

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF FEBRUARY 28, 2019
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 1:02 PM

Chairperson	David McCullough	Present
Vice-Chairperson	Tim Hutter	Absent
2 nd Vice-Chairperson	Courtney Ann Coyle	Present
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Absent
Boardmember	Diana Cordileone	Present <i>Arrived at 1:19 P.M.</i>
Boardmember	Amy Harleman	Present
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Present <i>Arrived at 1:14 P.M.</i>
Boardmember	Mathew Winter	Absent
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Sheila Santos, Board Secretary
Michelle Sokolowski, Deputy Director
Anna McPherson, Program Manager
Kelley Stanco, Project Manager, Board Liaison, Planning
Suzanne Segur, Senior Planner
Shannon Anthony, Junior Planner
Emma Haggerty, Assistant Planner
Lea Kolesky, Management Intern

Legal Counsel in Attendance: Jeremy Jung, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR January 24, 2019

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO APPROVE THE MINUTES FOR JANUARY 24, 2019 AS WRITTEN.

Seconded by Boardmember Harleman

Vote: 6-0-0

Motion Passes

ITEM 2 - NON-AGENDA PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **GENERAL INFORMATION**

- Correspondence for Items 5, 7 and 9
- HRB Criteria Guidelines
- Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Boardmember Pitman has a conflict of interest for Item 5 – The Latonia Hotel and will recuse 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**

Michelle Sokolowski, Deputy Director

- Michelle Sokolowski Development Services, on behalf of DSD I wanted to inform the HRB of a new process update we've released that provides more transparency and follows adopted muni code regulations in Historical Resources guidelines. This also provides necessary functional efficiencies for DSD. The municipal code requires site specific surveys for development for any parcel containing a structure that is 45 or more years old and is not located with any area identified as exempt. The section also specifies limited time frame for staff to complete the evaluation on these applications. The Land Development Manual on Historical Resources Guidelines provide further information regarding the process. As part of our digital DSD efforts, DSD is now providing submittal information for these over 45 reviews on our DSD website. The information includes the property address, a location to direct questions or comments as well as additional information regarding historical resources in general. The page also includes a direct link to search DSD's existing database that provides the same relevant information regarding each project that was previously provided in emails. Again, this information was originally provided in the past to a select group of people but with these improvements we are now making this information available to everybody and increasing our transparency.

D. SUBCOMMITTEE REPORT OUT

- **POLICY**

Report out by Shannon Anthony

The Policy subcommittee met on February 11th and discussed the nomination process for properties brought before the Historical Resources Board (HRB) for designation; and the adequacy of historical research reports and making findings using the Boards adopted Designation Criteria Guidelines. The next regularly scheduled Policy Subcommittee meeting will be held Monday, March 11, 2019 at 3:00pm in the Training Room of 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, March 6, 2019, at 4:00pm in Conference Room 5C on the 5th floor of Development Services.

A meeting of Archeological and Tribal Cultural Resources subcommittee was held on February 11th. The subcommittee discussed the Site Development permitting process for Archeological sites and received an update on the status of the Native American bedrock mortar formerly located at Cuvier Park. The next regularly scheduled subcommittee meeting will be held on Monday, May 13, 2019, 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 8 – MARTIN BRESLAUER *located at 13683 Recuerdo Drive*

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 8 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Pitman

Vote: 7-0-0

Motion Passes

INFORMATION ITEMS

ITEM A – DRAFT KEARNEY MESA COMMUNITY PLANNING AREA HISTORIC CONTEXT STATEMENT

Staff will be presenting the first public draft of the Cultural Resources Constraints Analysis prepared in support of the Kearny Mesa Community Plan Update, as well as the historic preservation components of the Draft Kearny Mesa Community Plan. Staff is seeking questions and comments from the Historical Resources Board and the public on the content conclusions of the documents.

No formal action will be taken by the Historical Resources Board.

ACTION ITEMS

ITEM 5 – THE LATONIA HOTEL

Applicant: E V Project LLC represented by Brian F. Smith and Associates

Location: 919-929 Island Avenue, 92101, Downtown Community, Council District 3 (**1289 4-B**)

Description: Consider the designation of the property located at 919-929 Island 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 Latonia Hotel located at 919-929 Island Avenue as a historical resource with a period of significance of 1940-1949 under HRB Criterion A.

Report Number: HRB 19-001

Staff Report by Suzanne Segur

Testimony Received:

In Favor: None

In Opposition: Jeff Schwartz, Scott A. Moomjian, David Marshall, Sam Beard, Abe Ruiz, Jenni Stropes, David Grabski, Sharon Gehl, Karen Willis

BOARD ACTION:

MOTION BY BOARDMEMBER CORDILEONE TO DESIGNATE THE PROPERTY AT 919-929 ISLAND AVENUE AS HISTORICALLY SIGNIFICANT UNDER HRB CRITERION A AS IT EXEMPLIFIES AND REFLECTS SPECIAL ELEMENTS OF THE HISTORICAL, CULTURAL, AND SOCIAL DEVELOPMENT OF THE AFRICAN-AMERICAN COMMUNITY DURING THE ERA OF SEGREGATION IN SAN DIEGO WITH A PERIOD OF 1940-1949. THE DESIGNATION EXCLUDES ALL BUILDINGS AND STRUCTURES LOCATED ON THE PARCEL.

Seconded by Boardmember Harleman

Vote: 4-3-1

Motion Fails

(Bowen, Coyle, Woods) – (Pitman)

BOARD ACTION:

MOTION BY BOARDMEMBER BOWEN TO DESIGNATE ITEM 5 – THE LATONIA HOTEL PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Woods

Vote: 3-4-1

Motion Fails

(Cordileone, Harleman, McCullough, Stankowski) – (Pitman)

ITEM 6 – CHARLES AND ETHEL WEISS/EDWARD DEPEW HOUSE

Applicant: Selman Revocable Living Trust represented by Nexus Planning & Research

Location: 4194 Randolph Street, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the designation of the property located at 4545 4194 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 Charles and Ethel Weiss/Edward Depew House located at 4194 Randolph Street as a historical resource with a period of significance of 1925 HRB Criteria C and D.

Report Number: HRB 19-004

Staff Report by Emma Haggerty

Testimony Received:

In Favor: Kiley Wallace, Rebecca McManus, Pamela Molohon, Vonn May, Sharon Lieder, Amy Hayes

In Opposition: Scott A. Moomjian, Jennifer Ayala, Loren Selman, Mark Selman, Stacey Kartcher, Sharon Gehl

BOARD ACTION:

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 6 – CHARLES AND ETHEL WEISS/EDWARD DEPEW HOUSE PER STAFF'S RECOMMENDATION

Seconded by Boardmember Harleman

Vote: 8-0-0

Motion Passes

ITEM 7 – JIM AND RUBY SLAUGHTER SPEC HOUSE #1

Applicant: Frances L. Roe Living Trust represented by Scott A. Moomjian

Location: 4166-4170 Oregon Street, 92104, North Park Community, Council District 3 (**1269 5-D**)

Description: Consider the designation of the property located at 4166-4170 Oregon 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 Jim and Ruby Slaughter Spec House #1 located at 4166-4170 Oregon Street as a historic resource with a period of significance of 1922 under HRB Criterion C.

Report Number: Staff memo dated February 14, 2019 and HRB 18-049

Staff Report by Suzanne Segur

Testimony Received:

In Favor: Amy Hayes

In Opposition: Jennifer Ayala, Alan Stewart, Joseph B. Phelps, Dan Stewart, Marie Lia, Robin Madafer, Sharon Gehl, Susan Stewart, Frances L. Roe, Bob Bauer, Matt Davies, Scott Moomjian,

BOARD ACTION:

MOTION BY BOARDMEMBER WOOD TO DESIGNATE ITEM 7 – JIM AND RUBY SLAUGHTER SPEC HOUSE #1 PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Stankowski

Vote: 6-2-0

Motion Passes

(Cordileone, Harleman)

ITEM 8 – MARTIN BRESLAUER HOUSE

Applicant: Martin Breslauer 1992 Trust represented by IS Architecture

Location: 13683 Recuerdo Drive, 92014, Torrey Pines Community, Council District 1 (**1187 6-H**)

Description: Consider the designation of the property located at 13683 Recuerdo 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 Martin Breslauer House located at 13683 Recuerdo Drive as a historical resource with a period of significance of 1970 under HRB Criterion C. The designation includes the original Torrey Pine tree centrally located on the front elevation.

Report Number: HRB 19-006

ITEM PASSED ON CONSENT

Item was heard out of order after Item 10

ITEM 9 – 3632 JACKDAW STREET

Applicant: Clark Family Trust represented by IS Architecture

Location: 3632 Jackdaw Street, 92103, Uptown Community, Council District 3 **(1268 6-J)**

Description: Consider the designation of the property located at 3632 Jackdaw 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 Martin Breslauer House located at 13683 Recuerdo Drive as a historical resource with a period of significance of 1970 under HRB Criterion C. The designation includes the original Torrey Pine tree centrally located on the front elevation.

Report Number: HRB 19-007

Staff Report by Emma Haggerty

Testimony Received:

In Favor:

In Opposition: Rebecca Mcmanus, Paul Johnson, Sarai Johnson, Chris Usler, Erin Clark, Michael Clark, Amie Hayes

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 9 – THE MURIEL AND DANIEL DOWLING HOUSE LOCATED AT 3632 JACKDAW STREET UNDER CRITERION C: 1) AS A RESOURCE THAT EMBODIES THE DISTINCTIVE CHARACTERISTICS OF FALSE THATCHED TYPE, A PRINCIPAL SUBTYPE OF THE TUDOR REVIVAL STYLE, WITH THE PERIOD OF SIGNIFICANCE OF 1928. SPECIFICALLY, THE RESOURCE IS A GOOD EXAMPLE OF THE SUBTYPE IN A VERNACULAR EXPRESSION, WHICH IN THE UNITED STATES OFTEN INCORPORATED CRAFTSMAN ELEMENTS, WITH ASYMMETRICAL FAÇADE, A DOMINANT, FRONT FACING GABLED ROOF, NARROW AND GROUPED DOUBLE HUNG WINDOWS, PROMINENT BRICK CHIMNEY WITH DECORATIVELY STEPPED SHOULDERS AND CAP, ARCHED OVERHANG OVER FRONT DOOR, USING MULTIPLE MATERIALS INCLUDING WOOD AND BRICK WITH ROUNDED EAVES, AND A DISTINCTIVE FALSE THATCHED ROOF, RETAINING SUFFICIENT INTEGRITY; AND 2) UNDER CRITERION C AS A VALUABLE EXAMPLE OF SKILLED CRAFTSMANSHIP IN DESIGNING AND EXECUTING THE THATCHED ROOF ROLL. THE REAR ADDITIONS TO THE HOUSE AND THE GARAGE ARE EXCLUDED.

Seconded by Boardmember Stankowski

Vote: 8-0-0

Motion Passes

Item was heard out of order after Item 11

ITEM 10 – JOSE “CAPTAIN JOE” MACHADO MEDINA HOUSE

Applicant: Gregg Haggart Trust and Deborah Reyes Trust represented by Johnson & Johnson

Location: 760 Armada Terrace, 92106, Peninsula Community, Council District 2 **(1288 3-A)**

Description: Consider the designation of the property located at 760 Armada Terrace 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 Jose “Captain Joe” Machado Medina House located at 760 Armada Terrace as a historical resource with a period of significance of 1938-1961 under HRB Criteria A and B.

Report Number: HRB 19-002

Testimony Received:

In Favor: None
In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO DESIGNATE ITEM 10 – JOSE “CAPTAIN JOE” MACHADO MEDINA HOUSE PER STAFF’S RECOMMENDATION

Seconded by Boardmember Pitman Vote: 8-0-0 Motion Passes

Item was heard out of order prior to Item 9

ITEM 11 – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2017-2018

Applicant: City of San Diego, Development Services and Planning Departments

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 19-008

Staff Report by Shannon Anthony

Testimony Received:

In Favor:
In Opposition:

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE THE ANNUAL REPORT AND FORWARD AS APPROPRIATE WITH THE FOLLOWING COMMENTS: SUMMARIZE THE CHANGES THAT HAVE OCCURRED INSTEAD OF REFERRING TO WEBSITE ON PAGE ONE AND ADD A COLUMN FOR DATE PROPERTY WAS DESIGNATED ON PAGE FIVE.

Seconded by Boardmember Woods Vote: 8-0-0 Motion Passes

REMINDER:

NEXT BOARD MEETING DATE: Thursday, March 28, 2019

LOCATION: Civic San Diego Board Room

MEETING ADJOURNED AT 4:24 PM