



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

PLEASE NOTE CHANGE OF MEETING TIME BELOW

THURSDAY, SEPTEMBER 28, 2017 AT 10:00 AM
NORTH TERRACE ROOMS, SAN DIEGO CITY CONCOURSE
202 C STREET, SAN DIEGO, CA 92101

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Secretary for the Historical Resources Board at (619) 533-6301 at least five (5) working days prior to the meeting to insure availability.

Members of the Public are advised that Historical Resources Boardmembers may be unable to thoroughly review and consider materials delivered the day of the hearing.

If you would like to review agenda materials that are not available on our website, please contact the Secretary for the Historical Resources Board at (619) 533-6301 to make an appointment.

ITEM 1 - APPROVAL OF MINUTES FOR August 24, 2017

ITEM 2 - NON-AGENDA PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE HISTORICAL RESOURCES BOARD NOT PREVIOUSLY HEARD OR ON THE AGENDA. A REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE HEARING RECORDING SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3.0 MINUTES TIME PER SPEAKER.

ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
 - Absences
 - Other General Information
- B. Conflict of Interest Declarations
- C. Staff Report
- D. Subcommittee Report Out
 - Policy
 - Design Assistance
 - Archaeological and Tribal Cultural Resources
- E. Requests for Continuances or Withdrawals

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

The Chair may entertain a motion by any Boardmember to approve any agenda item as a consent item when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with the staff's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board, unless otherwise noted in the motion.

The following items are proposed to be placed on the consent agenda:

- ITEM 7 – JOEL BROWN SPEC HOUSE #2
- ITEM 8 – GORDON AND GARNET THOMPSON/ ALEXANDER SCHREIBER HOUSE
- ITEM 9 – ADELPHI SECURITY COMPANY SPEC HOUSE #1
- ITEM 10 – ANNA VICKERS HOUSE
- ITEM 11 – 11th UPDATE TO THE LAND DEVELOPMENT CODE: HISTORIC PRESERVATION DEVELOPMENT INCENTIVES

ACTION ITEMS**ITEM 5 – SOUTH PARK HISTORIC DISTRICT (1st HEARING)**

Applicant: City of San Diego, Planning Department

Location: Various addresses within the intensive survey area, which is bounded roughly by 28th Street to the west, Elm Street to the north, 31st Street to the East and A Street to the south (excluding 3017-3091 Elm Street, 1635 and 1639-1747 Fern Street, 1634-1729 Grove Street, 1670-1740 31st Street, and the Albert Einstein Charter Academy); Golden Hill Community, Council District 3

Description: First hearing to consider the designation of the South Park Historic District as a Historical Resource.

Today's Action: Review the South Park Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Staff Recommendation: At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1906-1930, with or without further direction;
5. Consider the classification of 259 resources as Contributing Resources, as detailed in Attachment 1 of [Staff Report HRB-17-059](#).
6. Consider the classification of 147 resources as Non-Contributing Resources, as detailed in Attachment 2 of [Staff Report HRB-17-059](#).
7. Find that the nomination is complete based upon this direction, and direct staff to docket the South Park Historic District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Report Number: HRB 17-059

ITEM 6 – FLORA ADAMS DUPLEX

Applicant: Bassam and Ashlam Mustafa represented by Brian F. Smith and Associates

Location: 3681-3689 3rd Avenue, 92103, Uptown Community, Council District 3 (**1269 6-A**)

Description: Consider the designation of the property located at 3681-3689 3rd 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 Flora Adams Duplex located at 3681-3689 3rd Avenue as a historical resource with a period of significance of 1915 under HRB Criterion C. The designation excludes the one and two story rear additions, and two detached garage structures at the rear of the property.

Report Number: HRB 17-060

ITEM 7 – JOEL BROWN SPEC HOUSE #2

Applicant: Burkhart/Mazzola Family Trust represented by IS Architecture

Location: 4127 Lark Street, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the designation of the property located at 4127 Lark 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 Joel Brown Spec House #2 located at 4127 Lark Street as a historical resource with a period of significance of 1916 under HRB Criteria C and D. The designation excludes the flat-roofed two-story addition at the rear, northeast corner of the building and the detached two-story garage and game room located at the southeast corner of the property.

Report Number: HRB 17-053

ITEM 8 – GORDON AND GARNET THOMPSON/ ALEXANDER SCHREIBER HOUSE

Applicant: Raymond L Heidemann Trust represented by Legacy 106, Inc.

Location: 2206 Juan Street, 92103, Uptown Community, Council District 3 (**1268 5-G**)

Description: Consider the designation of the property located at 2206 Juan 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 Gordon and Garnet Thompson/ Alexander Schreiber House located at 2206 Juan Street as a historical resource with a period of significance of 1930 under HRB Criterion D. The designation excludes the rear addition constructed outside of the period of significance.

Report Number: HRB 17-054

ITEM 9 – ADELPHI SECURITY COMPANY SPEC HOUSE #1

Applicant: Drew Family Trust represented by Legacy 106, Inc.

Location: 4125 Hermosa Way, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the designation of the property located at 4125 Hermosa 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: Designate the Adelphi Security Company Spec House #1 located at 4125 Hermosa Way as a historical resource with a period of significance of 1918 under HRB Criterion C. The designation excludes the detached garage, the 1996 rear addition, and the addition to the north side bay.

Report Number: HRB 17-055

ITEM 10 – ANNA VICKERS HOUSE

Applicant: Leroy B and Michelle B Lanuti Family Trust represented by IS Architecture

Location: 1419 Virginia Way, 92037, La Jolla Community, Council District 1 (**1227 6-F**)

Description: Consider the designation of the property located at 1419 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: Designate the Anna Vickers House located at 1419 Virginia Way as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the shed dormer on the southwest façade and the garage addition both constructed outside of the period of significance.

Report Number: HRB 17-056

ITEM 11 – 11th UPDATE TO THE LAND DEVELOPMENT CODE: HISTORIC PRESERVATION DEVELOPMENT INCENTIVES

Applicant: City of San Diego, Planning Department

Location: Citywide

Description: Review and consider the amendments proposed as part of the 11th Update to the Land Development Code as it relates to new historic preservation development incentives for the purposes of making a recommendation to the City Council.

Today's Action: Recommend to the City Council adoption of the proposed amendments to the City's Land Development Code; or do not recommend approval of the amendments.

Staff Recommendation: Recommend to the City Council adoption of the proposed amendments to the City's Land Development Code to provide new development incentives for the preservation of designated historic resources, historic districts, important archaeology sites and traditional cultural properties. These amendments include the exclusion of designated historic resources from parking calculations and Floor Area Ratio (FAR) limits; as well as new allowances for deviations from base zone development regulations, such as setbacks, height, coverage, etc.

Report Number: HRB 17-057

ADJOURNMENT

ENCLOSURES (with printed copy only):

Staff Reports and/or supporting information for Items 5 through 11.

REMINDERS:

NEXT BOARD MEETING DATE:

Thursday, October 26, 2017

LOCATION:

City Concourse Building, North Terrace Rooms

NEXT SUBCOMMITTEE MEETING DATES (subject to change with appropriate notice)

Design Assistance Subcommittee meets the first Wednesday of the month at 4:00 PM in Conference Room 5C on the 5th floor of Development Services. The next regularly scheduled meeting will be held Wednesday, October 4, 2017.

Policy Subcommittee meets the second Monday of the month at 3:00 PM in Conference Room 4C on the 4th floor of Development Services. The next regularly scheduled meeting will be held on Monday, October 9, 2017.

Archaeological and Tribal Cultural Resources Subcommittee meets quarterly on the second Monday of the month at 4:00 PM in Conference Room 4C on the 4th floor of Development Services. The next regularly scheduled meeting will be held on Monday, November 13, 2017.

All subcommittee meetings are held at Development Services (City Operations Building) located at 1222 First Avenue, San Diego.