow, we anticipate a new staff person will be selected in the next few weeks; and our historical resources section is hiring an associate planner, those interviews are coming later this month. We are excited to bring new staff and resources to this section, thank you very much.

D. SUBCOMMITTEE REPORT OUT

- **Policy**

Staff Report by Jodie Brown for Camille Pekarek

The Policy Subcommittee last met on May 8th. The Subcommittee reviewed and provided feedback on information relating to the Spalding Place Historic District, including the draft historic context statement, statement of significance, period of significance, and boundary description and justification for the district. Some of the comments received by subcommittee members related to clarifying Spalding's role in the district context, and more information on the distinction between the proposed contributors and non-contributors. Also, Diane Kane presented to the subcommittee a draft outline of topics and presenters for upcoming California Preservation Foundation workshops to be held at Balboa Park on September 14 and 15. The September 14 workshop will cover issues relating to historic districts: and the September 15 workshop will focus on Modernism. Please check CPF's website in the coming months for more information and registration.

Please note that due to department closures and meeting room availability, the Policy Subcommittee meeting has been moved from Monday, June 12th to Monday, June 19th, and the meeting location changed from the Development Services Building to the Planning Department on the 12th floor of the Executive Complex. Please check the Policy Subcommittee agenda in the next few weeks for detailed meeting location information.

- **Design Assistance**

Staff Report by Jodie Brown

DAS met on Wednesday May 3rd; there were 3 items on the agenda.

- San Diego Automotive Museum is proposing to restore tile on the exterior of the building. They had historic photos of the tile in question but wanted feedback on the appropriateness of having posters in place temporarily while they fund raise and then using actual tile rather than the tile-like product that was previously installed. DAS had questions on the color and the design. They recommend that colors more consistent with the time period were used and the tiles should more closely match the historic photos.
- An SDP for the Tourist Hotel at 1425-31 Market Street, HRB Site #819 was presented to discuss proposed alternatives. DAS recommended that several alternatives be evaluated:
 - Construct a smaller project and maintain the building on site

- Reconstruct the building in new materials
 - Remove the 1920s portion. Take off the facades of the 1888 portion and interior stairs, restore off site, construct new platform and skeleton for the historic facades, return restored façade to frame
 - Relocate entire building to a new permanent location
 - Relocate in its entirety to a temporary location and return to the site after new construction is established.
- El Pueblo Ribera, HRB Site #117--246 Gravilla. The property owner is proposing to construct an addition on top of the garage. The addition requires minimal change to the existing structure and is located at the rear of the complex so visibility is limited. DAS had questions related to the structure and how it will be installed. They determined that it was consistent with the SOI.

The next meeting is scheduled for Wednesday June 7th at 4pm in Conference Room 5C on the 5th floor of Development Services.

- **Archaeological and Tribal Cultural Resources**

Staff Report by Suzanne Segur

The Archaeology and Tribal Cultural Resources Subcommittee last met on May 8th. Staff members from both the Development Services and Planning Departments provided information about the City's CEQA process in regards to AB 52. Staff also addressed any questions regarding the notification and engagement of local tribes. Additionally, Planning staff provided a briefing on the methodology for the community plan updates in regards to archaeology and tribal issues. Staff and subcommittee members also discussed the process for the Board to provide feedback on the CPUs.

The next regularly scheduled Archaeological and Tribal Cultural Resources Subcommittee meetings will be held on Monday, August 14, 2017 at 4:00pm in Conference Room 4C on the 4th floor of Development Services.

E. REQUESTS FOR CONTINUANCES

None

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

ITEM 6 – DAVID AND SUSAN JACKSON HOUSE

ITEM 8 – DR. DAVID AND MARGARET HIGBEE HOUSE

ITEM 9 – INGIMORE AND VEIGA JOHNSON SPEC HOUSE #1

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO APPROVE ITEMS 6, 8 AND 9 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Vice-Chair Hutter

Vote: 7-0-0

Motion Passes

INFORMATION ITEMS

ITEM A – MILLS ACT PROGRAM UPDATE

Annual update to the Board on the Mills Act Program. *No action on the part of the Board is required.*

Report Number: Staff memo dated May 11, 2017

Staff Report by Jodie Brown

ACTION ITEMS

ITEM 5 – 605 SAN FERNANDO STREET

Trailed from April 2017

Applicant: Hans and Elizabeth Strom represented by Heritage Architecture & Planning

Location: 605 San Fernando Street, 92106, Peninsula Community, Council District 2 (**1288 3-A**)

Description: Consider the designation of the property located at 605 San Fernando 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 605 San Fernando Street under any adopted HRB Criteria.

Report Number: HRB 17-024

Staff Report by Jodie Brown

Testimony Received:

In Favor: None

In Opposition: David Marshall

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO NOT DESIGNATE ITEM 5 – 605 SAN FERNANDO STREET PER STAFFS RECOMMENDATION.

Motion was not seconded

ITEM WAS WITHDRAWN BY THE APPLICANT

ITEM 6 – DAVID AND SUSAN JACKSON HOUSE

Applicant: Andre Lusti represented by Marie Burke Lia

Location: 3455 Charles Street, 92106, Peninsula Community, Council District 2 (**1288 3-A**)

Description: Consider the designation of the property located at 3455 Charles 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 David and Susan Jackson House located at 3455 Charles Street as a historical resource with a period of significance of 1964 under HRB Criterion C. The designation includes the front yard landscape of mature Raphiolepis shrubs, and a wood and concrete stairway.

Report Number: HRB 17-030

ITEM PASSED ON CONSENT

ITEM 7 – GRAHAM AND MARY MCVICKER HOUSE

Applicant: Edward Berki represented by Scott A. Moomjian and Brian F. Smith & Associates

Location: 2937 Perry Street, 92106, Peninsula Community, Council District 2 (**1288 3-A: 3-B**)

Description: Consider the designation of the property located at 2937 Perry 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 Graham and Mary McVicker House located at 2937 Perry Street as a historical resource with a period of significance of 1959 under HRB Criterion C.

Report Number: HRB 17-031

Staff Report by Suzanne Segur

Testimony Received:

In Favor: None

In Opposition: Scott Moomjian, Alex Zalevsky, Zumrad Berki, Edward Berki

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO NOT DESIGNATE ITEM 7 – 2937 PERRY STREET UNDER ANY HRB CRITERION

Seconded by Boardmember Pitman

Vote: 6-1-0

Motion Passes

(Coyle)

ITEM 8 – DR. DAVID AND MARGARET HIGBEE HOUSE

Applicant: CSJ Trust represented by Scott A. Moomjian

Location: 3705 Pringle Street, 92103, Uptown Community, Council District 3 **(1268 6-H)**

Description: Consider the designation of the property located at 3705 Pringle 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 Dr. David and Margaret Higbee House located at 3705 Pringle Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the rear addition constructed in 1945.

Report Number: HRB 17-032

ITEM PASSED ON CONSENT

ITEM 9 – INGIMORE AND VEIGA JOHNSON SPEC HOUSE #1

Applicant: Ben Barnik represented by Legacy 106, Inc.

Location: 3522 Villa Terrace, 92104, North Park Community, Council District 3 **(1269 6-D)**

Description: Consider the designation of the property located at 3522 Villa 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 Ingimore and Veiga Johnson Spec House #1 located at 3522 Villa Terrace as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the 1982 rear addition.

Report Number: HRB 17-033

ITEM PASSED ON CONSENT

ITEM 10 – 1263 VIRGINIA WAY

Applicant: Sandra Saw and Jeff Marchioro represented by IS Architecture

Location: 1263 Virginia Way, 92037, La Jolla Community, Council District 1 **(1227 7-F)**

Description: Consider the designation of the property located at 1263 Virginia Way 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 1263 Virginia Way under any adopted HRB Criteria.

Report Number: HRB 17-034

Staff Report by Suzanne Segur

Testimony Received:

In Favor: None

In Opposition: Ione Stiegler, Rebecca McManus, Katie DeBiase, Sandra Saw

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE 1263 VIRGINIA WAY, AS A REPRESENTATIVE EXAMPLE OF A TUDOR STYLE WITH MS. COPLEY'S DISTINCTIVE ADDITIONS BE DESIGNATED UNDER HRB CRITERION B FOR ITS ASSOCIATION WITH HELEN K. COPLEY, PROMINENT LOCAL AND NATIONAL PUBLISHER, PHILANTHROPIST, AND WIFE OF JAMES S. COPLEY, AND AS THE ONLY REAL PROPERTY SHE PURCHASED IN HER NAME ONLY AND FOR WHICH SHE HELD SOLE TITLE AT THE TIME HER NEWSPAPER WON ONE OF TWO PULITZER PRIZES AWARDED UNDER HER TENURE, A HIGH POINT IN HER PRODUCTIVE LIFE FOR A PERIOD OF SIGNIFICANCE OF 1981-2004, THE YEAR OF HER DEATH.

Seconded by Boardmember Pitman

Vote: 7-0-0

Motion Passes

ITEM 11 – 1445 GRANADA AVENUE AND 2885 BEECH STREET

Applicant: Christoph Krieg and Gwendolyn Toczko represented by IS Architecture

Location: 1445 Granada Avenue and 2885 Beech Street, 92102, Golden Hill Community, Council District 3 (**1289 2-E**)

Description: Consider the designation of the property located at 1445 Granada Avenue and 2885 Beech 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 1445 Granada Avenue and 2885 Beech Street under any adopted HRB Criteria.

Report Number: Staff memos dated May 11, 2017; September 8, 2016 and HRB 16-035

Staff Report by Kelley Stanco for *Camille Pekarek*

Testimony Received:

In Favor: None

In Opposition: Ione Stiegler, Rebecca McManus, Katie DeBiase, Gwendolyn Toczko

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE 1445 GRANADA AVENUE UNDER HRB CRITERION C, AS A GOOD EXAMPLE OF THE CRAFTSMAN STYLE CHARACTERIZED BY A LOW-PITCHED, FRONT-GABLED ROOF WITH COMPOSITION SHINGLES EXPRESSED IN MULTIPLE PLANES; EXPOSED ROOF BEAMS AND RAFTER TAILS; A WIDE, OPEN EAVES OVERHANG; GROUND FLOOR WALLS COVERED IN THE ORIGINAL HIGHLY TEXTURED STUCCO; SECOND STORY CLAD WITH WOOD SHINGLES IN A SQUARE-BUTT PATTERN AND FLARED JUST ABOVE THE BELT-COURSE TRANSITION TO THE FIRST FLOOR STUCCO; AND SUFFICIENT INTEGRITY TO CONVEY THE CRAFTSMAN STYLE WITH A PERIOD OF SIGNIFICANCE OF 1912.

Seconded by Boardmember Winter

Vote: 7-0-0

Motion Passes

REMINDER:

NEXT BOARD MEETING DATE:

Thursday June 22, 2017

LOCATION:

City Concourse Building,
North Terrace Rooms

MEETING ADJOURNED AT 4:01PM