

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF JUNE 28, 2018  
ENVIRONMENTAL SERVICES DEPARTMENT AUDITORIUM  
9601 RIDGEHAVEN COURT, SAN DIEGO, CA 92123**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair McCullough at 1:00 PM

Chairperson	David McCullough	Present
Vice-Chairperson	Tim Hutter	Absent
2 <sup>nd</sup> Vice-Chairperson	Courtney Ann Coyle	Present
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Present
Boardmember	Diana Cordileone	Present
Boardmember	Amy Harleman	Present
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Present <i>arrived at 1:03PM</i>
Boardmember	Mathew Winter	Present <i>arrived at 1:02PM</i>
Boardmember	Ann Woods	Absent

Staff to the Board in Attendance

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

Legal Counsel in Attendance: Jeremy Jung, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR MAY 24, 2018**

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR MAY 24, 2018 AS WRITTEN.

Seconded by Boardmember Harleman

Vote: 7-0-0

Motion Passes

**ITEM 2 - PUBLIC COMMENT**

Ann Hardy – Del Mar Mesa Park renaming.

### 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**

Boardmember Stankowski announced the Archaeological Center will hold an event on Saturday, July 14<sup>th</sup> at 1:00; Doug Mengers the author of "*Images of Rail San Diego Trolleys*" will present.

#### B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Boardmember Pitman has a conflict of interest for Item 9 – 4030-4034 Randolph Street and will recuse himself from any discussion and vote.

Boardmember Coyle knows the owners of Item 5 – 6200 Avenida Cresta, but does not have a conflict on this item and it will not have any impact on her 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, Senior Planner*

- An appeal of the designation of HRB #656, Frazee-Kurtz Paint and Wallpaper at 1045 10<sup>th</sup> Avenue was heard at City Council on June 12, 2018, and the appeal was granted, reversing the designation.
- We would like to congratulate Shannon Anthony for her recent promotion to Junior Planner in the Historical Resources Section of the Development Services Department. Before assuming her new role as a Junior Planner, Shannon was previously working as HRB Secretary. Congratulations, Shannon!
- I would like to take this time to also introduce Sheila Santos, who has stepped in to assist us with duties of the HRB Secretary until the position is filled. Welcome, Sheila!

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

*Kelley Stanco, Planning Department Representative*

- The Park Boulevard Residential Historic District was reviewed by the Policy Subcommittee at the June meeting, and was recommended for processing without any revisions. Staff is hosting a workshop for property owners on Saturday, July 7<sup>th</sup>, and an online webinar on Tuesday, July 10<sup>th</sup>, which will be recorded and posted to the City's

website afterward. It is expected that the district nomination will be reviewed by the full Board in August and September of this year. For more information on this historic district nomination, please visit the City's website, [sandiego.gov/newhistoricdistricts](http://sandiego.gov/newhistoricdistricts).

#### **D. SUBCOMMITTEE REPORT OUT**

- **POLICY**

*Report out by Sonnier Francisco*

The next regularly scheduled Policy Subcommittee meeting will be held Monday, July 9, 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 last met on June 6, 2018 and reviewed the following three properties:

- HRB# 56, Santa Fe Depot
- HRB# 127-026, Broker's Building
- HRB# 127-023, Grand Pacifica Hotel

The next scheduled Design Assistance Subcommittee meeting will be held Wednesday, July 11, 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, August 13, 2018 at 4:00pm in the Training Room on the 4<sup>th</sup> Floor of Development Services.

#### **E. REQUESTS FOR CONTINUANCES**

The applicant for Item 7 – 1659-1663 Dairy Mart Road is requesting a 30-day continuance to the July 26 agenda.

#### **BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO CONTINUE ITEM 7 – 1659-1663 DAIRY MART ROAD TO THE JULY 2018 AGENDA.

Seconded by Boardmember Pitman

Vote: 9-0-0

Motion Passes

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

ITEM 11 – NORMAN AND TOBO RUBIN HOUSE

#### **BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEM 11- NORMAN AND TOBO RUBIN HOUSE ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Pitman

Vote: 9-0-0

Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – 6200 AVENIDA CRESTA**

**Continued from May 2018**

Applicant: Thomas and Antoinette Keck Trust represented by Scott A. Moomjian

Location: 6200 Avenida Cresta, 92037, La Jolla Community, Council District 1 **(1247 3-E)**

Description: Consider the designation of the property located at 6200 Avenida Cresta 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 6200 Avenida Cresta under any adopted HRB Criteria.

Report Number: Staff memo dated June 14, 2018 and HRB 18-023

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: Scott Moomjian, Nettie Keck, Mark Lyon, Tracy Stropes

In Opposition: Vonn Marie May, Dan Soderberg, Norma Damashek, Lisa Ross

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 5 - 6200 AVENIDA CRESTA UNDER HRB CRITERION B FOR ITS ASSOCIATION WITH ABBE WOLFSHEIMER STUTZ WHO IS SIGNIFICANT IN LOCAL HISTORY, WITH A PERIOD OF SIGNIFICANCE OF 1976 TO 2014, FOR HER CONTRIBUTIONS TO SAN DIEGO'S CIVIC, POLITICAL, LEGAL, ENVIRONMENTAL, AND ARTS AND CULTURE COMMUNITIES. SPECIFICALLY, SHE WAS A FEMALE LAW PROFESSOR AND DEPARTMENT CHAIR IN THE 1970'S AND A TWO-TERM FEMALE CITY COUNCIL MEMBER IN THE 1980'S, HELPING TO SHATTER GLASS CEILINGS IN BOTH ARENAS FOR FEMALE ATTORNEYS AND POLITICIANS. SHE ALSO PLAYED A VISIONARY LEADERSHIP ROLE IN THE ESTABLISHMENT OF THE SAN DIEGUITO RIVER PARK, JPA, AS A FOUNDER AND CHAIR, IT BEING AMONG THE FIRST ENVIRONMENTAL JOINT POWERS AUTHORITIES AND CONSERVANCIES IN THE REGION. CONTINUING ON, THAT ADVISORY BOARD UNTIL HER DEATH. SHE WAS ALSO A PASSIONATE SUPPORTER OF THEATER AND DANCE, AND HAS A DANCE STUDIO NAMED AFTER HER AT LIBERTY STATION, THE FORMER NTC. MS. WOLFSHEIMER STUTZ LIVED AT THIS HOME FOR ALMOST 40 YEARS, INCLUDING HER PRODUCTIVE YEARS AS A LAW PROFESSOR, A CITY COUNCIL MEMBER, ARTS SUPPORTER, DEPUTY CITY ATTORNEY, AND AUTHOR, UNTIL HER DEATH. SHE ALSO HELD MANY GATHERINGS AT HER HOME THROUGH THE YEARS THAT INVITED MANY PEOPLE TO COME AND DISCUSS THE VARIOUS POLITICAL AND CIVIC ISSUES OF THE DAY. IT IS THE SINGULAR PROPERTY THAT CUTS ACROSS EACH ASPECT OF HER CAREER AND PRODUCTIVE LIFE AND SHE WOULD RECOGNIZE THE RESOURCE AS IT STANDS TODAY, DESPITE SOME REPLACEMENTS OF MATERIAL ON WEATHERIZED FACADES OF THE RESOURCE.

Seconded by Boardmember Pitman

Vote: 7-2-0

Motion Passes

*(Winter, McCullough)*

**ITEM 6 – 1852-1866 BACON STREET**

Applicant: Nati's represented by Brian F Smith and Associates

Location: 1852-1866 Bacon Street, 92107, Ocean Beach Community, Council District 2 **(1267 6-J)**

Description: Consider the designation of the property located at 1852-1866 Bacon 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 1852-1866 Bacon Street under any adopted HRB Criteria.

Report Number: HRB 18-027

Staff Report by Sonnier Francisco

**Testimony Received:**

In Favor: Scott Moomjian, R. Randy Goodson, Soheil Nakhshab

In Opposition: Dan Soderberg, Ron May, Amie Hayes, Rebecca McManus, Vonn Marie May

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 6 – 1852-1866 BACON STREET AS A HISTORICAL RESOURCE UNDER HRB CRITERION A; AS A RESOURCE THAT EXEMPLIFIES OR REFLECTS A SPECIAL ELEMENT OF OCEAN BEACH'S ECONOMIC, AESTHETIC, AND SOCIAL DEVELOPMENT, WITH A PERIOD OF SIGNIFICANCE OF 1955-2018. SPECIFICALLY, THE RESOURCE REFLECTS SUCCESSFUL EARLY ECONOMIC DEVELOPMENT OF THE OCEAN BEACH NEIGHBORHOOD AS A MULTI-PART COMMERCIAL RESOURCE THAT EXPANDED DUE TO ITS SUCCESS AS A COMMERCIAL ENTERPRISE AND THE HOME FOR NEARLY 50 YEARS OF ICONIC NATI'S MEXICAN RESTAURANT. THE RESOURCE ALSO REFLECTS OCEAN BEACH'S AESTHETIC DEVELOPMENT, ILLUSTRATED BY THE ARTISTIC ARRANGEMENT OF CONTEMPORARY STYLE FEATURES SUCH AS DOUBLE SLANT ROOFS, PRACTICAL USE OF MATERIALS AND DESIGN INTENT WELL UNDERSTOOD BY ARCHITECT DESIGNER AND OWNER JOSIAS JOESLER'S EXTENSIVE EDUCATION AND EXPERIENCE, AND WITH THE QUIRKY CHARM AND PEDESTRIAN SCALE ASSOCIATED WITH OCEAN BEACH. THE RESOURCE REFLECTS THE SOCIAL DEVELOPMENT OF OCEAN BEACH AS A LANDMARK RESOURCE ON A PROMINENT CORNER, RELEVANT BOTH FOR MEET-UPS WITH FRIENDS AND ALSO A WAYFINDING FEATURE WHEN GIVING DIRECTIONS, PROVIDING A SENSE OF PLACE. DESPITE ALTERATIONS, THE RESOURCE HAS SUFFICIENT INTEGRITY TO CONVEY THESE SPECIAL ELEMENTS OF OCEAN BEACH'S DEVELOPMENT.

Seconded by Boardmember Stankowski

Vote: 3-6-0

Motion Fails

*(McCullough, Colvin, Winter, Bowen Harleman, Pitman)*

**ITEM 7 – NETTIE INNES HOUSE**

Applicant: Amor Hernandez, Reyes Family Trust

Location: 1659-1663 Dairy Mart Road, 92173, San Ysidro Community, Council District 8 **(1250 2-E)**

Description: Consider the designation of the property located at 1659-1663 Dairy Mart 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 Nettie Innes House located at 1659-1663 Dairy Mart Road as a historical resource with a period of significance of 1887 under HRB Criterion C. The designation excludes the residence at 1659 Dairy Mart Road and the corrugated metal barn constructed outside of the period of significance.

Report Number: HRB 18-028

ITEM WAS CONTINUED TO THE JULY 2018 AGENDA AT THE REQUEST OF THE APPLICANT

**ITEM 8 – 454 13<sup>th</sup> STREET (HRB 1278 – JOHN AND MARY WRIGHT HOUSE) – CENTRE CITY PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 2018-07**

Applicant: NDD on 13<sup>th</sup> Street Lofts, LLC represented by Marie Burke Lia

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

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: Recommend to the Planning Commission adoption of the permit findings and mitigation measures associated with the Centre City Development Permit/Site Development Permit (CCDP/SDP) No. 2017-08 for the Project.

Report Number: CIVIC SD

Staff Report by James Alexander, CIVIC SD

**Testimony Received:**

In Favor: Marie Lia, Soheil Nakhshab, Amie Hayes

In Opposition: None

**BOARD ACTION:**

MOTION BY BOARDMEMBER WINTER TO RECOMMEND TO THE PLANNING COMMISSION ADOPTION OF THE PERMIT FINDINGS AND MITIGATION MEASURES ASSOCIATED WITH THE SITE DEVELOPMENT PERMIT AS PRESENTED PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Colvin

Vote: 8-1-0

Motion Passes

(Bowen)

**ITEM 9 – PASQUALE AND NUNZIA ANTONICELLI HOUSE**

Applicant: Randolph LLC represented by Heritage Architecture & Planning

Location: 4030-4034 Randolph Street, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the designation of the property located at 4030-4034 Randolph 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 Pasquale and Nunzia Antonicelli House located at 4030-4034 Randolph Street as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes 4030-4032 Randolph Street constructed in 1940; an enclosed kitchen porch addition at the rear of 4034-4034 ½ Randolph Street and the converted detached garage.

Report Number: HRB 18-029

Staff Report by Jodie Brown

**Testimony Received:**

In Favor: David Marshall, Dan Sodenberg

In Opposition: None

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 9 – PASQUALE AND NUNZIA ANTONICELLI HOUSE PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Winter

Vote: 8-0-0

Motion Passes

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 9 – PASQUALE AND NUNZIA ANTONICELLI HOUSE UNDER HRB CRITERION B AS A RESOURCE THAT IS IDENTIFIED WITH PASQUALE ANTONICELLI WHO IS SIGNIFICANT IN LOCAL HISTORY, WITH A PERIOD OF SIGNIFICANCE OF 1927 THROUGH 1955. SPECIFICALLY, THE RESOURCE IS ASSOCIATED WITH HIM, A GARDNER, PROTÉGÉ OF KATE O. SESSIONS, AND LONG-TIME LOCAL NURSERY OWNER. ANTONICELLI BEGAN WORKING FOR SESSIONS IN 1913, DAYS AFTER HIS ARRIVAL IN AMERICA FROM ITALY, AND CONTINUED TO SERVE AS HER FOREMAN FOR OVER 25 YEARS UNTIL HER DEATH IN 1940. DURING THIS PERIOD, HE WORKED ON MANY OF KATE SESSIONS' PLANTINGS IN BALBOA PARK, PRESIDIO PARK, AND PIONEER PARK. IN 1925, SESSIONS GRANTED HER NURSERY TO ANTONICELLI AND HIS BROTHER WHICH THEY MOVED A FEW BLOCKS SOUTH TO 1525 FORT STOCKTON DRIVE AND RENAMED THE MISSION HILLS NURSERY, WHICH REMAINS IN BUSINESS TODAY AS THE OLDEST GARDEN CENTER IN SAN DIEGO. IN 1927, HE BUILT THE RESOURCE, ADJACENT TO THE MISSION HILLS NURSERY, AN EARLY EXAMPLE OF LIVING NEAR WHERE YOU WORK, LIVING THERE FOR 25 YEARS, DURING BOTH STAGES OF HIS CAREER, FIRST AS SESSION'S PROTÉGÉ AND THEN AS A SUCCESSFUL BUSINESS OWNER. HE WAS AN IMMIGRANT TO SAN DIEGO, DEMONSTRATING THE ENDURING BUSINESS SUCCESS THAT CAN HAPPEN WHEN YOU APPLY YOUR CRAFT. THE LANDSCAPING LEGACY OF ANTONICELLI AND SESSIONS IS A MAJOR FACTOR IN THE CURRENT DESIRABILITY AND LIVABILITY OF MISSION HILLS.

Seconded by Boardmember Cordileone

Vote: 5-3-0

Motion Fails

*(Harleman, Colvin, Winter)*

**ITEM 10 – RAYMOND, JR. AND AVERY SPICER/SIM BRUCE RICHARDS HOUSE**

Applicant: Thomas and Donna Anderson represented by Vonn Marie May

Location: 379 San Antonio Street, 92106, Peninsula Community, Council District 2 **(1288 4-A)**

Description: Consider the designation of the property located at 379 San Antonio 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 Raymond, Jr. and Avery Spicer/Sim Bruce Richards House located at 379 San Antonio Street as a historical resource with a period of significance of 1961 under HRB Criteria C and D. The designation excludes the partial 2<sup>nd</sup>-story addition added in 2016.

Report Number: HRB 18-031

Staff Report by Sonnier Francisco

**Testimony Received:**

In Favor: Vonn Marie May, Dan Soderberg

In Opposition: None

**BOARD ACTION:**

MOTION BY BOARDMEMBER WINTER TO DESIGNATE ITEM 10 - RAYMOND, JR. AND AVERY SPICER/SIM BRUCE RICHARDS HOUSE PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Bowen

Vote: 8-1-0

Motion Passes

*(Pitman)*

**ITEM 11 – NORMAN AND TOBA RUBIN HOUSE**

Applicant: Eli and Jaclyn Owre represented by IS Architecture

Location: 3950 La Cresta Drive, 92107, Peninsula Community, Council District 2 (**1268 7-B**)

Description: Consider the designation of the property located at 3950 La Cresta 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 Norman and Toba Rubin House located at 3950 La Cresta Drive as a historical resource with a period of significance of 1971 under HRB Criterion C.

Report Number: HRB 18-032

ITEM PASSED ON CONSENT

**REMINDER:**

**NEXT BOARD MEETING DATE:**

Thursday, July 26, 2018

**LOCATION:**

City Concourse Building  
North Terrace Rooms

**MEETING ADJOURNED AT 3:34PM**