

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF JANUARY 23, 2020  
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
Vice-Chairperson Tim Hutter	Present – <i>arrived 1:02pm</i>
2 <sup>nd</sup> Vice-Chairperson Courtney Ann Coyle	Present – <i>arrived 1:04pm / left – 3:01pm</i>
Boardmember Andrew Bowen	Present
Boardmember Diana Cordileone	Present – <i>left 3:06pm</i>
Boardmember Amy Harleman	Present
Boardmember Todd Pitman	Present
Boardmember Cindy Stankowski	Present – <i>arrived 1:02pm</i>
Boardmember Mathew Winter	Present
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  
Emma Haggerty, Assistant Planner  
Gemma Tierney, Associate Planner  
Megan Bacik, Junior Planner

Legal Counsel in Attendance:

Lindsey Sebastian, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR NOVEMBER 21, 2019**

**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS TO APPROVE THE MINUTES FOR NOVEMBER 21, 2019 WITH CORRECTIONS.

Seconded by Boardmember Bowen

Vote: 8-0-1

Motion Passes

(Hutter)

**ITEM 2 – NON-AGENDA PUBLIC COMMENT**

Abel Silvas representing Descendants of the Founding Families – Presidio Burial Plaque

**ITEM 3 - ADMINISTRATIVE ITEMS**

**A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION**

**• GENERAL INFORMATION**

- Correspondence for Item 10 from Neil Hyytinen and Scott Moomjian
- HRB Criteria Guidelines
- Motion and Findings Form for Historical Designation

**• GENERAL BOARD MEMBER COMMENTS**

Boardmember Bowen announced he is no longer affiliated with KPA Associates and started his own sole proprietorship, Andy Bowen Architect.

**B. CONFLICT OF INTEREST DECLARATIONS**

**• CONFLICTS OF INTEREST**

Boardmember Cordileone has a conflict of interest for Item 7 – A.L. and Margaret Horton Spec House #1 and did not listen to the audio from the November 2019 meeting for Item 5 – Cuesta and Solana Cottages and will recuse herself from any discussion and vote on both items.

**• EX PARTE COMMUNICATIONS**

None

**• FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

Boardmember Winter was unable to see the interiors of Item 6 and 12; Boardmember Pitman was unable to see the interiors of Item 6; and Chair McCullough and Vice-Chair Hutter were unable to see the interiors of Item 12.

**BOARD ACTION:**

MOTION BY CHAIR MCCULLOUGH TO INVOKE THE WAIVER FOR THE BOARDMEMBERS WHO WERE UNABLE TO VIEW THE INTERIORS FOR ITEM 6; PHOTOS INCLUDED IN THE REPORTS ARE SUFFICIENT.

Seconded by Boardmember Harleman

Vote: 10-0-0

Motion Passes

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO INVOKE THE WAIVER FOR THE BOARDMEMBERS WHO WERE UNABLE TO VIEW THE INTERIORS FOR ITEM 12; PHOTOS INCLUDED IN THE REPORTS ARE SUFFICIENT.

Seconded by Boardmember Harleman

Vote: 10-0-0

Motion Passes

**C. STAFF REPORT**

**• HISTORICAL RESOURCES SECTION, DSD**

*Anna McPherson, Program Manager*

Anna McPherson shared that they were able to hire two fabulous new staff members for the Historical Resources section. She introduced Megan Bacik as their new Junior Planner. She graduated from San Diego State University in 2016. She has worked at a number of jobs that

helped develop her skill set and she is thrilled to bits to be a part of the Historic team at the City. She also introduced Gemma Tierney as their new Associate Planner. She comes from Delaware, she has a Master's Degree and an extensive work experience in the City of Wilmington, Delaware. She also worked in other cities and she's happy to be out here in the sunshine. She has recently moved to one of the city's fabulous urban neighborhoods and bikes close to work. Both of them began during a very tumultuous time for the Development Services Department. They reported to work on the 6<sup>th</sup> and 7<sup>th</sup> of January, as the department moved into the new building. They did not have employee log in identifications, and all that sort of horrible bureaucratic stuff, but jumped in, both feet, enthusiastically, already reviewing reports and learning about the over 45 procedures. She is absolutely impressed, fantastic, and thrilled that they are with the Historical Resources section. She stated the Board will be seeing them, they are already reviewing reports and they will be making presentations at the Historical Resources Board in the very near future. Great additions to the team.

She also commented that the Development Services Department moved into 101 Ash Street on January 6<sup>th</sup> and unpacked and anticipated beginning work on the 7<sup>th</sup>. Staff was beginning to work with the new system when they had learned last Friday, January 17, 2020 that we were voluntarily leaving the premises. At 4 o'clock on Friday evening, staff began packing up as much as they possibly could, they had 24 hours to move and the same thing happened with the Planning Department. She wanted to bring that to the Board's attention because staff was absolutely stellar. Nobody complained, everybody pitched in and they got a phenomenal amount of work done over the next 24 hours. She thanked the Board for their patience in terms of the delivery of the late reports, it was beyond their control. Staff has been working at home, because they did not have access to the building as they began to reset up. Today was the first day of reporting back to work, and they came, and they are doing a Historical Resources Board meeting. She can't say enough about them, they are a fantastic team and she love's working with them. They did not want to mess up this meeting, so here we are.

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

*Kelley Stanco, Development Project Manager*

Kelley Stanco stated as Anna McPherson mentioned, the relocation out of the Ash Street building has affected the Planning Department as well. Starting on Monday, January 27, 2020 they will be back out at Aero Drive where they had been for the last 2 years and will be there possibly for the next month or so as work continues on the Ash Street Building. The goal will be to be back at Ash Street, and staff will keep the Board updated as to their location, but for now any email/phone, all that is the same, but their physical location will be back at Aero in the Planning Department.

She also provided an update on the Historic District Program. They have their consultant for the Park Villas and Culverwell & Taggart's Historic District on board, and are plugging away at developing the context statements. They'll be giving first draft of the first documents fairly shortly and staff is working on the survey reports as well. They anticipate being able to bring those forward to the Board late spring or early summer, and probably reinitiating the Park Boulevard residential district to the Board around that same time.

**D. SUBCOMMITTEE REPORT OUT**

- **POLICY**

*Report out by Jamie Kennedy*

The next regularly scheduled Policy Subcommittee meeting will be held Monday, February 10, 2020 at 3:00pm in a yet to be determined location.

- **DESIGN ASSISTANCE**

*Report out by Suzanne Segur*

Two meeting of the Design Assistance subcommittee have been held since the November meeting of the Historical Resources Board. On December 4<sup>th</sup> DAS reviewed the design of a new mixed-use tower at 1425 Market Street, HRB #819, the Tourist Hotel. The subcommittee also commented on the adaptive reuse of building #178 in the Naval Training Station historic district, HRB #425. Plans for the building involve converting the structure into a performance theater venue. A third item of discussion was the reconstruction of the Firestone Singing Fountains at the Palisades in Balboa Park.

At the January 8<sup>th</sup> DAS meeting the subcommittee continued the discussion of the Firestone Fountains and also reviewed the installation of a permanent new recognition plaque on the Prado. Additionally, the subcommittee considered the construction of a new tower at 317 Ash Street, HRB #296, First Church Christ Scientist.

The next regularly scheduled meeting will be held Wednesday, February 5, 2020, at 4:00pm in a yet to be determined location.

- **ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

*Report out by Emma Haggerty*

A meeting of the Archaeological and Tribal Cultural Resources subcommittee was held on December 9, 2019. At the meeting staff provided an update on the Code Enforcement Case regarding the Pottery Canyon Kiln. The next regularly scheduled subcommittee meeting will be held on Monday, February 10, 2020 at 4:00pm in a yet to be determined location.

**E. REQUESTS FOR CONTINUANCES**

The applicant for Item 9 – John O’Laughlin House is requesting a 30-day continuance to the February 27, 2020 agenda.

The applicant for Item 10 – Bowlero is requesting a 30-day continuance to the February 27, 2020 agenda.

**BOARD ACTION:**

MOTION BY VICE-CHAIR HUTTER TO CONTINUE ITEM 9 – JOHN O’LAUGHLIN HOUSE TO THE FEBRUARY 27, 2020 AGENDA.

Seconded by Chair McCullough

Vote: 10-0-0

Motion Passes

**BOARD ACTION:**



**ITEM 6 – JOEL BROWN SPEC HOUSE #2 (HRB #1267)**

Applicant: Burkhart/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 addition and interior staircase or do not amend the designation to include the 1931 rear two-story addition and interior staircase.

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: Staff memo dated January 17, 2020 and HRB 19-048

Staff Report by Emma Haggerty

**Testimony Received:**

In Favor: None

In Opposition: Ione Stiegler, Jennifer Ayala, Scott Moomjian, Kelsey Kaline, Ron May, Brandy Dewhurst

**BOARD ACTION:**

MOTION BY VICE-CHAIR HUTTER TO NOT AMEND THE DESIGNATION OF ITEM 6 – JOEL BROWN SPEC HOUSE #2 (HRB #1267) PER STAFF'S RECOMMENDATION

Seconded by Boardmember Pitman

Vote: 8-2-0

Motion Passes

(Coyle, Winter)

**ITEM 7 – A.L. AND MARGARET HORTON SPEC HOUSE #1**

Applicant: Todd Knowles represented by Brian Hager

Location: 2453 Curlew Street, 92101, Uptown Community, Council District 3 (1289 1-A)

Description: Consider the designation of the property located at 2453 Curlew 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 A.L. AND Margaret Horton Spec House #1 located at 2453 Curlew Street as a historical resource with a 1920 period of significance under HRB Criterion C.

Report Number: HRB 19-033

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: Amie Hayes

In Opposition: Jennifer Ayala, Brian Hager, Davin McLaughlin, Don McLaughlin, Sharon Gehl,

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 7 – A.L. AND MARGARET HORTON SPEC HOUSE #1 PER STAFF'S RECOMMENDATION

Seconded by Boardmember Stankowski

Vote: 6-2-1

Motion Passes

(Hutter, Winter) (Cordileone)

**ITEM 8 – AMENDMENT TO THE GASLAMP HISTORIC DISTRICT TO RECLASSIFY 346-348 5<sup>TH</sup> AVENUE FROM NON-CONTRIBUTING TO CONTRIBUTING**

Applicant: R G C 4J LLC <LF> California Real Estate Investments LLC represented by Marie Burke Lia

Location: 321 – 379 4<sup>th</sup> Avenue and 346 – 348 5<sup>th</sup> Avenue, 92101, Downtown Community, Council District 3

**(1289 4-A)**

Description: Consider the designation of the property located at 346 – 348 5<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: Reclassify the property located at 346-348 5<sup>th</sup> Avenue in the Gaslamp Historic District from a Non-Contributing to a Contributing resource and designate the property under HRB Criterion F.

Report Number: HRB 20-003

ITEM WAS WITHDRAWN BY THE APPLICANT

**ITEM 9 – JOHN O'LAUGHLIN HOUSE**

Applicant: Vanessa Glenister represented by IS Architecture

Owner: Swim Hut LLC

Location: 5972 Avenida Chamnez, 92037, La Jolla Community, Council District 1 **(1247 3-G)**

Description: Consider the designation of the property located at 5972 Avenida Chamnez 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 John O'Laughlin House located at 5972 Avenida Chamnez as a historical resource with a period of significance of 1962 under HRB Criterion C.

Report Number: HRB 20-006

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

**ITEM 10 – BOWLERO**

Applicant: Lars Anderson and Associates, Inc. represented by Heritage Architecture and Planning

Owner: Scottis Rite Cathedral of San Diego Inc

Location: 1895 Camino Del Rio South, 92108, Mission Valley Community, Council District 7 **(1269 3-C)**

Description: Consider the designation of the property located at 1895 Camino Del Rio 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 Bowlero located at 1895 Camino Del Rio South as a historical resource under HRB Criterion A, with a period of significance of 1957-1964, and under HRB Criterion C, with a period of significance of 1957. The designation excludes the circa 1965 and 1970 rear additions which were constructed after the building ceased to be used as a bowling alley.

Report Number: HRB 20-001

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

**ITEM 11 – ASA AND ORA CASADY HOUSE**

Applicant: Parkcrest Properties LLC represented by Vonn Marie May

Location: 3933 – 3939 Georgia Street, 92103, North Park Community, Council District 3 **(1269 5-C)**

Description: Consider the designation of the property located at 3933 – 3939 Georgia 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 Asa and Ora Casady House located at 3935 Georgia Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The other structures on the parcel, 3933 and 3939 Georgia Street and the centered protruding addition on the east elevation shall be excluded. The detached garage built in 1925 shall be included in the designation.

Report Number: HRB 20-002

ITEM PASSED ON CONSENT

**ITEM 12 – IDA KUHN SPEC HOUSE #1**

Applicant: Beagin Trust represented by Legacy 106, Inc

Location: 3450 Kite Street, 92103, Uptown Community, Council District 3 **(1268 6-J)**

Description: Consider the designation of the property located at 3450 Kite 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 Ida Kuhn Spec House #1 located at 3450 Kite Street as a historical resource with a period of significance of 1926 under HRB Criterion C. The original California art tile fireplace shall be included, while the rear second floor addition, detached garage, detached laundry/storage room, and detached rear garden shed shall be excluded.

Report Number: HRB 20-004

ITEM PASSED ON CONSENT

**ITEM 13 – STANDARDIZED REPORT OF CITY BOARDS AND COMMISSIONS 2019**

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

Location: City-wide

Description: Consider the Standardized Report for transmittal to the Office of Boards and Commissions.

Today's Action: Review, comment and approve the Standardized Report.

Staff Recommendation: Direct staff to forward the Standardized Report of the City Boards and Commissions to the Office of Boards and Commissions, or revise the Standardized Report and forward as appropriate.

Report Number: HRB 20-005

ITEM PASSED ON CONSENT WITH AMENDMENT

**REMINDER:**

**NEXT BOARD MEETING DATE:** Thursday, February 27, 2020

**LOCATION:** Civic San Diego Board Room

**MEETING ADJOURNED AT 3:41 PM**