

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF SEPTEMBER 28, 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 10:02 AM

Chairperson	David McCullough	Present
Vice-Chairperson	Tim Hutter	Absent
2 nd Vice-Chairperson	Courtney Ann Coyle	Present
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Present
Boardmember	Diana Cordileone	Present
Boardmember	Amy Harleman	Present <i>left at 11:23AM</i>
Boardmember	Todd Pitman	Present <i>arrived at 11:13AM</i>
Boardmember	Cindy Stankowski	Present
Boardmember	Mathew Winter	Present
Boardmember	Ann Woods	Present <i>arrived at 11:08AM</i>

Staff to the Board in Attendance

Elyse Lowe, Deputy Director
Kelley Stanco, Senior Planner, Board Liaison
Sonnier Francisco, Senior Planner
Shannon Anthony, Board Secretary
Jodie Brown, Senior Planner
Camille Pekarek, Associate Planner
Suzanne Segur, Associate Planner
Nicole Purvis, Assistant Planner
Cathy Dominguez, Clerical Assistant II

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

Meeting was adjourned for lunch from 11:23AM to 12:32PM

ITEM 1 - APPROVAL OF MINUTES FOR August 24, 2017

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR AUGUST 24, 2017 AS WRITTEN.

Seconded by Boardmember Cordileone

Vote: 8-0-0

Motion Passes

ITEM 2 - PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **GENERAL INFORMATION**

- ✓ Correspondence for Items 5 and 10
- ✓ 2017 Archaeology Month Poster
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Coyle wanted a status update on the mortar that was located on the coast of La Jolla; it was removed and placed in storage when the benches were being reinstalled.

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Boardmember Harleman has a conflict of interest for Item 5-South Park Historic District and will recuse herself from any discussion and vote.

Boardmember Colvin knows someone whom owns a home in the South Park Historic District (Item 5), but does not have a conflict on this item and it will not have any impact on his vote.

- **EX PARTE COMMUNICATIONS**

Boardmember Woods was approached by the property owner of 1712 Granada Avenue while completed her site visits for Item 5. He wanted to know if she had seen his letter he wrote and that he wanted the status of his property changed from non-contributing to contributing. This was all that was communicated and it will not affect her consideration of the district or his house.

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

None

C. STAFF REPORT

- It note regarding Item 11 on today's agenda, the 11th Update to the Land Development Code. It was originally anticipated that review by the Planning Commission would occur in October, with adoption by the City Council expected by the end of the year. This schedule has shifted, and while I don't have any definite dates for you today, we now expect that this item won't be considered by Planning Commission and Council until next year. We do not anticipate any changes to the Historic Preservation Development Incentives that are proposed with the 11th Update, and staff is still asking for the Board's recommendation at this hearing. If for some reason there are any changes to the proposed amendments related to historic resources following the Board's recommendation this month, we will return the item to the Board for a new recommendation.
- The first hearing for the Valle Vista Terrace Historic District was held last month. The Board asked for additional information and analysis related to the post-1945 period in regard to Criterion C. Staff is preparing this additional information, which will trigger a second first hearing before the Board. The second first hearing will occur next month, with the second hearing to

designate the district tentatively scheduled for the November hearing. Property owners have been notified of the changes to the schedule.

- Archaeology Month is a national program to promote the preservation of our country's heritage. California Archaeology Month is sponsored by the Society for California Archaeology, and is observed in October to integrate with California's kindergarten through Grade 12 curriculum on Native American and California history. Each year, the Society for California Archaeology publishes an Archaeology Month Poster, which are distributed to local, state, and federal agencies and private entities to help promote the preservation of California's archaeological heritage. Copies of this year's poster is included in the Boardmember folders. In addition, there are several events that are open and free to the public in celebration of Archaeology month:
 - On Sunday, October 1st from 10am – 1pm the San Diego Museum Council presents Museum Mash-Up at the Museum Park at The New Children's Museum downtown. This event begins a month-long celebration of Kids Free in October, which provides free admission for kids 12 and under at participating San Diego museums.
 - On Saturday, October 21st from 10am – 3pm the San Diego County Archaeological Society presents Arch in the Park at the Los Penasquitos Adobe Ranch House. The goal of the event goal is to educate the public about archaeology, and to provide information on various career and volunteer opportunities with local archaeological companies and organizations. There will also be activities and games for kids.

Announcements from Elyse...

- Welcome new staff:
 - Nicole Purvis, Assistant Planner
 - Cathy Dominguez, Clerical Assistant II
- There is a policy change in how the City is processing Appeals for Historical Designations. We have received an appeal for a recent designation of 1525-1537 Union Street. In order to make the appeals process for historic designations more consistent with other discretionary appeals processes, we will be working to get the appeal docketed with the City Council within sixty days. Recently there was Council direction provided for appeals processes for discretionary actions which go to the City Council and they recently changed the code to make those appeals go forward to Council within sixty days. In order to be in the spirit of that action and taking discretionary items on appeal before the Council, we have already instituted this change and we have alerted the appellant for 1525-1537 Union Street of this process. Additionally, we have on the books about twenty appeals that have been sitting indefinitely and we will be working to take those forward to Council in a timely manner as well. This is a change in policy direction and I wanted to make sure it was announced to you as soon as possible and that it was instituted yesterday.

D. SUBCOMMITTEE REPORT OUT

- **POLICY**

Report out by Camille Pekarek

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

- **DESIGN ASSISTANCE**

Report out by Jodie Brown

The Design Assistance Subcommittee last met on September 6, 2017 and the following three were on the agenda:

- 2653 K Street, a contributor to the Grant Hill Park Historic District and some work they had done to the property;
- 454 13th Street, is not currently a designated property but they are looking to possibly relocate the building so there was a discussion over the Site Development Permit alternatives and review process;
- May Company Building also known as the Macy's building in Mission Valley, they had a proposed project to make circulation to the upper floors possible from the exterior of the building and DAS opined on their proposed design changes.

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

- **ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

Report out by Suzanne Segur

The next regularly scheduled Archaeological and Tribal Cultural Resources Subcommittee meetings will be held on Monday, November 13, 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 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

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 7, 8, 9, 10 AND 11 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Winter

Vote: 8-0-0

Motion Passes

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

Staff Report by Kelley Stanco

This item was taken out of order as the second action item.

Testimony Received:

In Favor: Amie Hayes, Rebecca McManus, Bruce Coons, Katie Debiase

In Opposition: Gary Roberts, Susan Bugbee, Victoria Mende Gray, David Swarens

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO:

1. ACCEPT THE PROPOSED DISTRICT BOUNDARY;
2. ACCEPT THE PROPOSED HISTORICAL CONTEXT;
3. ACCEPT THE PROPOSED STATEMENT OF SIGNIFICANCE, WITH DIRECTION TO REVISE IT TO ADDRESS THE EXPANDED PERIOD OF SIGNIFICANCE THROUGH 1949;
4. ACCEPT THE PROPOSED PERIOD OF SIGNIFICANCE OF 1906-1930, WITH DIRECTION TO EXTEND IT THROUGH 1949 TO INCORPORATE THE END OF THE STREET CAR ERA;

5. CONSIDER THE CLASSIFICATION OF 259 PROPERTIES AS CONTRIBUTING RESOURCES, AS IDENTIFIED IN THE STAFF REPORT, WITH DIRECTION TO STAFF TO REVIEW AND STRONGLY CONSIDER THE PROPERTIES IN THE SOHO LIST;
6. CONSIDER THE CLASSIFICATION OF 147 PROPERTIES AS NON-CONTRIBUTING RESOURCES, AS IDENTIFIED IN THE STAFF REPORT, WITH DIRECTION TO STAFF TO REVIEW AND STRONGLY CONSIDER THE PROPERTIES IN THE SOHO, AND IF THE APPLICATION OF ASBESTOS SHINGLE SIDING IS THE PRIMARY REASON FOR CLASSIFICATION AS NON-CONTRIBUTING, THEN RECLASSIFY THE PROPERTY AS CONTRIBUTING; and
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.

Seconded by Boardmember Pitman

Vote: 10-0-0

Motion Passes

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

Staff Report by Camille Pekarek

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

Testimony Received:

In Favor: Amie Hayes, Bruce Coons

In Opposition: Scott Moomjian, Phil Gaitaud, Bassam Mustafa, Brian Smith, Jennifer Stropes, Kimberly Ellis

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 6- FLORA ADAMS DUPLEX PER STAFF'S RECOMMENDATION

Seconded by Boardmember Stankowski

Vote: 4-3-3

Motion Fails

(Harleman, Colvin, Winter)-(Cordileone, Woods, Pitman)

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 PASSED ON CONSENT

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 PASSED ON CONSENT

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 PASSED ON CONSENT

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 PASSED ON CONSENT

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

ITEM PASSED ON CONSENT

REMINDER:

NEXT BOARD MEETING DATE:

Thursday, October 26, 2017

LOCATION:

City Concourse Building,
North Terrace Rooms

MEETING ADJOURNED AT 2:49PM