

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF APRIL 27, 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 1:05 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	Absent
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Present
Boardmember	Mathew Winter	Absent
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

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

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR March 23, 2017

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS TO APPROVE THE MINUTES FOR MARCH 23, 2017 WITH CHANGES

Seconded by Boardmember Coyle

Vote: 5-0-1

Motion Passes

(Stankowski)

ITEM 2 - PUBLIC COMMENT

David Swarens asked for a status update on the Supplemental Regulations.

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• GENERAL INFORMATION

- ✓ Corrected Draft Resolution for Item 11
- ✓ Request for Continuance and Correspondence for Item 6
- ✓ Correspondence for Item 5
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

- Boardmember Coyle spoke and passed around two items, an article on the Mission Bay Visitors Center and a Press Release about the Mastadon site in San Diego.
- Boardmember Stankowski commented that the Archeological Center has been getting an increasing amount of calls from the public about finding fossilized remains.

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Boardmembers McCullough and Hutter have a conflict of interest for Item 5- Rees-Stealy Medical Clinic and will recuse themselves from any discussion and vote. *With today's Board attendance, these recusals mean that we will not have a quorum to hear this item today.*

Boardmember Pitman has a conflict of interest for Item 8- 605 San Fernando Street and will recuse himself from any discussion and vote. *With today's Board attendance, this recusal means that we will not have a quorum to hear this item today.*

- **EX PARTE COMMUNICATIONS**

None

- **FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

None

C. STAFF REPORT

- April is National Volunteer Month, and we would like to take a moment to acknowledge and thank the members of the Board for their dedication and hard work. As we know, service to this Board is a volunteer effort, and we greatly appreciate the expertise, energy and time away from work and family that each member contributes on a monthly basis through board and subcommittee meetings, site visits and review of all hearing materials and documentation. It is a significant effort and commitment, and we sincerely thank you for your service.
- Last Tuesday, April 18th the City Council confirmed the reappointment of Boardmembers Harleman, McCullough and Pitman and appointed two new Boardmembers – Diana Reynolds-Cordileone and Cindy Stankowski. The appointment of Mr. Larimer was not confirmed by the Council, and he did submit his letter of resignation last week. Mr. Larimer's resignation, along with the existing vacancy on the Board, leaves 2 unfilled seats and 9 seated Boardmembers. Boardmember Cordileone fills the seat of Boardmember Berge, who was termed out, in the role of historian. Boardmember Stankowski fills the seat of Boardmember Baksh, whose term expired, in the field of archaeology. Due to commitments that pre-dated her selection and appointment as a Boardmember, Ms. Cordileone will not be present at the April or May meeting, but we look forward to her joining us in June. Boardmember Stankowski is with us today for her first meeting, and we would like to welcome her and thank her for her service. Outgoing Boardmembers Berge, Baksh and Larimer will be invited to the May meeting for a formal acknowledgement of their years of service.
- May is National Historic Preservation month, join us next month to celebrate.

- An appeal has been filed for HRB# 1183 - May Somers Candee Spec House #1 located at 3616-3618 4th Ave, it was designated July 23, 2015. A date has not been set for it to be heard by the City Council; we will update you once we get more information.
- The Site Development Permit for the California Theatre was heard by the City Council on April 4 and was approved unanimously.
- The Revised Citywide Naming Policy was heard by the City Council on April 11 and was approved unanimously.

Deputy Director Update:

- Boardmember Harleman had a baby boy on March 30 and will be back for the meeting in May.
- SOHO presenting the City of San Diego, Civic San Diego and Westfield an award for the 2017 People In Preservation Awards for the restoration of the Horton Plaza Park and Fountain. The award ceremony is May 18, 2017 at 4:00pm at the Marston House and we would like to thank SOHO for that acknowledgment of the City of San Diego. And I would like to thank specifically Jodie Brown for her review and contributions to the project.

D. SUBCOMMITTEE REPORT OUT

- **Policy**

Staff Report by Camille Pekarek

The Policy Subcommittee last met on April 10 and discussed revising the composition of the Boards Subcommittees following the recent appointments of new Boardmembers and also made recommendations on this matter to be presented to the Board today. They also continued their discussion on their work program including a brief discussion on Multiple Property Listings, historical district nominations and pending updates to the Land Development Code concerning historical resources.

The Policy Subcommittees next regularly scheduled meeting will be held on Monday, May 8, 2017 at 3:00pm in Conference Room 4C on the 4th floor of Development Services.

- **Design Assistance**

Staff Report by Jodie Brown

Design Assistance last met on April 5 and had one item on the agenda, which was a water catchment tank for a single family residence. This item was discussed quite a bit and some design opportunities and ideas were given to the property owner to help disguise the tank.

The agenda for the next Design Assistance Subcommittee meeting has been sent out, there are three items on the agenda including a SDP, Balboa Park and El Pueblo Ribera. The meeting will be held on Wednesday, May 3, 2017 at 4:00pm in Conference Room 5C on the 5th floor of Development Services.

- **Archaeological and Tribal Cultural Resources**

Staff Report by Suzanne Segur

We are currently working on a long awaited agenda for the Archaeological and Tribal Cultural Resources Subcommittee.

The next regularly scheduled meeting will be held on Monday, May 8, 2017 at 4:00pm in Conference Room 4C on the 4th floor of Development Services.

E. REQUESTS FOR CONTINUANCES

The Applicant for Item 6-5805 Camino De La Costa is requesting a 60-day continuance to the June 2017 agenda.

Public Comment: Scott Moomjian, Raul Albanez, Heath Fox, Diane Kane, Seonaid McArthur, Lisa Albanez

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO CONTINUE ITEM 6-5805 CAMINO DE LA COSTA TO THE JUNE 2017 AGENDA

Seconded by Boardmember Pitman

Vote: 6-0-0

Motion Passes

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

ITEM 9 - MINNIE SCHEIBE/BATHRICK BROTHERS CONSTRUCTION COMPANY SPEC HOUSE #1

ITEM 10 - ELEANOR EDMINSTON HOUSE

ITEM 12 - COMPOSITION OF THE HRB SUBCOMMITTEES

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 9, 10 AND 12 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Vice-Chair Hutter

Vote: 6-0-0

Motion Passes

ACTION ITEMS

ITEM 5 - REES-STEALY MEDICAL CLINIC

Trailed from March 2017

Applicant: HG Fenton represented by Scott A. Moomjian and Brian F. Smith & Associates

Owner: Sharp Healthcare

Location: 2001 4th Avenue, 92101, Uptown Community, Council District 3 (**1289 1-A**)

Description: Consider the designation of the property located at 2001 4th 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 Rees-Stealy Medical Clinic located at 2001 4th Avenue as a historical resource with a period of significance of 1926 under HRB Criterion A, 1926-1961 under HRB Criterion B, and 1926-28, 1938, and 1965 under HRB Criteria C and D.

Report Number: Staff memo dated March 9, 2017 and HRB 17-003

ITEM WAS NOT BE HEARD DUE TO A LACK OF A QUORUM

ITEM 6 – 5805 CAMINO DE LA COSTA

Continued from November 2016

Applicant: Raul and Lisa Albanez 2004 Trust represented by Scott A. Moomjian

Location: 5805 Camino De La Costa, 92037, La Jolla Community, Council District 1 **(1247 3-F)**

Description: Consider the designation of the property located at 5805 Camino De La Costa 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 5805 Camino De La Costa under any adopted HRB Criteria.

Report Number: Staff memo dated April 13, 2017 and HRB 16-072

ITEM WAS CONTINUED TO THE JUNE 2017 AGENDA AT THE REQUEST OF THE APPLICANT

ITEM 7 – ISABELLA MITCHELL HOUSE

Applicant: E Campos Investments LLC represented by Scott A. Moomjian

Location: 4375 Mississippi Street, 92104, North Park Community, Council District 3 **(1269 4-C)**

Description: Consider the designation of the property located at 4375 Mississippi 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 Isabella Mitchell House located at 4375 Mississippi Street as a historical resource with a period of significance of 1912 under HRB Criterion C.

Report Number: HRB 17-028

Staff Report by Suzanne Segur

This item was taken out of order and heard after Item 11.

Testimony Received:

In Favor: None

In Opposition: Scott Moomjian, Dustin Waltemeyer, Erica Campos, Richard Gutierrez, Michael Barrow

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 7 – ISABELLA MITCHELL HOUSE WITH A PERIOD OF SIGNIFICANCE OF 1912 UNDER HRB CRITERION C AS A GOOD EXAMPLE OF THE CRAFTSMAN STYLE WITH VICTORIAN ERA INFLUENCES INCLUDING THE INSET PORCH AND MEDIUM PITCHED ROOF. THE RESOURCE ALSO RETAINS CHARACTER DEFINING FEATURES OF THE CRAFTSMAN STYLE INCLUDING A GABLE ROOF WITH WIDE EAVE OVERHANG, EXPOSED ROOF RAFTERS; TRIANGULAR KNEE BRACES; WOOD CLADDING; WOOD WINDOWS; A PARTIAL WIDTH, HALF-WALLED PORCH; AND TAPERED SQUARE PORCH COLUMN. THE DESIGNATION EXCLUDES THE REAR STRUCTURE AND ADDITIONS TO THE MAIN HOUSE CONSTRUCTED AFTER THE 1912 PERIOD OF SIGNIFICANCE.

Seconded by Boardmember Pitman

Vote: 5-1-0
(Hutter)

Motion Fails

ITEM 8 – 605 SAN FERNANDO STREET

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

ITEM WAS NOT BE HEARD DUE TO A LACK OF A QUORUM

ITEM 9 – MINNIE SCHEIBE/BATHRICK BROTHERS CONSTRUCTION COMPANY SPEC HOUSE #1

Applicant: Stephane and Megan Beauvais represented by Legacy 106, Inc.

Location: 3244 Dumas Street, 92106, Peninsula Community, Council District 2 (**1268 7-C**)

Description: Consider the designation of the property located at 3244 Dumas 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 Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1 located at 3244 Dumas Street as a historical resource with a period of significance of 1930 under HRB Criteria C and D.

Report Number: HRB 17-025

ITEM PASSED ON CONSENT

ITEM 10 – ELEANOR EDMISTON HOUSE

APPLICANT: Scott Sobiech represented by Legacy 106, Inc.

Location: 2928 33rd Street, 92104, North Park Community, Council District 3 (**1269 7-F**)

Description: Consider the designation of the property located at 2928 33rd 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 Eleanor Edmiston House located at 2928 33rd Street as a historical resource with a period of significance of 1928 under HRB Criteria B and C.

Report Number: HRB 17-026

ITEM PASSED ON CONSENT

ITEM 11 – AMENDMENT TO THE FORT STOCKTON HISTORIC DISTRICT TO RECLASSIFY 2285 PINE STREET FROM NON-CONTRIBUTING TO CONTRIBUTING

Applicant: Richard and Kim Schwab represented by IS Architecture

Location: 2285 Pine Street, 92103, Uptown Community, Council District 3 (**1268 4-G**)

Description: Consider the reclassification of the property located at 2285 Pine Street in the Fort Stockton Historic District from a Non-Contributing (6L) to a Contributing (5D1) 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 2285 Pine Street in the Fort Stockton Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designate the property under HRB Criterion F.

Report Number: HRB 17-027

Staff Report by Suzanne Segur

This item was taken out of order and heard as the first action item.

Testimony Received:

In Favor: Rebecca McManus

In Opposition: None

BOARD ACTION:

MOTION BY VICE-CHAIR HUTTER TO RECLASSIFY THE PROPERTY LOCATED AT 2285 PINE STREET IN THE FORT STOCKTON HISTORIC DISTRICT FROM A NON-CONTRIBUTING TO A CONTRIBUTING RESOURCE AND DESIGNATE THE PROPERTY UNDER HRB CRITERION F PER STAFF'S RECOMMENDATION

Seconded by Boardmember Woods

Vote: 6-0-0

Motion Passes

ITEM 12 – COMPOSITION OF THE HRB SUBCOMMITTEES

Applicant: City of San Diego

Location: City-wide

Description: Consider ratifying appointments to the Policy, Design Assistance, and Archaeological and Tribal Cultural Resources Subcommittees.

Today's Action: Ratify the appointments to the Policy, Design Assistance, and Archaeological and Tribal Cultural Resources Subcommittees or do not ratify any or all of the appointments.

Staff Recommendation: Ratify the appointments to the Policy, Design Assistance, and Archaeological and Tribal Cultural Resources Subcommittees.

Report Number: HRB-17-029

ITEM PASSED ON CONSENT

INFORMATION ITEMS

ITEM A – BRIEFING ON THE HISTORIC DISTRICT PROCESS

In anticipation of the recently initiated six-year work effort to process thirteen new historic districts, staff is presenting an informational item to brief the Historical Resources Board on the historic district designation process and to answer any questions the Board may have about the process or their role in it. The information item will address what a historic district is; the historic districts that are currently designated; the process for establishing a new historic district and the Board's role in the designation process; and the processing schedule for this year and beyond. *No action on the part of the Board is required.*

Report Number: Staff memo dated April 18, 2017

Presentation by Kelley Stanco

Public Comment: David Swarens, Dionne Carlson, Sharon Gehl

Following Public Comment the Board had a brief discussion on the item.

REMINDER:

NEXT BOARD MEETING DATE:

Thursday May 25, 2017

LOCATION:

City Concourse Building,
North Terrace Rooms

MEETING ADJOURNED AT 3:21PM