



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

PLEASE NOTE CHANGE OF MEETING DATE BELOW

THURSDAY, NOVEMBER 16, 2017 AT 1:00PM

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 October 26, 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
 - Historical Resources Section, Development Services
 - Historic Preservation Planning Section, Planning Department
- 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 5 – 3677-3677½ 3rd AVENUE
- ITEM 6 – 4025 EAGLE STREET
- ITEM 8 – JOHN AND MARY WRIGHT HOUSE
- ITEM 9 – COLISEUM ATHLETIC CLUB
- ITEM 10 – HENRY SCHLINGER SPEC HOUSE #1
- ITEM 12 – THE JUNIPER APARTMENTS

ACTION ITEMS**ITEM 5 – 3677-3677½ 3rd AVENUE**

Applicant: Phillip and Karen Gaitaud represented by Brian F. Smith and Associates

Location: 3673, 3675, and 3677-3677½ 3rd Avenue, 92103, Uptown Community, Council District 3 (**1269 6-A**)

Description: Consider the designation of the property located at 3677-3677½ 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: Do not designate the property located at 3677-3677 ½ 3rd Avenue under any adopted HRB Criteria.

Report Number: HRB 17-068

ITEM 6 – 4025 EAGLE STREET

Applicant: Leslie Sheppard Revocable Living Trust represented by Scott A. Moomjian

Location: 4025 Eagle Street, 92103, Uptown Community, Council District 3 (**1268 5-J**)

Description: Consider the designation of the property located at 4025 Eagle 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 4025 Eagle Street under any adopted HRB Criteria.

Report Number: HRB 17-069

ITEM 7 – KLICKA MORTGAGE COMPANY SPEC HOUSE #1

Applicant: David Thomas represented by Scott A. Moomjian and Brian F. Smith and Associates

Location: 3623-3627 31st Street, 92104, North Park Community, Council District 3 (**1269 6-E**)

Description: Consider the designation of the property located at 3623-3627 31st 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 Klicka Mortgage Company Spec House #1 located at 3623-3627 31st Street as a historical resource with a period of significance of 1922 under HRB Criterion C. The designation excludes the garage and the rear dwelling, 3623 31st Street, constructed in 1940.

Report Number: HRB 17-075

ITEM 8 – JOHN AND MARY WRIGHT HOUSE

Applicant: NDD on 13th Street Lofts, LLC represented by Marie Burke Lia

Location: 454 13th Street, 92101, Downtown Community, Council District 3 (**1289 4-B**)

Description: Consider the designation of the property located at 454 13th 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 John and Mary Wright House located at 454 13th Street as a historical resource with a period of significance of 1881 under HRB Criterion C. The designation excludes the rear addition completed in 1942.

Report Number: HRB 17-076

ITEM 9 – COLISEUM ATHLETIC CLUB

Applicant: SD Coliseum MQ, LLC <LF> Navarra 1401-85 E Street-LP represented by Scott A. Moomjian

Location: 1485 E Street, 92101, Downtown Community, Council District 3 (**1289 3-C**)

Description: Consider the designation of the property located at 1485 E 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 Coliseum Athletic Club located at 1485 E Street as a historical resource with a period of significance of 1924-1979 under HRB Criterion A.

Report Number: HRB 17-071

ITEM 10 – HENRY SCHLINGER SPEC HOUSE #1

Applicant: Charles and Emily Lough represented by Scott A. Moomjian

Location: 4301 Hilldale Road, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-H**)

Description: Consider the designation of the property located at 4301 Hilldale 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 Henry Schlinger Spec House #1 located at 4301 Hilldale Road as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the rear patio enclosure at the south elevation, and the detached pool house/dressing room at the south end of the property.

Report Number: HRB 17-072

ITEM 11 – DAVID O. DRYDEN SPEC HOUSE #3 [HRB# 1008-068]

Applicant: William and Karen Strack

Location: 3543 Pershing Avenue, 92104, North Park Community, Council District 3 (**1269 6-D**)

Description: Consider the designation of the property located at 3543 Pershing 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 David O. Dryden Spec House #3 located at 3543 Pershing Avenue as a historical resource with a period of significance of 1917 under HRB Criteria C and D.

Report Number: Staff memo dated November 2, 2017 and HRB 17-018

ITEM 12 – THE JUNIPER APARTMENTS

Applicant: Robert and Ivonne Webb Family Living Trust 08-21-92 represented by Johnson & Johnson

Location: 210-220 Juniper Street and 2321 2nd Avenue, 92101, Uptown Community, Council District 3 (**1289 1-A**)

Description: Consider the designation of the property located at 210-220 Juniper Street and 2321 2nd 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 Juniper Apartments located at 210-220 Juniper Street and 2321 2nd Avenue as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the detached two story stucco clad building located at the rear northeast corner of the property.

Report Number: HRB 17-074

ITEM 13 – VALLE VISTA TERRACE HISTORIC DISTRICT (2nd HEARING)

Applicant: City of San Diego, Planning Department

Location: Various addresses within the intensive survey area boundaries, which includes 89 parcels addressed on Panorama Drive, Cliff Street, and the north side of Adams Avenue between 2060 and 2320 Adams; North Park Community, Council District 3 (1269 3-C; 3-D)

Description: Second hearing in the process to designate the Valle Vista Terrace Historic District as a Historical Resource.

Today's Action: Review the Valle Vista Terrace Historic District nomination; consider the level of owner support for the establishment of the district; and designate the Valle Vista Terrace Historic District with identified contributing and non-contributing resources, or do not designate the Valle Vista Terrace Historic District.

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

1. Designate the Valle Vista Terrace Historic District under HRB Criterion A with a period of significance of 1907-1942 as a special element of University Heights’ historical and architectural development.
2. Designate the Valle Vista Terrace Historic District under HRB Criterion C with a period of significance of 1907-1950 as a collection of architectural properties that are good examples of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions.
3. Designate the following 66 properties as Contributing Resources under HRB Criterion F, as detailed in the Draft Resolution (Attachment 1):

| St # | Street Name | APN | HRB Site # | Date | Style | Status Code |
|------|----------------|------------|------------|------|----------------------------------|-------------|
| 2112 | Adams Avenue | 4381622700 | | 1924 | Mission Revival | 5D1 |
| 2120 | Adams Avenue | 4381622400 | | 1924 | Mission Revival | 5D1 |
| 2128 | Adams Avenue | 4381622300 | | 1916 | Craftsman Bungalow | 5D1 |
| 2206 | Adams Avenue | 4381621900 | | 1926 | Spanish Eclectic | 5D1 |
| 2220 | Adams Avenue | 4381621800 | | 1912 | Craftsman Bungalow | 5D1 |
| 2226 | Adams Avenue | 4381621700 | | 1926 | Craftsman | 5D1 |
| 2230 | Adams Avenue | 4381621500 | | 1914 | Craftsman Bungalow | 5D1 |
| 2242 | Adams Avenue | 4381621400 | 362 | 1914 | Craftsman Bungalow | 5S1 |
| 2320 | Adams Avenue | 4381503700 | | 1912 | Craftsman Bungalow | 5D1 |
| 2203 | Cliff Street | 4381620300 | 581 | 1913 | Craftsman Bungalow | 5S1 |
| 2204 | Cliff Street | 4381610200 | | 1909 | Craftsman Bungalow/Tudor Revival | 5D1 |
| 2209 | Cliff Street | 4381620400 | | 1922 | Craftsman Bungalow | 5D1 |
| 2216 | Cliff Street | 4381610100 | | 1909 | Craftsman Bungalow/Tudor Revival | 5D1 |
| 2219 | Cliff Street | 4381620500 | | 1921 | Craftsman Bungalow | 5D1 |
| 2225 | Cliff Street | 4381620600 | | 1921 | Craftsman Bungalow | 5D1 |
| 2229 | Cliff Street | 4381620700 | | 1923 | Mission Revival | 5D1 |
| 2230 | Cliff Street | 4381612000 | 524 | 1913 | Craftsman (Arts & Crafts) | 5S1 |
| 2232 | Cliff Street | 4381612200 | | 1924 | Mission Revival | 5D1 |
| 2235 | Cliff Street | 4381620800 | | 1923 | Mission Revival | 5D1 |
| 2252 | Cliff Street | 4381612400 | | 1924 | Mission Revival | 5D1 |
| 4701 | Panorama Drive | 4381622800 | | 1923 | Mission Revival | 5D1 |
| 4704 | Panorama Drive | 4381500400 | | 1909 | Mission Revival | 5D1 |
| 4705 | Panorama Drive | 4381622600 | | 1923 | Mission Revival | 5D1 |
| 4709 | Panorama Drive | 4381622500 | | 1927 | Spanish Eclectic | 5D1 |
| 4711 | Panorama Drive | 4381622200 | | 1926 | Tudor Revival | 5D1 |
| 4712 | Panorama Drive | 4381500600 | | 1940 | Minimal Traditional | 5D1 |
| 4714 | Panorama Drive | 4381500700 | | 1911 | Craftsman Bungalow | 5D1 |
| 4715 | Panorama Drive | 4381620100 | | 1924 | Tudor Revival | 5D1 |
| 4716 | Panorama Drive | 4381500800 | | 1926 | Tudor Revival | 5D1 |
| 4717 | Panorama Drive | 4381620200 | | 1923 | Mission Revival | 5D1 |
| 4718 | Panorama Drive | 4381500900 | | 1926 | Spanish Eclectic | 5D1 |
| 4724 | Panorama Drive | 4381501100 | | 1915 | Craftsman Bungalow | 5D1 |
| 4727 | Panorama Drive | 4381610300 | | 1926 | Craftsman/Colonial Revival | 5D1 |
| 4731 | Panorama Drive | 4381610400 | | 1925 | Mission Revival | 5D1 |
| 4734 | Panorama Drive | 4381501500 | | 1920 | Craftsman Bungalow | 5D1 |
| 4735 | Panorama Drive | 4381610600 | | 1923 | Mission Revival | 5D1 |
| 4737 | Panorama Drive | 4381610700 | | 1926 | Spanish Eclectic | 5D1 |
| 4740 | Panorama Drive | 4381501800 | | 1926 | Spanish Eclectic | 5D1 |
| 4741 | Panorama Drive | 4381610900 | 769 | 1926 | Spanish Eclectic | 5S1 |
| 4744 | Panorama Drive | 4381501900 | | 1908 | Craftsman (Arts & Crafts) | 5D1 |
| 4747 | Panorama Drive | 4381611000 | 1121 | 1926 | Tudor Revival | 5S1 |

| St # | Street Name | APN | HRB Site # | Date | Style | Status Code |
|-----------|----------------|------------|------------|------|---------------------------|-------------|
| 4750 | Panorama Drive | 4381502100 | | 1950 | Custom Ranch | 5D1 |
| 4751 | Panorama Drive | 4381611100 | | 1935 | Spanish Eclectic | 5D1 |
| 4756 | Panorama Drive | 4381502300 | | 1942 | Custom Ranch | 5D1 |
| 4760 | Panorama Drive | 4381502400 | | 1934 | Spanish Eclectic | 5D1 |
| 4761 | Panorama Drive | 4381611300 | | 1948 | Minimal Traditional | 5D1 |
| 4762 | Panorama Drive | 4381502500 | | 1926 | Spanish Eclectic | 5D1 |
| 4769 | Panorama Drive | 4381611500 | 1107 | 1911 | Craftsman (Arts & Crafts) | 5S1 |
| 4770 | Panorama Drive | 4381502600 | | 1940 | Minimal Traditional | 5D1 |
| 4773 | Panorama Drive | 4381611700 | 1016 | 1926 | Spanish Colonial Revival | 5S1 |
| 4774 | Panorama Drive | 4381502700 | 1230 | 1920 | Dutch Colonial Revival | 5S1 |
| 4775 | Panorama Drive | 4381611800 | | 1927 | Mission Revival | 5D1 |
| 4776 | Panorama Drive | 4381502800 | | 1923 | Craftsman Bungalow | 5D1 |
| 4778 | Panorama Drive | 4381502900 | | 1914 | Craftsman (Arts & Crafts) | 5D1 |
| 4780 | Panorama Drive | 4381503000 | 675 | 1914 | Craftsman (Arts & Crafts) | 5S1 |
| 4781 | Panorama Drive | 4381612100 | | 1921 | Spanish Eclectic | 5D1 |
| 4784 | Panorama Drive | 4381503200 | | 1926 | Spanish Eclectic | 5D1 |
| 4785 | Panorama Drive | 4381620900 | 538 | 1913 | Craftsman Bungalow | 5S1 |
| 4788 | Panorama Drive | 4381503300 | | 1947 | Tract Ranch | 5D1 |
| 4791 | Panorama Drive | 4381621100 | | 1912 | Craftsman Bungalow | 5D1 |
| 4792 | Panorama Drive | 4381503400 | | 1924 | Mission Revival | 5D1 |
| 4793 | Panorama Drive | 4381621200 | | 1912 | Craftsman Bungalow | 5D1 |
| 4794-4796 | Panorama Drive | 4381504200 | | 1924 | Mission Revival | 5D1 |
| 4795 | Panorama Drive | 4381621300 | | 1923 | Mission Revival | 5D1 |
| 4797 | Panorama Drive | 4381621600 | | 1923 | Mission Revival | 5D1 |
| 4798 | Panorama Drive | 4381503800 | | 1912 | Craftsman (Arts & Crafts) | 5D1 |

4. Classify the following 24 properties as Non-Contributing Resources, as detailed in the Draft Resolution (Attachment 1):

| St # | Street Name | APN | Date | Style | Status Code |
|------|----------------|------------|--------|----------------------|-------------|
| | Adams Avenue | 4381504100 | N/A | Vacant | 6Z |
| 2060 | Adams Avenue | 4381500200 | N/A | Vacant | 6Z |
| 2138 | Adams Avenue | 4381622100 | 1980 | No Style | 6Z |
| 2154 | Adams Avenue | 4381622000 | c.1956 | No Style | 6Z |
| 2224 | Adams Avenue* | 4381621700 | 1912 | Craftsman Bungalow | 6L |
| 2242 | Cliff Street | 4381612300 | 1924 | Mission Revival | 6Z |
| 4702 | Panorama Drive | 4381500300 | N/A | Vacant | 6Z |
| 4706 | Panorama Drive | 4381500500 | 1913 | Craftsman Bungalow | 6L |
| 4720 | Panorama Drive | 4381501000 | 1915 | No Style | 6Z |
| 4726 | Panorama Drive | 4381501200 | 1966 | Post and Beam | 5S3 |
| 4730 | Panorama Drive | 4381501300 | 1927 | Craftsman Bungalow | 6L |
| 4732 | Panorama Drive | 4381501400 | 1949 | Minimal Traditional | 6Z |
| 4733 | Panorama Drive | 4381610500 | 1923 | Spanish Eclectic | 6L |
| 4736 | Panorama Drive | 4381501600 | 1920 | No Style | 6Z |
| 4738 | Panorama Drive | 4381501700 | 2013 | Neo-Craftsman | 6Z |
| 4739 | Panorama Drive | 4381610800 | 1926 | Neo-Spanish Eclectic | 6Z |
| 4748 | Panorama Drive | 4381502000 | 1953 | No Style | 6Z |
| 4752 | Panorama Drive | 4381502200 | 1948 | Custom Ranch | 6Z |
| 4755 | Panorama Drive | 4381611200 | 1926 | Neo-Contemporary | 6Z |
| 4767 | Panorama Drive | 4381611400 | 1926 | Spanish Eclectic | 6L |
| 4771 | Panorama Drive | 4381611600 | 2004 | Neo-Spanish Eclectic | 6Z |

| St # | Street Name | APN | Date | Style | Status Code |
|----------------------------------------------------------------------------|----------------|------------|------|--------------------|-------------|
| 4779 | Panorama Drive | 4381611900 | 1921 | Custom Ranch | 6Z |
| 4782 | Panorama Drive | 4381503100 | 1922 | Craftsman Bungalow | 6L |
| 4789 | Panorama Drive | 4381621000 | 1913 | Craftsman Bungalow | 6L |
| *Shares a parcel with 2226 Adams Avenue, which is a contributing resource. | | | | | |

Report Number: HRB 17-073

ADJOURNMENT

ENCLOSURES (with printed copy only):

Staff Reports and/or supporting information for Items 5 through 13.

REMINDERS:

NEXT BOARD MEETING DATE:

Thursday, January 25, 2018

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, January 3, 2018.

Policy Subcommittee meets the second Monday of the month at 3:00 PM in the Training Room on the 4th floor of Development Services. The next regularly scheduled meeting will be held on Monday, January 8, 2018.

Archaeological and Tribal Cultural Resources Subcommittee meets quarterly on the second Monday of the month at 4:00 PM in Training Room on the 4th floor of Development Services. The next regularly scheduled meeting will be held on Monday, February 12, 2018.

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