

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF NOVEMBER 21, 2019  
CIVIC SAN DIEGO BOARDROOM  
401 B STREET, SUITE 400, SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair McCullough at 1:01 PM

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

Staff to the Board in Attendance

Sheila Santos, Board Secretary  
Anna McPherson, Program Manager  
Kelley Stanco, Project Manager  
Suzanne Segur, Senior Planner, Board Liaison  
Jaime Kennedy, Senior Planner  
Shannon Anthony, Junior Planner  
Emma Haggerty, Assistant Planner  
Lea Kolesky, Management Intern

Legal Counsel in Attendance:

Lindsey Sebastian, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR OCTOBER 24, 2019**

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR OCTOBER 24, 2019 WITH CORRECTIONS.

Seconded by Boardmember Woods

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**

- Historical Resources Board and Subcommittee Meeting Dates Memo for 2020
- Correspondence for Items 6 and 11 from Save Our Heritage Organisation and Hillcrest History Guild
- Correspondence for Item 10 from IS Architecture
- HRB Criteria Guidelines
- Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Coyle reported that herself and Dr. Woods was able to attend the La Jolla Historical Society event that had Keith York come and speak to Modernism in La Jolla. He did a great presentation and afterwards she had asked if he might be open to come to the board and speak towards Modernism in San Diego, which is within our jurisdiction and he was very open to that. She is hopeful that we might be able to get him on the agenda, possibly for a board informational item sometime in the new year.

#### **B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

Boardmember Coyle is an acquaintance to the applicants of Item 11 – 660 10<sup>th</sup> Avenue, Cisterra Partners LLC on an unrelated item, 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**

*Suzanne Segur, Senior Planner*

- Suzanne Segur reported that they have given out two conditional offers for planners for the Historical Resources section at DSD and hopefully they will be seeing some new faces soon.

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

*Kelley Stanco, Project Manager*

- Kelley Stanco apologized for being gone for the past couple of months for some mandatory training, but is happy to be back. She wanted to report out, that she knows Boardmember Coyle inquired about the District Program at the last board meeting. Over the past year, while her prior position has remained vacant, the work on the

Districts had not gotten very far. Splitting her time between her new duties on the new code update and Historic Preservation Planning, most her Historic Preservation Planning time was focused on the Community Plan Update they were processing, they had several of them. But as stated from the last board meeting, they had poached Shannon Anthony over to the Historic Preservation Planning over in the Planning Department. On day one, she got Shannon off on a nice sprint on the Historic Districts and Shannon has been making some great progress. So now that they've got Shannon on board and the consultants lined up, they will do a kick off meeting with them. She will report back in January with an updated schedule for the Board so they will know what the timeline is for the upcoming year on those Districts.

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

- **POLICY**

*Report out by Jamie Kennedy*

The next regularly scheduled Policy Subcommittee meeting will be held Monday, December 9, 2019 at 3:00pm in the Training Room of the 4<sup>th</sup> Floor of Development Services.

- **DESIGN ASSISTANCE**

*Report out by Suzanne Segur*

The next regularly scheduled meeting will be held Wednesday, December 4, 2019, at 4:00pm in Conference Room 5C on the 5<sup>th</sup> floor of Development Services.

- **ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

*Report out by Emma Haggerty*

The November 18<sup>th</sup> Archaeological and Tribal Cultural Resources subcommittee meeting was cancelled due to lack of quorum. Cancellation of the meeting was partially due to a staff error and a special meeting has been tentatively scheduled for Monday, December 9<sup>th</sup>, 2019 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 10 – 4127 Lark Street is requesting a 60-day continuance to the January 23, 2020 agenda.

#### **BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO CONTINUE ITEM 10 – 4127 LARK STREET TO THE JANUARY 23, 2020 AGENDA.

Seconded by Boardmember Woods

Vote: 6-0-0

Motion Passes

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

ITEM 8 – DR. ASA AND AGNES CHURCHILL SPEC HOUSE *located at 3481 Cooper Street*

ITEM 11 – THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY GARAGE *located at 660 10<sup>th</sup> Avenue*

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS TO APPROVE ITEMS 6 AND 11 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATIONS.

Seconded by Boardmember Harleman

Vote: 6-0-0

Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – CUESTA AND SOLANA COTTAGES**

Applicant: 800 Coast LLC represented by Scott Moomjian

Location: 811-821 Coast Boulevard South, 92037, La Jolla Community, Council District 1 (**1227 6-E**)

Description: Consider the designation of the property located at 811-821 Coast Boulevard South 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 Cuesta and Solana Cottages located at 817 and 819-819½ Coast Boulevard South as a historical resource with a period of significance of 1914 under HRB Criterion A. the designation excludes the buildings located at 811-815 and 821 Coast Boulevard South.

Report Number: HRB 19-042

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: None

In Opposition: Scott Moomjian, David Marshall, Dawn Davidson, Bill Davidson, Jonathan Kearney, Mary Chitjian, Leah Moradi, Jennifer Stropes

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO RETURN THE REPORT BACK TO THE CONSULTANT FOR MORE INFORMATION REGARDING THE TWO BLUE STRUCTURES AND THEIR DATES OF MODIFICATION SO THAT THE BOARD IS ABLE TO ASSESS WHICH CHANGES WERE MADE WITHOUT THE BENEFIT OF PERMITS. THIS ITEM IS CONTINUED TO THE JANUARY 2020 AGENDA.

Seconded by Boardmember Stankowski

Vote: 5-1-0

Motion Passes

(McCullough)

**ITEM 6 – LAURA SLEMMONS SPEC HOUSE #1**

Applicant: SQFT Investments represented by Scott Moomjian

Location: 3853 8<sup>th</sup> Avenue, 92103, Uptown Community, Council District 3 (**1269 7-A**)

Description: Consider the designation of the property located at 3853 8<sup>th</sup> 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 Laura Slemmons Spec House #1 located at 3853 8<sup>th</sup> Avenue as a historical resource with a period of significance of 1908 under HRB Criterion C. The designation excludes the rear addition constructed outside of the period of significance.

Report Number: HRB 19-043

**Testimony Received:**

In Favor: Amie Hayes

In Opposition: Sharon Gehl, Scott Moomjian, Michael Dianna, Edward Donovan, Michael Donovan, Jason Elbers, Russell Strom

**BOARD ACTION:**

MOTION BY BOARDMEMBER BOWEN TO DESIGNATE ITEM 6 – LAURA SLEMMONS SPEC HOUSE #1 PER STAFF'S RECOMMENDATION

Seconded by Boardmember Stankowski

Vote: 6-0-0

Motion Passes

**ITEM 7 – 1025 DEVONSHIRE DRIVE**

Applicant: Edward C Voss III and Gabrielle Voss represented by Urbana Preservation and Planning, LLC

Location: 1025 Devonshire Drive, 92107, Peninsula Community, Council District 2 (**1287 2-H**)

Description: Consider the designation of the property located at 1025 Devonshire 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: Do not designate the property located at 1025 Devonshire Drive under any adopted HRB Criteria due to a lack of integrity.

Report Number: HRB 19-044

**Testimony Received:**

In Favor: None

In Opposition: Wendy Becker, Ginger Weatherford, Ed Voss, Gabrielle Voss

**BOARD ACTION:**

MOTION BY CHAIR MCCULLOUGH TO DESIGNATE THE RESOURCE LOCATED AT 1025 DEVONSHIRE DRIVE BE DESIGNATED UNDER CRITERION C AS A RESOURCE THAT EMBODIES THE DISTINCTIVE CHARACTERISTICS OF SPANISH ECLECTIC STYLE WITH FEATURES SUCH AS GABLED ROOFS WITH CLAY TILES OVER HANGING EAVES, EXPOSED RAFTER TAILS, MODERATELY TEXTURED STUCCO OVER WOOD FRAME CONSTRUCTION AND A CONCRETE FOUNDATION, GABLE VENTS IN SETS OF THREE, DECORATIVE STUCCO VENTS, DECORATIVE WINDOW GRILL AND STUCCO CHIMNEY WITH DECORATIVE BRICK WORK AT THE TOP WITH A PERIOD OF SIGNIFICANCE OF 1927. THE DESIGNATION EXCLUDES THE REAR ADDITION, THE FRONT WOOD DECK, THE RETAINING WALL, AND THE FLATWORK IN THE IMMEDIATE VICINITY OF THE FRONT DOOR.

Seconded by Boardmember Stankowski

Vote: 6-0-0

Motion Passes

**ITEM 8 – DR. ASA AND AGNES CHURCHILL SPEC HOUSE**

Applicant: Julius and Lilia Brent Family Trust represented by Ginger Weatherford  
Location: 3481 Cooper Street, 92104, North Park Community, Council District 3 (1269 7-F)  
Description: Consider the designation of the property located at 3481 Cooper 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. Asa and Agnes Churchill Spec House located at 3481 Cooper Street as a historical resource with a period of significance of 1931 under HRB Criterion C. The designation excludes the 1956 438 Square-foot rear addition and the modified garage.  
Report Number: HRB 19-045

ITEM PASSED ON CONSENT

**ITEM 9 – LLOYD AND RAYMONA SWORTWOOD HOUSE**

Applicant: Monzon Living Trust represented by IS Architecture  
Location: 2311 Via Siena, 92037, La Jolla Community, Council District 1 (1227 7-H)  
Description: Consider the designation of the property located at 2311 Via Siena 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 Lloyd and Raymona Swortwood House located at 2311 Via Siena as a historical resource with a period of significance of 1961 under HRB Criterion C. The designation includes a mature Brazilian Pepper tree located in the rear courtyard. The designation excludes a single-story addition, basketball court, and rear retaining wall which were all added after the period of significance.  
Report Number: HRB 19-047

**Testimony Received:**

In Favor: Lone Stiegler, Amie Hayes, Sarai Johnson, Paul Johnson  
In Opposition: None

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS TO DESIGNATE ITEM 9 – 2311 VIA SIENA CRITERION C PER STAFF'S RECOMMENDATION AND UNDER CRITERION B FOR ITS CONNECTION WITH NATIONALLY KNOWN PSYCHOLOGIST, HUMANIST THINKER CARL ROGERS WITH A PERIOD OF SIGNIFICANCE OF 1963 TO 1987. SPECIFICALLY, THE RESOURCE REFLECTS THE PERIOD OF ROGERS RESIDENCE AND WORK IN THE HOUSE USED AS A MEETING PLACE FOR HIS TEAM FOR THE CENTER FOR STUDIES OF THE PERSON. ROGERS IS INTERNATIONALLY RECOGNIZED FOR HIS THEORY OF CLIENT BASED COUNSELING AND HUMANISTIC PSYCHOLOGY.

Seconded by Boardmember Stankowski

Vote: 6-0-0

Motion Passes

**ITEM 10 – JOEL BROWN SPEC HOUSE #2**

Applicant: Burkhardt/Mazzola Family Trust represented by IS Architecture

Location: 4127 Lark Street, 92103, Uptown Community, Council District 3 **(1268 5-H)**

Description: Consider an amendment to the designation of the Joel Brown Spec House #2 (HRB #1267) located at 4127 Lark Street to include the 1931 rear two-story addition and interior staircase under HRB Criterion C.

Today's Action: Amend the designation of the Joel Brown Spec House #2 (HRB #1267) to include the 1931 rear two-story

Staff Recommendation: Do not amend the designation of the Joel Brown Spec House #2 (HRB #1267) located at 4127 Lark Street to include the 1931 rear two-story addition and interior staircase under HRB Criterion C.

Report Number: HRB 19-048

ITEM WAS CONTINUED TO THE JANUARY 2020 AGENDA AT THE REQUEST OF THE APPLICANT

**ITEM 11 – THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY GARAGE**

Applicant: Cisterra Partners LLC represented by Marie Burke Lia

Location: 660 10<sup>th</sup> Avenue, 92101, Downtown Community, Council District 3 **(1289 3-B)**

Description: Consider the designation of the property located at 660 10<sup>th</sup> Avenue and 659 9<sup>th</sup> 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 Pacific Telephone and Telegraph Company Garage located at 660 10<sup>th</sup> Avenue and 659 9<sup>th</sup> avenue as a historical resource with a period of significance of 1932 and 1932-1956 under HRB Criteria A and C. The designation includes the 1946 addition constructed within the period of significance.

Report Number: HRB 19-049

ITEM PASSED ON CONSENT

**REMINDER:**

**NEXT BOARD MEETING DATE:** Thursday, January 23, 2020

**LOCATION:** Civic San Diego Board Room

**MEETING ADJOURNED AT 3:41 PM**