

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF JANUARY 25, 2018  
NORTH TERRACE ROOMS, SAN DIEGO CONCOURSE  
202 C STREET, SAN DIEGO, CA 92101**

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**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 <sup>nd</sup> Vice-Chairperson	Courtney Ann Coyle	Present
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Present
Boardmember	Diana Cordileone	Absent
Boardmember	Amy Harleman	Present
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Present
Boardmember	Mathew Winter	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Michelle Sokolowski, Interim Deputy Director  
Sonnier Francisco, Senior Planner, Board Liaison  
Kelley Stanco, Senior Planner, Planning Department  
Shannon Anthony, Board Secretary  
Jodie Brown, Senior Planner  
Suzanne Segur, Associate Planner  
Nicole Purvis, Assistant Planner  
Haley Bergam, Management Intern

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR November 16, 2017**

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR NOVEMBER 16, 2017 AS WRITTEN.

Seconded by Boardmember Pitman

Vote: 10-0-0

Motion Passes

**ITEM 2 - PUBLIC COMMENT**

Diane Kane – “Potential Historical Resource Review” for properties over 45 years old.

**ITEM 3 - ADMINISTRATIVE ITEMS**

**A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION**

• **GENERAL INFORMATION**

- ✓ Correspondence for Item 6
- ✓ Correspondence from SOHO, LJHS, HHG and MHH requesting changes to the way the City applies the *Standards* when conducting historical reviews.
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

• **GENERAL BOARD MEMBER COMMENTS**

None

**B. CONFLICT OF INTEREST DECLARATIONS**

• **CONFLICTS OF INTEREST**

None

• **EX PARTE COMMUNICATIONS**

None

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

None

**C. STAFF REPORT**

• **HISTORICAL RESOURCES SECTION, DSD**

*Sonnier Francisco, HRB Liaison*

- On December 5, 2017, the City Council upheld the designation of the Gordon B. Wells/ Allen H. Hilton Bungalow Court Apartments located at 1525-1537 Union Street.
- The Annual Certified Local Government (CLG) Report has been updated to correctly reflect Boardmember Coyle's attendance at the HRB meeting in January 2017.
- I would like to Introduce Michelle Sokolowski, Interim DSD Deputy Director.

• **HISTORIC PRESERVATION PLANNING SECTION, PLANNING DEPARTMENT**

*Kelley Stanco, Planning Department Representative*

- The appeals for both the South Park and Valle Vista Terrace Historic Districts are scheduled to be heard by the City Council on Tuesday, February 6<sup>th</sup> and will begin no earlier than 2:00pm.
- Work has begun on the 2018 Work Program for Historic Districts, we will be processing the Park Boulevard Apartment Historic District and the Shirley Ann Place Expansion.

**D. SUBCOMMITTEE REPORT OUT**

• **POLICY**

*Report out by Sonnier Francisco*

The next regularly scheduled Policy Subcommittee meeting will be held Monday, February 12, 2018 at 3:00pm in the Training Room on the 4<sup>th</sup> Floor of Development Services.

• **DESIGN ASSISTANCE**

*Report out by Jodie Brown*

The Design Assistance Subcommittee on January 3, 2018 was adjourned to the next regularly scheduled Design Assistance Subcommittee meeting on Wednesday, February 7, 2018 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 meeting will be held Monday, February 12, 2018 at 4:00pm in the Training Room on the 4<sup>th</sup> Floor of Development Services.

**E. REQUESTS FOR CONTINUANCES**

None

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

- ITEM 6 – ANNE MENKE RENTAL PROPERTY
- ITEM 7 – EDWARD MOLLOY/FRANK HOPE, JR. HOUSE
- ITEM 9 – ROBERT R. CURTIS HOUSE
- ITEM 10 – ANTON KETTLER HOUSE
- ITEM 11 – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2016-2017
- ITEM 12 – COMPOSITION OF THE HRB SUBCOMMITTEES

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 6, 7, 9, 10, 11 AND 12 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Winter

Vote: 10-0-0

Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – DAVID O. DRYDEN SPEC HOUSE #3 [HRB# 1008-068]**

**Continued from November 2017**

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

**Staff Report by Suzanne Segur**

**Testimony Received:**

In Favor: None

In Opposition: Bill Strack, Karen Fessler, Paul West, Paul Johnson, Katherine Hon, Ed Cronan

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 5-DAVID O. DRYDEN SPEC HOUSE #3 UNDER CRITERIA C AND D PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Woods Vote: 10-0-0 Motion Passes

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 5-3543 PERSHING AVENUE UNDER CRITERION B, WITH A PERIOD OF SIGNIFICANCE OF 1921-1925, FOR ITS ASSOCIATION WITH GEORGE KLIKA WHO WAS SIGNIFICANT IN HIS ROLE IN THE RESIDENTIAL AND COMMUNITY DEVELOPMENT OF NORTH PARK. HE LIVED IN THIS HOUSE DURING HIS SIGNIFICANT PERIOD OF ACTIVITY IN THE TWENTIES WHICH INCLUDES THE KLIKA LUMBER COMPANY, KLIKA MORTGAGE COMPANY AND THE NORTH PARK BUSINESS CLUB.

Seconded by Boardmember Pitman Vote: 10-0-0 Motion Passes

**ITEM 6 – ANNE MENKE RENTAL PROPERTY**

Applicant: Mar City X LLC represented by Marie Burke Lia

Location: 1327 and 1329-1335 E Street, 92101, Downtown Community, Council District 3 (**1289 3-B**)

Description: Consider the designation of the property located at 1329-1335 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 Anne Menke Rental Property located at 1327-1335 E Street as a historical resource with a period of significance of circa 1916 under HRB Criterion C. The designation excludes the rear building, 1327 E Street.

Report Number: HRB 18-001

ITEM PASSED ON CONSENT

**ITEM 7 – EDWARD MOLLOY/FRANK HOPE, JR. HOUSE**

Applicant: Alexander and Megan Guyott represented by Johnson & Johnson

Location: 2702 Willow Street, 92106, Peninsula Community, Council District 2 (**1268 6-C; D**)

Description: Consider the designation of the property located at 2702 Willow 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 Edward Molloy/Frank Hope, Jr. House located at 2702 Willow Street as a historical resource with a period of significance of 1941-1945 under HRB Criterion B, 1928 under HRB Criterion C and D. The designation excludes the detached garage and rear casita.

Report Number: HRB 18-002

ITEM PASSED ON CONSENT

**ITEM 8 – EDWIN K. HURLBERT/GUSTAV HANSSEN HOUSE**

Applicant: Yuseff Cherney represented by Urbana Preservation & Planning, LLC

Location: 2930 Chatsworth Boulevard, 92106, Peninsula Community, Council District 2 (**1268 6-D**)

Description: Consider the designation of the property located at 2930 Chatsworth Boulevard 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 Edwin K. Hurlbert/Gustav Hanssen House located at 2930 Chatsworth Boulevard as a historical resource with a period of significance of 1912-1913 under HRB Criterion D. The designation excludes a rear second floor porch enclosure and 5' x 10' and 7.5' x 8' ground floor additions at the rear elevation.

Report Number: HRB 18-003

### **Staff Report by Sonnier Francisco**

#### **Testimony Received:**

In Favor: Wendy Tinsley-Becker, Bruce Coons

In Opposition: None

#### **BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 8-EDWIN K. HURLBERT/GUSTAV HANSEN HOUSE UNDER CRITERION D PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Stankowski

Vote: 10-0-0

Motion Passes

#### **BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 8-EDWIN K. HURLBERT/GUSTAV HANSEN HOUSE UNDER CRITERION C FOR EMBODYING THE DISTINCTIVE CHARACTERISTICS OF THE ARTS AND CRAFTS AESTHETIC WITH A MIX OF STYLISTIC DETAILS ATTRIBUTED TO PRAIRIE AND CRAFTSMAN ARCHITECTURE INCLUDING A WRAPAROUND PORCH WITH COPING, PERGOLAS ATOP COLUMNS, FLAT ROOF PORTICOS, GEOMETRIC ARTICULATIONS, LEADED GLASS WINDOWS, WOODEN FRENCH DOORS AND WINDOWS WITH A GEOMETRIC SASH PATTERN, EXTENDED EAVES WITH A SLIGHT JAPANESE FLAIR, EXTENDED BEAMS WITH GEOMETRIC CAPS, SLEEPING PORCHES/ SECOND LEVEL PATIOS, AND EXPANSIVE GROUPINGS OF WINDOWS.

Seconded by Boardmember Pitman

Vote: 8-2-0

Motion Passes

*(Woods, Harleman)*

### **ITEM 9 – ROBERT R. CURTIS HOUSE**

Applicant: Sean and Elizabeth Allen represented by Johnson & Johnson

Location: 1435 Grove Street, 92102, Golden Hill Community, Council District 3 (**1289 2-E**)

Description: Consider the designation of the property located at 1435 Grove 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 Robert R. Curtis House located at 1435 Grove Street as a historical resource with a period of significance of 1912 under HRB Criteria C and D. The designation excludes a rear patio enclosure, rear addition and a garage.

Report Number: HRB 18-004

ITEM PASSED ON CONSENT

### **ITEM 10 – ANTON KETTLER HOUSE**

Applicant: Clifford and Frances Strahm Trust represented by Scott A. Moomjian

Location: 4584 Granger Street, 92106, Peninsula Community, Council District 2 (1287 1-J)

Description: Consider the designation of the property located at 4584 Granger 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 Anton Kettler House located at 4584 Granger Street as a historical resources with a period of significance of 1929 under HRB Criterion C. The designation excludes the detached garage with the non-historic attached loggia and loggia roof deck.

Report Number: HRB 18-005

ITEM PASSED ON CONSENT

**ITEM 11 –CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2016-2017**

Applicant: City of San Diego

Location: City-wide

Description: Consider the Draft Annual Report for transmittal to the State Office of Historic Preservation to meet the City's Certified Local Government (CLG) responsibilities and to the Mayor and City Council to meet the Municipal Code Section 111.0206 (d)(7) requirements.

Today's Action: Review, comment and approve the Annual Report.

Staff Recommendation: Direct staff to forward the Annual Report to the State Office of Historic Preservation and the San Diego Mayor and City Council, or revise the Annual Report and forward as appropriate.

Report Number: HRB 18-006

ITEM PASSED ON CONSENT

**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, with three subcommittee assignments.

Report Number: HRB-18-007

ITEM PASSED ON CONSENT

**REMINDER:**

**NEXT BOARD MEETING DATE:**

Thursday, February 22, 2018

**LOCATION:**

City Concourse Building,  
North Terrace Rooms

**MEETING ADJOURNED AT 2:31PM**