

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF OCTOBER 25, 2018
CIVIC SAN DIEGO BOARDROOM
401 B STREET, SUITE 400, SAN DIEGO, CA 92101**

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	Present
2 nd 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

Krystell Medina, Board Secretary
Michelle Sokolowski, Deputy Director
Gary Geiler, Deputy Director
Kelley Stanco, Senior Planner, Board Liaison, Planning
Suzanne Segur, Associate Planner
Shannon Anthony, Junior Planner
Emma Haggerty, Assistant Planner
Sheila Santos, Word Processing Operator

Legal Counsel in Attendance:

Jeremy Jung, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR September 27, 2018

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO APPROVE THE MINUTES FOR SEPTEMBER 27, 2018 AS WRITTEN.

Seconded by Boardmember Stankowski

Vote: 10-0-0

Motion Passes

ITEM 2 - NON-AGENDA PUBLIC COMMENT

Sharon Gehl -Truax House HRB # 1225

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **GENERAL INFORMATION**

- ✓ Revised Resolutions for Item 5 and 8
- ✓ Revised Staff Report for Item 7
- ✓ Correspondence for Items 5, 9, 10
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Coyle –During site visit noticed 3036 Elliott street looks like it’s in transition and staff might want to do a field check.

Boardmember Bowen- In the future if there’s certain sites that don’t require a site visit, he would appreciate if it’s spelled out.

B. CONFLICTS OF INTEREST

Boardmember Harleman has a conflict of interest for Item 5 - Mut Kula Xuy/ Mut Lah Hoy Ya Site #9 and will recuse herself 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**

Michelle Sokolowoski, Deputy Director

- Good afternoon everybody, nice to see you again. I have a few announcements. one is I would like to introduce Krystell Medina, who is right here walking, wave Krystell. Krystell joined DSD as the new Legislative Recorder to the HRB, so you will be seeing her and getting emails from her and contact information from her. She’s working in the Project Management Section under PJ Fitzgerald who is right there, you all know PJ. So again, she will be working primarily with the HRB. She’s been serving the City since 2001. She comes to us from the City Clerk’s Office where she worked as a Deputy City Clerk II, supervising the Hearing team and also served in the CAB Lobby as a Passport Agent. Prior to working for the Clerk, she worked at the library for ten years, where she ordered and handled all invoicing for new materials. So, she’s really familiar with the Legislative process. We’re very lucky to have her. Just to emphasize, her name is Krystell, not Crystal. We’re all getting use to that and she’s very tolerant. We’re just very excited to have her join our team and bring the wealth of experience she gained in the Clerk’s Office to our group. With that we’d like to profusely thank Sheila Santos, who is right there, wave Sheila. Thanks Sheila! For her efforts performing the HRB’s Legislative Recorder duties after Shannon Anthony’s promotion to Planner, which happened earlier this year. Sheila has done a remarkable job. She’s provided an accurate and consistent

approach to HRB's legislative functions but she'll still be working with HRB in a supporting role, so you will still see her.

- Then, finally I'd like to introduce Lea Kolesky, Lea raise your hand, wave, there she is. Lea is the Historic Resource Sections newest intern and she is originally from South Florida. She relocated to San Diego last fall to attend UCSD. She's a History major and will be writing her Senior Honors Thesis on the intersection of race, gender and class, at the 1915 to 1916 Panama California Exposition. She'll be graduating next Spring and intends to continue her studies in Graduate School. Fittingly, her first project as an intern is directly related to Balboa Park, where under the guidance of Anna McPherson, Suzanne Segur, and Shannon Anthony, she'll be compiling a comprehensive list of the historical status of every structure in Balboa Park. Well completing the research required, she'll also be doing an overhaul on files associated with Historical Site # 1. She's thrilled to be a part, this is coming from her, thrilled to be a part of the Historical Resources team and is eager to learn about San Diego's rich local history in such a practical way. So, welcome, congratulations, thank you and hooray.

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

Kelley Stanco, Planning Department Representative

- The Old Town Community Plan Update will be heard by the City Council this Monday, October 29th beginning at 2:00pm in the City Council Chambers. The Old Town CPU was reviewed by the Smart Growth and Land Use Committee several weeks ago, who forwarded the CPU on to the City Council without revision to any aspect of the historic resources components of the plan update. We don't anticipate any issues or modifications at the City Council hearing but wanted to pass along the information on the hearing date for those who might be interested in attending.

D. SUBCOMMITTEE REPORT OUT

- **POLICY**

Report out by Shannon Anthony

The next regularly scheduled Policy Subcommittee meeting will be held Monday, November 19, 2018 at 3:00pm in the Training Room on the 4th Floor of Development Services.

- **DESIGN ASSISTANCE AND ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

Report out by Suzanne Segur

The next regularly scheduled DAS meeting will be held Wednesday, November 7, 2018, at 4:00pm in Conference Room 5C on the 5th floor of Development Services; and the next regularly scheduled Archaeological and Tribal Cultural Resources meeting will be held Monday, November 19, 2018 at 4:00pm in the Training Room on the 4th Floor of Development Services.

E. REQUESTS FOR CONTINUANCES

None

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

Staff Report by Suzanne Segur

Testimony Received:

In Favor: Diane Kane, Bruce Coons, Amy Hayes

In Opposition: Scott Moomjian, Amir Agassi, Isaac Chavez, Abe Tonssi

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 6 – PACIFIC BUILDING COMPANY SPEC HOUSE #3 PER STAFF'S RECOMENDATION

Seconded by Boardmember Woods

Vote: 6-4-0

Motion Passes

(Winter, Harleman, Colvin, Hutter)

ITEM 7 – THE FRANK MELCHER HOUSE

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

Location: 4309 Arista 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

Staff Report by Emma Haggerty

Testimony Received:

In Favor: Amy Hayes, Ione Stiegler, Christopher Usler, Rebecca McManus

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 7 – THE FRANK MELCHER HOUSE PER STAFF'S RECOMMENDATION AND EXCLUDING THE 1979 ADDITION TO THE PROPERTY

Seconded by Boardmember Hutter

Vote: 10-0-0

Motion Passes

ITEM 8 – RALPH AND HELENE BENTON/RALPH HURLBURT AND CHARLES TIFAL HOUSE *(voluntary)*

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 Hele 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

Staff Report by Emma Haggerty

ITEM PASSED ON CONSENT

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 to consider the designation of the Melhorn & Son Historic 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 18-054, under HRB Criterion F;
3. Classify the 7 properties identified in the Draft Resolution, as detailed in Attachment 1 of the Staff Report HRB 18-054, as Non-Contributing Resources to the District

Report Number: HRB 18-054

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Amy Hayes, Mike Galarneau, Steve Doster, Kesler Randall, Bruce Coons

In Opposition: Judith Annicchiarico, Sharon Gehl

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 9 – MELHORN & SON HISTORIC DISTRICT PER STAFF'S RECOMENDATION

Seconded by Boardmember Winter

Vote: 10-0-0

Motion Passes

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:

Report Number: HRB 18-056

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Sharon Gehl

In Opposition: Amy Hayes, Steve Doster, Paul Johnson, Bruce Coons, Chris Usler, Ron Buckley, Rebecca McManus, Tori Randall, Alexandra Wallace, Pamela, Molohon, Sarai Johnson, Kiley Wallace, Ron May, Abel Silvas, Barry Hager, Sharon Lieder, Deborah Pettry, Susan Dean, Iowe Stiegler, Diane Kane

BOARD ACTION:

MOTION BY BOARDMEMBER HUTTER TO RETURN ITEM 10 TO STAFF FOR FURTHER CONSIDERATION, TO INCLUDE A PUBLIC WORKSHOP TO OCCUR PRIOR TO THE FEBRUARY MEETING AND FOR ITEM 10 TO BE DOCKETED AGAIN ON THE FEBRUARY 2019 AGENDA. BOARDMEMBERS OR THE PUBLIC SHOULD SUBMIT COMMENTS TO STAFF ON THE PROPOSED REGULATIONS BY NO LATER THAN DECEMBER 15, 2018.

Seconded by Boardmember Pitman

Vote: 10-0-0

Motion Passes

REMINDER:

NEXT BOARD MEETING DATE: Thursday, November 15, 2018

LOCATION: Civic San Diego Board Room

MEETING ADJOURNED AT 5:08 PM