



THE CITY OF SAN DIEGO

Historical Resources Board

REVISED AGENDA

September 28, 2006 at 1:00 PM

City Council Committee Hearing Room
12th Floor, City Administration Building
202 C Street, San Diego, CA 92101

NOTE: *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 619-533-6307 at least five (5) working days prior to the meeting to insure availability.*

Members of the Public should realize and understand that Historical Resources Boardmembers may be unable to thoroughly review and consider materials delivered the day of the hearing.

ITEM 1A - APPROVAL OF MINUTES OF JULY 27, 2006

ITEM 1B - APPROVAL OF MINUTES OF AUGUST 24, 2006

ITEM 2 - 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: 2.0 MINUTES TIME PER SPEAKER.



Planning Department

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ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
 - Absences
 - Other General Information
- B. Subcommittee Reports
- C. Conflict of Interest Declarations
- D. Staff Report
- E. Requests for Continuances

ITEM 4 –REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The Chair may entertain a motion by any Board Member 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 Manager's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board.

ACTION ITEMS**ITEM 5 – GINTY HOUSE NATIONAL REGISTER NOMINATION**

Applicant: Marie Burke Lia on behalf of Marsha Sewell, owner

Location: 1568 Ninth Avenue, Centre City Community, Council District 2

Description: Review the nomination of the John Ginty House for listing on the National Register and provide comments to the Office of Historic Preservation.

Today's Action: Review and comment on the nomination of the John Ginty House for listing on the National Register of Historic Places.

Staff Recommendation: Provide comments in support of listing the John Ginty House on the National Register of Historic Places.

Report Number: HRB-06-055

ITEM 6 – REVISIONS TO ADOPTED HRB ADMINISTRATIVE PROCEEDURES

Description: Consider revisions to the adopted Historical Resources Board administrative procedures.

Today's Action: Approve the proposed revisions or do not approve the revisions as proposed and refer to staff with direction to modify the revisions.

Staff Recommendation: Approve the proposed revisions as presented.

Report Number: HRB-06-056

ITEM 7 – 1845 FORT STOCKTON DRIVE HOUSE (Continued from April 27, June 22, 2006 and July 27, 2006)

Applicant: Ron May on behalf of the owner, Merilee Antrim and Richard Sinkin

Location: 1845 Fort Stockton Drive, Uptown Community, Council District 2

Description: Two-story Spanish Eclectic style with Pueblo influences residence built in 1924 by contractor Louis Dilley.

Today's Action: Designate under any established HRB Criteria (A through F) or do not designate.

Staff Recommendation: Do not designate the house at 1845 Fort Stockton Drive under any HRB Criteria due to modifications that significantly impact the original character and integrity of the building.

Report Number: HRB-06-014

ITEM 8 – IRVIN AND VITULIA RANDALL HOUSE (Continued from July 27, 2006 as the 3140 Third Avenue House)

Applicant: Johnson & Johnson Architecture, on behalf of owners, Amy Kiger and David Traver,

Location: 3140 Third Avenue, Uptown Community, Council District 2

Description: The house is a two story Craftsman style home built in 1910.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

REVISED Staff Recommendation:

- A. Designate the Irvin and Vitulia Randall House, located at 3140 Third Avenue under HRB Criterion C as a good example of Craftsman architecture.
- B. Direct staff to incorporate the following conditions into the Mills Act contract:
 - 1) The following scope of work must be completed within 36 months of the effective date of the Mills Act contract:
 - a. Remove the open balustrade at the first floor porch and restore the half-height wall.
 - b. Reconstruct the trellis at the first floor porch
 - c. Reconstruct the half-height balcony wall at the second floor for appearances only. This area need not function as an actual balcony as it did historically, but should appear as it did historically.
 - d. Reconstruct the trellis at the second floor.
 - e. The casement window which replaced the French Doors may remain.
 - 2) Building Permits for the required scope of work must be obtained from the City within 12 months of the effective date of the Mills Act contract.

Report Number: HRB-06-065

ITEM 9 – HRB SITE #630, KATHARINE SMITH/THOMAS SHEPHERD HOUSE

Applicant: City of San Diego Historical Resources Board staff.

Location: 6019 Avenida Cresta, La Jolla Community, Council District 1

Description: The house is a one-story wood frame and stucco structure built in the French Eclectic style with Mediterranean in 1929. The property was designated by the Board in October of 2003,

and the designation included elements of the landscaping including the mature Junipers and the Oleander tree in the front yard and the Eugenia (choke cherry) bushes and the box hedges in the side yard.

Today's Action: Consider amending the historic designation of City of San Diego Site No. 630, the Katherine Smith/Thomas Shepherd House, to delete the courtyard landscaping that is not visible to the public, specifically the Eugenia bushes (choke cherries) and the box hedges. The mature Junipers and Oleander tree in the front yard are to remain in the designation.

Staff Recommendation: Amend the historic designation of City of San Diego Site No. 630, the Katherine Smith/Thomas Shepherd House, to delete the courtyard landscaping that is not visible to the public, specifically the Eugenia bushes (choke cherries) and the box hedges. The mature Junipers and Oleander tree in the front yard are to remain in the designation.

Report Number: HRB-06-066

ITEM 10 – HENRY LANG SPEC HOUSE #3

Applicant: John Eisenhart on behalf of Timothy and Laurie Bostrom, owners

Location: 1787 Fort Stockton Drive, Uptown Community, Council District 2

Description: The house is a one-story single-family Craftsman style house built in 1913.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Henry Lang Spec House # 3 under HRB Criterion D as the work of Master Builder Henry Lang.

Report Number: HRB-06-041

ITEM 11 – PACIFIC BUILDING COMPANY SPEC HOUSE #1

Applicant: Beth Montes, on behalf of Robert Patenaude and Joe Punzalan, owners

Location: 3910 Eagle Street, Uptown Community, Council District 2

Description: The house is a one-story, 1,300 square foot single family residence constructed in 1912 in the Craftsman Style by the Pacific Building Company according to its own design.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Pacific Building Company Spec. House #1 under HRB Criterion A for its association with the Pacific Building Company, whose integrated design/build business strategies and innovative financing methods broadened middle class home ownership, and HRB Criterion C as a good example of an early 20th century Craftsman bungalow, retaining good integrity, from the 1912 period of significance.

Report Number: HRB-06-057

ITEM 12 – JOEL L. AND EDITH M. BROWN HOUSE

Applicant: Vonn Marie May on behalf of Daniel and Joan Hiser, owners

Location: 4141 Lark Street, Uptown Community, Council District 2

Description: The house is a two-story, 3,940 square foot, symmetrical, frame and hollow tile stucco box designed in the Prairie architectural style with a brick skirt, flat roof, wide overhanging eaves and simple cornice on a concrete foundation.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Joel L. and Edith M. Brown House under HRB Criterion C as a good example of Prairie Style/Arts & Crafts architecture with Classical influences, from the 1916 period of significance. As a follow-up motion, condition a Mills Act contract to include returning metal framed windows along the Montecito Way façade to wood frame windows.

Report Number: HRB-06-058

ITEM 13 – LA CASA DE LAS SIETE CANDELAS

Applicant: Ron May, on behalf of Carl and Betty Hauck, owners

Location: 1863 Altamira Place, Uptown Community, Council District 2

Description: The house is a two-story, 3,101 square foot Spanish Eclectic style residence built in 1925 on a corner lot by speculative architect/builder Richard Hathaway as his personal residence.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate La Casa de las Siete Candelas, located at 1863 Altamira Place, under HRB Criterion C as an excellent example of Spanish Eclectic architecture. The designation shall include the original home, garage, maid's quarters, exterior lighting fixtures and hardware, the lath house in the rear yard, and the mature sycamore tree in the front yard. On the interior, the designation shall include the seven candle-filled niches and the Batchelder tiles in the entry floor, the entry to the music room, and as the fireplace/mantle. The solarium and carport are explicitly excluded from the designation.

Report Number: HRB-06-059

ITEM 14 – ALBERTA SECURITY COMPANY/MARTIN V. MELHORN SPEC HOUSE #1

Applicant: Ron May, on behalf of Rie Kanasugi and C. Giovanni Arroba, owners

Location: 1201 West Arbor Drive, Uptown Community, Council District 2

Description: The house is a one-and-two-story, 1,500 square foot Craftsman style residence built in 1914 on a corner lot by speculative Master Architect/Builder Martin V. Melhorn.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Alberta Security Company/Martin V. Melhorn Spec House #1, located at 1201 West Arbor Drive, under HRB Criteria C as an excellent example of Craftsman "Airplane Bungalow" architecture with Asian influences, and under HRB Criterion D as a representative and excellent example of the work of Master Architect/Builder Martin V. Melhorn.

Report Number: HRB-06-063

ITEM 15 – CHARLES AND MATIE SUMNER HOUSE

Applicant: Ruth Alter, on behalf of William and Olga Holland, owners

Location: 2820 Chatsworth Boulevard, Peninsula Community, Council District 2

Description: The house is a two-story, 3,000 square foot Prairie style residence with Colonial Revival influences built in 1915 by Charles and Matie Sumner as their personal residence.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Charles and Matie Sumner House, located at 2820 Chatsworth Boulevard, under HRB Criterion C as an excellent example of Prairie architecture with Colonial Revival influences.

Report Number: HRB-06-060

ITEM 16 – WILLIAM TEMPLETON JOHNSON SPEC HOUSE #1

Applicant: Vonn Marie May on behalf of J. Terrence and Colleen O'Malley, owners

Location: 4467 Ampudia Street, Uptown Community, Council District 2

Description: The house is a one-and-two-story, 4,070 square foot Spanish Eclectic style residence with Moorish influences built in 1926 as a speculative house by Master Architect William Templeton Johnson, who sold it to Moritz Trepte shortly after its completion.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the William Templeton Johnson Spec House #1, located at 4467 Ampudia Street, under HRB Criteria C as an excellent example of Spanish Eclectic architecture with Moorish influences, and under HRB Criterion D as a representative and excellent example of the work of Master Architect William Templeton Johnson.

Report Number: HRB-06-061

ITEM 17 – WHEELER BAILEY/IRVING GILL HOUSE

Applicant: Marie Lia, on behalf of The Reynolds Family, owner

Location: 7964 Princess Street, La Jolla Community, Council District 1

Description: The house is a two-story stucco asymmetrical Craftsman and International style home designed and built in 1907 by Master Architect Irving Gill and remodeled by Gill in 1932.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Wheeler Bailey/Irving Gill House under HRB Criterion C as an excellent example of Craftsman and International style architecture, and under HRB Criterion D as an excellent example of the architectural style of Irving Gill which evolved from Craftsman to International style, exhibiting many characteristics of these styles in form, material, detail and feel.

Report Number: HRB-06-062

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 3:00PM AND MAY BE HEARD LATER

ITEM 18A and 18B – SALK INSTITUTE

18A – Informational Item: Presentation of the Salk Institute National Register Nomination

Presenters: Jeffery Shorn, Vonn Marie May and Courtney Ann Coyle

Location: 10010 Torrey Pines Road, La Jolla Community, Council District 1

Description Presentation of the Salk Institute National Register Nomination and response to the nomination from Salk Institute representatives.

Today's Action: None

18B – Board Recommendation on Consistency with the U.S. Secretary of the Interior's Standards for the Salk Institute Master Plan and Development

Applicant: Salk Institute for Biological Studies

Location: 10010 Torrey Pines Road, La Jolla Community, Council District 1

Description Review proposed project for compliance with the U.S. Secretary of the Interior's Standards for Rehabilitation.

Today's Action: Determine whether or not the proposed Salk Institute project meets the U.S. Secretary of Interior's Standards for Rehabilitation.

Staff Recommendation:

- 1) Find that, with the exception of the Torrey East Building, the proposed Master Plan, Design Guidelines, and new construction are consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation with respect to the adjacent, historically designated Louis Kahn-designed Salk Institute for Biological Studies building based on the 1991 City of San Diego designation, but not consistent with the more recent listing at the State level and the proposed listing at the National level. The specific Standards for Rehabilitation that apply to the proposed new development are Standards 1, 2, 3, 8, 9 and 10.
- 2) Find that, as currently proposed, the design of the Torrey East Building is not consistent with the Standards, with respect to the adjacent, historically designated Louis Kahn-designed Salk Institute for Biological Studies building based on the 1991 City of San Diego designation and the more recent listing at the State level and the proposed listing at the National level. The specific Standards for Rehabilitation that apply to the proposed new development are Standards 1, 2, 3, 8, 9 and 10.

Report Number: HRB-06-064

ADJOURNMENT

ENCLOSURES (with printed copy only):

1. Minutes of Board Meetings of July 27, 2006 and August 24, 2006
2. Field Check Memorandum
3. Administrative Items
4. Subcommittee Items
5. ITEM 5 - Staff Report and supporting information
6. ITEM 6 - Staff Report and supporting information
7. ITEM 7 - Staff Report and supporting information
8. ITEM 8 - Staff Report and supporting information
9. ITEM 9 - Staff Report and supporting information
10. ITEM 10 - Staff Report and supporting information
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12. ITEM 12 - Staff Report and supporting information
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15. ITEM 15 - Staff Report and supporting information
16. ITEM 16 - Staff Report and supporting information
17. ITEM 17 - Staff Report and supporting information
18. ITEM 18 - Staff Report and supporting information

REMINDERS:

NEXT BOARD MEETING DATE: October 26, 2006

LOCATION: City Administration Building
12th Floor, Council Committee Room

NEXT SUBCOMMITTEE MEETING DATES (subject to change based on holidays and the number of weeks in each month):

Design Assistance Subcommittee meets the first Wednesday of the month, from 3:00 PM to 5:00 PM. The next meeting will be held on Wednesday, October 4.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next meeting will be held on Monday, October 9.

Archaeology Subcommittee meets the second Monday of every other month at 4:00 PM. The next meeting will be held on Monday, November 13.

LOCATION: City Administration Building
4th Floor, Large Conference Room