



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

OCTOBER 25, 2018 AT 1:00PM

CIVIC SAN DIEGO BOARD ROOM

401 B STREET, SUITE 400, 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 September 27, 2018

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 7 – 4309 ARISTA STREET
- ITEM 8 – 3312 ELLIOTT STREET

INFORMATION ITEMS

ITEM A – CELEBRATE ARCHAEOLOGY MONTH

"Lessons from the Past: Zooarchaeological Analysis of Broad Spectrum Diet and Sustainability at Prehistoric Kumeyaay Village Sites in Coastal San Diego", presented by Aaron Sasson, PhD, Co-director, San Diego Zooarchaeology Laboratory Department of Birds and Mammals, San Diego Natural History Museum

ITEM B – STAKEHOLDER INPUT FOR THE CITY OF SAN DIEGO PARKS MASTER PLAN

Applicant: City of San Diego Planning Department

Location: Citywide

Description: The City of San Diego is undertaking a three-year, citywide planning effort to prepare a Parks Master Plan (PMP), which will serve as a long-term roadmap to guide park acquisition and design, develop recreation programming, and identify implementation strategies. As part of the initial steps of the planning effort, the City is meeting with a variety of stakeholder groups to discuss priorities and ideas for building an equitable, sustainable, high-quality parks and recreation system. At this workshop, the Historical Resources Board will be provided more detailed information regarding the PMP and will have any opportunity to provide input regarding PMP and the identification, preservation and management of historical and cultural resources. *No formal action will be taken by the Historical Resources Board.*

ACTION ITEMS

ITEM 5 – MUT KULA XUY/ MUT LAH HOY YA SITE #9

Applicant: Island Architects represented by Brian F. Smith and Associates (owner Casa El Mirador LLC)

Location: Not permitted to list, La Jolla Community, Council District 1

Description: Consider the designation of the property above 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 Mut kula xuy/ Mut lah hoya Site #9 as a historical resource under HRB Criterion A. The designation applies to the site only and excludes the 1923 two-story residence and all other above-ground structures currently located on the premises.

Report Number: HRB 18-050

ITEM 6 – PACIFIC BUILDING COMPANY SPEC HOUSE #3

Applicant: Aghassi 2001 Family Trust represented by Scott A. Moomjian

Location: 3941 Albatross Street, 92103, Uptown Community, Council District 3 (**1269 5-A**)

Description: Consider the designation of the property located at 3941 Albatross 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 Pacific Building Company Spec House #3 located at 3941 Albatross Street as a historical resource with a period of significance of 1914 under HRB Criteria C and D. The designation excludes the garage and rear porch enclosure constructed outside of the period of significance.

Report Number: HRB 18-051

ITEM 7 – THE FRANK MELCHER HOUSE

Applicant: Michael J Bush and Patricia C Marquez represented by IS Architecture

Location: 4309 Arista Street Street, 92103, Uptown Community, Council District 3 (**1268 5-G**)

Description: Consider the designation of the property located at 4309 Arista 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 Frank Melcher House located at 4309 Arista Street as a historical resource with a period of significance of 1939 under HRB Criterion C.

Report Number: HRB 18-052

ITEM 8 – RALPH AND HELENE BENTON/RALPH HURLBURT AND CHARLES TIFAL HOUSE

Applicant: William A Lansdale and Connie K Koros represented by Legacy 106, Inc.

Location: 3312 Elliott Street, 92106, Peninsula Community, Council District 2 (**1268 6-C**)

Description: Consider the designation of the property located at 3312 Elliott 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 Ralph and Helene Benton/Ralph Hurlburt and Charles Tifal House located at 3312 Elliott Street as a historical resource with a period of significance of 1926 under HRB Criteria C and D. The designation excludes the small addition on the northwest façade of the garage.

Report Number: HRB 18-053

ITEM 9 – MELHORN & SON HISTORIC DISTRICT (2nd HEARING)

Applicant: City of San Diego Planning Department

Location: Various addresses within the intensive survey area, which is bounded by Louisiana Street to the west, Madison Avenue to the north, Texas Street to the East and Monroe Avenue to the south (excluding the properties abutting Shirley Ann Place within the Shirley Ann Place Historic District). North Park Community, Council District 3

Description: Second hearing in the process to designate the Melhorn & Son District as a Historical Resource.

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

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

1. Designate the Melhorn & Son Historic District under HRB Criterion A as a special element of North Park's historical, economic and architectural development from 1924 through 1948; and under HRB Criterion D as the work of Master Builders Martin V. Melhorn & William Melhorn, who constructed the majority of the homes between 1924 and 1926;
2. Designate the 23 Contributing Resources identified in the Draft Resolution, as detailed in Attachment 1 of [Staff Report HRB-18-056](#), under HRB Criterion F;
3. Classify the 7 properties identified in the Draft Resolution, as detailed in Attachment 1 of the [Staff Report HRB-18-056](#), as Non-Contributing Resources to the District.

Report Number: HRB 18-054

ITEM 10 – AMENDMENTS TO THE HISTORICAL RESOURCES BOARD HISTORICAL DISTRICT DESIGNATION PROCEDURES AND SDMC SECTION 123.023

Applicant: City of San Diego Planning Department

Location: Citywide

Description: Consider the proposed amendments to the Historical Resources Board Historical District Designation Procedures and the proposed amendments to SDMC Section 123.0203.

Today's Action: Adopt the proposed amendments to the Historical Resources Board Historical District Designation Procedures, including the incorporation of the Procedures into the appendices of the Historical Resources Guidelines of the Land Development Manual, or do not adopt; and recommend to the City Council adoption of the proposed amendments to SDMC Section 123.0203, or do not recommend.

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

1. Rename the "Board's Procedure on Establishing Historic Districts" to the "Historical District Designation Procedures" and adopt the proposed amendments to the Historical District Designation Procedures, which will be incorporated as an appendix to the Historical Resources Guidelines of the Land Development Manual.
2. Recommend to the City Council adoption of the proposed amendments to SDMC Section 123.0203.

Report Number: HRB 18-056

ADJOURNMENT

ENCLOSURES (with printed copy only):

Staff Reports and/or supporting information for Items 5 through 10.

REMINDERS:

NEXT BOARD MEETING DATE:

Thursday, November 15, 2018

LOCATION:

Civic San Diego Board Room

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, November 7, 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, November 19, 2018.

Archaeological and Tribal Cultural Resources Subcommittee meets quarterly on the second Monday of the month at 4:00 PM in the Training Room on the 4th floor of Development Services. The next regularly scheduled meeting will be held on Monday, November 19, 2018.

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