

DRAFT
CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF MAY 24, 2012
202 C STREET, CITY ADMINISTRATION BUILDING
COUNCIL COMMITTEE ROOM, 12th FLOOR
SAN DIEGO, CA 92101

••SPECIAL ORDER OF BUSINESS ••
ANNUAL AWARDS FOR EXCELLENCE IN HISTORIC PRESERVATION
AWARDED BY THE HISTORICAL RESOURCES BOARD

Board Hearing began after the conclusion of the Awards Ceremony

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair Lemmo at 2:10PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
2 nd Vice Chairperson	Linda Marrone	Present
Boardmember	Michael Baksh	Absent
Boardmember	Priscilla Berge	Present
Boardmember	Alex Bethke	Present
Boardmember	Maria Curry	Present <i>left at 3:00PM</i>
Boardmember	Tom Larimer	Present
Boardmember	Evelya Rivera	Present
Boardmember	Abel Silvas	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary
Cathy Winterrowd, Principal Planner
Kelley Stanco, Senior Planner
Jodie Brown, Senior Planner
Jeff Oakley, Associate Planner

Legal Counsel in Attendance: Keith Bauerle, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR March 22, 2012

Minutes were not available

ITEM 2 - PUBLIC COMMENT

Kevin Swanson – San Diego 2015

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• **ABSENCES**

Boardmember Curry notified staff she would have to leave the meeting at 3:00pm.

• **OTHER GENERAL INFORMATION**

✓ Revised Resolution correcting the name for Item 9 to the Eason Enterprises/Cliff May Spec House #1

✓ Motion and Findings Form for Historical Designation

• **GENERAL BOARD MEMBER COMMENTS**

None

B. CONFLICT OF INTEREST DECLARATIONS

• **CONFLICTS OF INTEREST**

None

• **EX PARTE COMMUNICATIONS**

None

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

None

C. STAFF REPORT

- The next DAS meeting will be held on Wednesday, June 6, 2012. The next Policy Subcommittee meeting will be on Monday, June 11, 2012. The next Archaeology Subcommittee meeting will be on Monday, August 13, 2012.
- Boardmembers will note today's agenda includes: 1 referral from Development Services and 4 individual homeowner nominations. There are 3 homeowner nominations in 2011 and 10 homeowner nominations in 2012 that have not been reviewed by staff and brought forward for designation. We are on schedule to complete all of these nominations by the end of this calendar year.

D. REQUESTS FOR CONTINUANCES

None

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

ITEM 6 – AMENDMENT TO THE BURLINGAME HISTORIC DISTRICT: 2624 SAN MARCOS AVENUE

ITEM 7 – MARY AND JULIA PICKETT SPEC HOUSE #1

ITEM 8 – DR. FRANK DIXON HOUSE

ITEM 9 – EASON ENTERPRISES/CLIFF MAY SPEC HOUSE #1

Board Discussion:

Boardmember Larimer pulled Item 6 from the Consent Agenda

BOARD ACTION:

**MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEMS 7, 8, AND 9 ON THE
CONSENT AGENDA**

Seconded by Boardmember Silvas

Vote: 10-0-0

Motion Passes

ACTION ITEMS

ITEM 5 – FRED W. OSBURN HOUSE

Applicant: NDD, Inc. represented by Marie Burke Lia
Velda Knox, property owner

Location: 2430 Union Street, 92101, Uptown Community, Council District 2 (**1288 1-J**)

Description: Consider the designation of the property located at 2430 Union 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 Fred W. Osburn House located at 2430 Union Street as a historical resource with a period of significance of c.1888 under HRB Criterion C.

Report Number: HRB-12-031

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Ashley Christensen, Kevin Swanson

In Opposition: Marie Lia (*Brian Knox, Delton Arnold*) Soheil Nakjsjab, Don Knox

Board Discussion:

Boardmember Silvas is on the fence, finds it hard to designate a “vernacular” without the whole story (history) behind the building. He would like to hear more on the history, how and why it became a “vernacular”.

Boardmember Woods is also on the fence; would like to hear what other Boardmember have to say. The porch disturbed her a little bit; by the way it fits around the window.

Boardmember Rivera is not supportive of designation; there are too many changes i.e. planter, screen doors, porch and not enough background on the property to support designation.

Chair Lemmo thinks that it is rather unremarkable and not distinctive to a level that would merit designation.

Vice-Chair Garbini thinks the porch post and beams are original, it probably had a trellis at one point. It was probably built during a financially hard time; it is very plain and simple, planter is a non item.

Boardmember Curry supports Staff’s recommendation; it conveys characteristics of the style and has integrity. They are looking at the history of the house not just the design.

Boardmember Marrone wants to wait and hear what other Boardmembers have to say.

Boardmember Larimer thinks that it would be easy to say that it is not a high example of Victorian architecture, but by the same token it would be short sighted to cut out lesser examples of our history. He sees a home that may have lost some of its historic context by the newer buildings around it but there still retains some of those things that were there when it was built i.e. view of bay. There is enough character in neighborhood to see what San Diego would have looked like during this period, he supports Staff's recommendation.

Boardmember Bethke agrees with Boardmember Silvas, doesn't think there is enough history here to go by. He doesn't think he could support designation under Criterion C but would like to see more under community development and Criterion A. He would recommend sending report back for further development.

Boardmember Berge stated that page 11 of 15, of the consultant's report, provides context. The Lot and Block Book shows that this is the first house on the block, it sets the tone. This is the story of the ordinary person. She agrees with the need for further research on Criterion A.

Boardmember Marrone thinks the cottage has integrity from being there from the beginning; it is one of the first cottages. It probably has more significance under Criterion C because it is an original cottage and is original to its site.

Boardmember Bethke thinks it also needs an economic and social context as well i.e. who lived there, why built here, etc.

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO SEND THE HISTORIC RESEARCH REPORT BACK TO THE CONSULTANT FOR ADDITIONAL RESEARCH ON HRB CRITERION A, PARTICULARLY LOOKING AT DEVELOPMENT IN THE MIDDLETOWN AREA AND THIS PARTICULAR AREA, DO MORE RESEARCH ON THE LOT AND BLOCK BOOKS, AND PUT IT INTO THE STEPS OF SIGNIFICANCE WITH THE THEME BEING ORDINARILY LOOKED AT AS THE EARLY DEVELOPMENT OF THIS AREA OF SAN DIEGO AND NOT BRINGING IT ALL THE WAY UP TO TODAY. ADDITIONAL INFORMATION SHOULD ALSO INCLUDE THE SOCIAL HISTORY.

Seconded by Boardmember Silvas

Vote: 9-0-0

Motion Passes

(Boardmember Curry left prior to the vote)

MOTION BY CHAIR LEMMO TO CONTINUE ITEM 5 – FRED W. OSBURN HOUSE FOR UP TO TWO REGULAR BOARDMEETINGS

Seconded by Boardmember Berge

Vote: 9-0-0

Motion Passes

ITEM 6 – AMENDMENT TO THE BURLINGAME HISTORIC DISTRICT: 2624 SAN MARCOS AVENUE

Applicant: C T Dream Reality LLC represented by Scott A. Moomjian

Location: 2624 San Marcos Avenue, 92104, Greater North Park Community, Council District 3 (1289 1-E)

Description: Consider the reclassification of the property located at 2624 San Marcos Avenue in the Burlingame Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designation of the property under HRB Criterion F.

Today's Action: Reclassify the property as a Contributing resource and designate under HRB Criterion F, or do not reclassify and designate.

Staff Recommendation: Reclassify the property located at 2624 San Marcos Avenue in the Burlingame Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designate the property under HRB Criterion F.

Report Number: HRB-12-032

Staff Report by Jodie Brown

Testimony Received:

In Favor: Scott Moomjian, Steve Beaupre

In Opposition: None

Board Discussion:

Boardmember Larimer has questions about the original character of the home, siding, windows, front door, and color. Wanted to know what period they were trying to restore the home to for it to become a contributor to the district.

Boardmember Berge supports Staff's recommendation, because it contributes to the district as a whole.

BOARD ACTION:

MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 6 – AMENDMENT TO THE BURLINGAME HISTORIC DISTRICT: 2624 SAN MARCOS AVENUE PER STAFF'S RECOMMENDATION

Seconded by Boardmember Rivera

Vote: 9-0-0

Motion Passes

ITEM 7 – MARY AND JULIA PICKETT SPEC HOUSE #1

Applicant: Claire Merrin represented by Allan Hazard & Janet O'Dea

Location: 3665 Jackdaw Street, 92103, Uptown Community, Council District 2 (**1268 6-J**)

Description: Consider the designation of the property located at 3665 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 Mary and Julia Pickett Spec House #1 located at 3665 Jackdaw Street as a historical resource with a period of significance of 1929 under HRB Criterion C.

Report Number: HRB-12-033

ITEM PASSED ON CONSENT AGENDA

ITEM 8 – DR. FRANK DIXON HOUSE

Applicant: Mark and Natalie Willoughby represented by Legacy 106, Inc.

Location: 2355 Avenida de La Playa, 92037, La Jolla Community, Council District 1 (**1227 5-H**)

Description: Consider the designation of the property located at 2355 Avenida De La Playa as a historical resource.

