

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF MARCH 22, 2018
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 1:02 PM

Chairperson	David McCullough	Present
Vice-Chairperson	Tim Hutter	Present
2 nd Vice-Chairperson	Courtney Ann Coyle	Absent
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Present
Boardmember	Diana Cordileone	Present
Boardmember	Amy Harleman	Present
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Absent
Boardmember	Mathew Winter	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary
Michelle Sokolowski, Interim Deputy Director
Sonnier Francisco, Senior Planner, Board Liaison
Kelley Stanco, Senior Planner, Planning Department
Jodie Brown, Senior Planner
Suzanne Segur, Associate Planner

Legal Counsel in Attendance: Jeremy Jung, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR February 22, 2018

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO APPROVE THE MINUTES FOR FEBRUARY 22, 2018 AS WRITTEN.

Seconded by Boardmember Harleman

Vote: 9-0-0

Motion Passes

ITEM 2 - PUBLIC COMMENT

None.

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• GENERAL INFORMATION

- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Chair McCullough had a conflict of interest for Item 6 – 1035 and 1045 E Street and recused himself from any discussion and vote.

- **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

- We would like to recognize and congratulate Michelle Sokolowski, who had been serving as Assistant Interim Deputy Director for DSD Project Submittal and Management since August 2017, and as Interim Deputy Director for DSD Project Submittal and Management since December 2017, and earlier this week has been recently promoted to Deputy Director earlier this week.
- The appeal for HRB# 1277- Klicka Mortgage Company Spec House #1 located at 3623-3627 31st Street was heard by the City Council on Tuesday, March 13th and the designation was upheld.
- For the next announcement I will defer to Jodie Brown, Senior Planner for DSD and Mills Act Coordinator. She has a Mills Act-related announcement.

Jodie Brown

- The City Council approved the Mills Act Waiver on Monday, March 19, 2018 allowing District Contributors within the South Park and Valle Vista Terrace Historic Districts to apply for the Mills Act this calendar year. The deadline has been extended for these properties until April 30th.

- **HISTORIC PRESERVATION PLANNING SECTION, PLANNING DEPARTMENT**

Kelley Stanco, Planning Department Representative

- The 11th Update to the Land Development Code - which provides for the new development incentives for designated historic resources, including parking and FAR exemptions and development regulation deviations – has been adopted by the City Council. The regulations will go into effect outside the Coastal Overlay Zone after the mayor signs the ordinance and the Airport Authority certifies it, likely in early April. The regulations will go into effect within the Coastal Overlay zone once approved by the Coastal Commission, which we anticipate to occur this summer.

D. SUBCOMMITTEE REPORT OUT

• **POLICY**

Report out by Sonnier Francisco

On March 12, 2018, the Policy Subcommittee met and generated good dialogue on two topics of discussion requested by Boardmember Pitman. In summary at that meeting we discussed:

- How and when Staff make recommendations to the Board; and
- The *San Diego Modernism Context Statement*, its interpretation and any proposed updates.

The next regularly scheduled Policy Subcommittee meeting will be held Monday, April 9, 2018 at 3:00pm in the Training Room on the 4th Floor of Development Services.

• **DESIGN ASSISTANCE**

Report out by Jodie Brown

The Design Assistance Subcommittee meeting scheduled for March 7, 2018 was canceled; and the next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, April 4, 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 meeting will be held Monday, May 14, 2018 at 4:00pm in the Training Room on the 4th Floor of Development Services.

E. REQUESTS FOR CONTINUANCES

None

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

- ITEM 5 – MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE
- ITEM 6 – DR. MICHAEL AND JANE QUINN DUPLEX AND CUSTER APARTMENTS
- ITEM 7 – DR. CHARLES AND NANCY REES/ WILLIAM WAHRENBERGER HOUSE
- ITEM 8 – WILLIAM AND ELVA PAGE HOUSE
- ITEM 9 – WILLIAM F. RILEY SPEC HOUSE #1

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO APPROVE ITEMS 5, 7, 8 AND 9 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Ptiman

Vote: 9-0-0

Motion Passes

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO APPROVE ITEM 6 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Ptiman

Vote: 8-0-1

Motion Passes

(McCullough)

ACTION ITEMS

ITEM 5 –MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE

Applicant: City of San Diego

Location: Midway-Pacific Highway Community, Council District 2

Description: Review and consider the Midway-Pacific Highway Community Plan Area Historic Resources Reconnaissance Survey (Reconnaissance Survey); the Prehistoric Cultural Resources Study (Cultural Resources Study); the Historic Preservation Element of the Midway-Pacific Highway Community Plan update (HPE); and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources for the purposes of making a Recommendation on the adoption of the Reconnaissance Survey, Cultural Resources Study, HPE, and the PEIR to the City Council.

Today's Action: Recommend to the City Council adoption of the Reconnaissance Survey, Cultural Resources Study, HPE, and the PEIR or do not recommend adoption.

Staff Recommendation: Recommend to the City Council adoption of the Midway-Pacific Highway Community Plan Area Historic Resources Reconnaissance Survey (Reconnaissance Survey); the Prehistoric Cultural Resources Study (Cultural Resources Study); the Historic Preservation Element of the Midway-Pacific Highway Community Plan update (HPE); and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources.

Report Number: HRB 18-013

ITEM PASSED ON CONSENT

ITEM 6 – DR. MICHAEL AND JANE QUINN DUPLEX AND CUSTER APARTMENTS

Applicant: Capexco East Village LP represented by Marie Burke Lia

Location: 1035 and 1045 E Street, 92101, Downtown Community, Council District 3 (**1289 3-B**)

Description: Consider the designation of the properties located at 1035 and 1045 E Street as a historical resource.

Today's Action: Designate the properties as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Dr. Michael and Jane Quinn Duplex located at 1045 E Street as a historical resource with a period of significance of 1888-1913 under HRB Criterion C as a good example of the Italian Renaissance style with Craftsman influences, and designate the Custer Apartments located at 1035 E Street as a historical resource with a period of significance of 1888-1913 under HRB Criterion C as a good example of Italianate style architecture.

Report Number: HRB 18-017

ITEM PASSED ON CONSENT

ITEM 7 – DR. CHARLES AND NANCY REES/ WILLIAM WAHRENBERGER HOUSE

Applicant: Claire E Deeks 1995 Trust represented by Legacy 106, Inc.

Location: 4496 Trias Street, 92103, Uptown Community, Council District 3 (**1268 4-G**)

Description: Consider the designation of the property located at 4496 Trias 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 Dr. Charles and Nancy Rees/ William Wahrenberger House located at 4496 Trias Street as a historical resource with a period of significance of 1940 under HRB Criteria C and D. The designation excludes the 2017 rear additions to the house and garage. Included in the designation is the olive tree in the front yard planted around the time of construction.

Report Number: HRB 18-014

ITEM PASSED ON CONSENT

ITEM 8 – WILLIAM AND ELVA PAGE HOUSE

Applicant: Christopher Bosworth Trust and Alonzo Fimbres Trust represented by Legacy 106, Inc.

Location: 4803 Kensington Drive, 92116, Kensington-Talmadge Community, Council District 9 (**1269 3-G**)

Description: Consider the designation of the property located at 4803 Kensington Drive 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 William and Elva Page House located at 4803 Kensington Drive as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes a rear addition to the main residence consisting of a bedroom, bathroom, and a covered patio (constructed 2008), and a 6' x 18' rear addition to the rear detached garage (constructed 1955).

Report Number: HRB 18-015

ITEM PASSED ON CONSENT

ITEM 9 – WILLIAM F. RILEY SPEC HOUSE #1

Applicant: Linda B Parker Trust

Location: 4118 Middlesex Drive, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-G**)

Description: Consider the designation of the property located at 4118 Middlesex Drive 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 William F. Riley Spec House #1 located at 4118 Middlesex Drive as a historical resource with a period of significance of 1926 under HRB Criterion A. The designation excludes the enclosed rear porch and the 2010 rear addition.

Report Number: HRB 18-016

ITEM PASSED ON CONSENT

REMINDER:

NEXT BOARD MEETING DATE:

Thursday, April 26, 2018

LOCATION:

City Concourse Building,
North Terrace Rooms

MEETING ADJOURNED AT 1:17PM