

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF JUNE 23, 2011
202 C STREET, CITY ADMINISTRATION BUILDING
COUNCIL COMMITTEE ROOM, 12th FLOOR
SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair Lemmo at 1:10PM

Chairperson	John Lemmo	Present
Vice Chairperson	Abel Silvas	Present
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Alex Bethke	Absent
Boardmember	Maria Curry	Present
Boardmember	Gail Garbini	Present
Boardmember	Ann Jarmusch	Present
Boardmember	Linda Marrone	Present
Boardmember	Ann Woods	Absent

Staff to the Board in Attendance

Shannon Anthony, Board Secretary
Kelley Stanco, Senior Planner
Jodie Brown, Senior Planner
Jeff Oakley, Associate Planner
Jennifer Feeley, Planning Intern
Terra King, Planning Intern

Legal Counsel in Attendance: Keith Bauerle, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR April 28, 2011 and May 26, 2011

Minutes are not available at this time

ITEM 2 - PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• **ABSENCES**

Boardmember Woods and Bethke advised staff they would not be available for this meeting.

- **OTHER GENERAL INFORMATION**

- ✓ Letters from the public regarding Item #6 – 2137 Pacific Highway
- ✓ Letters from the public regarding Item #13 – 6758 Muirlands Drive
- ✓ Letter regarding Item 14 – North Park Dryden Historic District
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Chair Lemmo announced that this was Boardmember Jarmusch's last day with the Board.

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

None

- **EX PARTE COMMUNICATIONS**

Boardmember Berge was asked by the property owner of Item 13 – 6758 Muirlands Drive, if she wanted to look inside the home; she did go in but they did not discuss the home.

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

None

C. STAFF REPORT

- This is the last Board meeting that Terra King will be attending as an Intern with the City. Terra has been with us for just over one year. During this time she worked on the Burlingame Historic District, the San Ysidro historic survey, Mills Act inspections, individual nominations, project reviews, and the historical database. Terra is a very hard worker, has strong written and oral communication skills, and has proven to be a very strong team member. It has been a pleasure having Terra with us and she will be missed.
- As most of you know, the City Planning & Community Investment Department is merging with the Development Services Department, under Director Kelly Broughton. We do not anticipate any changes to our work program or staffing but we will be moving to the Development Services Building at 1222 First Avenue. We will continue to hold HRB and Subcommittee meetings in this building, at least through the end of the calendar year. However, staff will be located across the plaza and meetings with property owners and consultants will likely take place there. Our phone numbers and email addresses will not change.
- The next DAS meeting will be on Wednesday, July 6, 2011. The next Policy and Archaeology Subcommittee meetings will be on Monday, July 11, 2011.
- Boardmembers will note today's agenda includes: 1 referral from Development Services; 8 individual homeowner nominations; including 1 continued item from previous agendas and the second hearing for the proposed North Park Dryden Historic District. There is one homeowner nomination in 2009, 20 homeowner nominations in 2010, and 15 homeowner nominations in 2011 that have not been reviewed by staff and brought forward for designation.

D. REQUESTS FOR CONTINUANCES

None

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

- ITEM 5 – DOROTHY SEITZ/THOMAS SHEPHERD HOUSE
- ITEM 7 – MARY MASCHAL HOUSE
- ITEM 8 – CARL B. AND MATILDA G. HAYS SPEC HOUSE NO. 1
- ITEM 9 – ROBERT AND CORA ANDERSON AND LEONARD AND HELGA JOHNSON SPEC. HOUSE #1
- ITEM 10 – SIDNEY O. SPAULDING HOUSE
- ITEM 11 – JOHN AND EMILIE WAHRENBERGER/MARTIN V. MELHORN HOUSE
- ITEM 12 – LT. EARL AND MILDRED DE LONG/WILLIAM H. WHEELER/A. L. AND A. E. DENNSTEDT CO. HOUSE

Boardmember Berge pulled Item 7 from the Consent Agenda

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEMS 8, 9, 10, 11 AND 12 ON THE CONSENT AGENDA WITH MODIFICATIONS AND ITEM 5 UNDER CRITERION D ONLY

Seconded by Chair Lemmo

Vote: 8-0-0

Motion Passes

ACTION ITEMS

ITEM 5 – DOROTHY SEITZ/THOMAS SHEPHERD HOUSE

Continued from June 2011

Applicant: James and Alice Barry represented by Vonn Marie May

Location: 7123 Olivetas Avenue, 92037, La Jolla Community, Council District 1 (1247 1-E)

Description: Consider the designation of the property located at 7123 Olivetas 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 Dorothy Seitz/Thomas Shepherd House located at 7123 Olivetas Avenue with a period of significance of 1933 as a historical resource under HRB Criteria C and D. The designation shall include the large Camphor tree and exclude the c. 1950's addition at the veranda and the garage.

Report Number: HRB-11-042

ITEM PASSED ON CONSENT AGENDA

ITEM 6 – 2137 PACIFIC HIGHWAY

Applicant: Frank Fat Properties LP represented by Marie Burke Lia

Location: 2137 Pacific Highway, 92101, Centre City Community, Council District 2 (1288 1-J)

Description: Consider the designation of the property located at 2137 Pacific Highway 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 2137 Pacific Highway under any adopted HRB Criteria.

Report Number: HRB-11-034

Staff Report by Jodie Brown

Testimony Received:

In Favor: Marie Lia, Jonathon Segal (*Phil Roth, Khoa Nguben, Matthew Segal, Brittany Segal, Christina Leeper, Garth, Erdossy, Diane, Nidoy, Tony Dittiaux, Luke Daniels, Amanda Wetjen, Gale Bucciarelli, Arturo Gonzalez*), Colin Fat, Greg Strangman, Scott Williams, Graham Downes, Ted Smith, Mike Daniels, Scott Bohrer, Elsa Ford, Russ Murfey, Marco Li Mandri

In Opposition: Dan Soderberg (*Tracey Gaskins, Pat McArron, Scott Jones, Juan Soto, Ruby Soderberg, Sam Soderberg, Ronald May, Sarai Johnson, Cecilia Conover, Paul Johnson, Hugh Gasuro*), Bruce Coons (*Liz Weens, Ashley Christensen, Carin Howard, John Oldenkamp, Patricia Hartley, Dale May, Don Taylor, Patricia Taylor, Jaye MacAskill, Diane Smith, Nancy Moors, Dionné Carlsan*), James Bregante (*Judith O'Boyle*), Jordan Davis (*Gregory May*), Melinda Reseude, Maggie Valentine, Christian Vantvilie, Larry Baretto, Alana Coons, Cecelia Moreno, Kevin Swanson, Renee Rounds, Welton Jones, Linda Canada, Barbara Louie, Suzanne Concors, Shawn Dooley, Charles Adair, Ross Lopez, Jessica McGee, Joy Dougherty, Marti Krawzberg, Don Schmidt, Pat James, Jarvis Ross, Jean Kirk

Board Discussion:

Chair Lemmo thinks this is the toughest one he has reviewed. If it was original, there would be no question. There are integrity issues, hard to quantify.

Boardmember Baksh there have been many changes over the last 30 years, integrity is gone and the owners oppose designation. He can't support designation.

Boardmember Berge wanted clarification that the owner's desire doesn't get taken into account.

Chair Lemmo stated that was correct.

Boardmember Curry mentioned the importance of the transportation history i.e. hwy 101, train, ships, freeway. The history of the people and the neighborhood, its uniqueness is very important even if it is just the bones. The tower replica and main features on the corner entry remain. Profile of building is very important and was maintained; it has streamline moderne and art deco features. We could use a little bit from Criteria A, B and C to designate it as a historical resource.

Boardmember Marrone thinks that the building qualifies under Criterion A for how it is sited to its lot and under Criterion C because it still embodies its iconic characteristics that it had when it was built. The 1970s remodel was a great example of adaptive reuse; she hopes there will be that kind of consideration for its future. She supports designation.

Chair Lemmo was in favor of designation before reading the information, because of the feeling he had for the building and knowledge of it. Overall the structure has lost a lot of its integrity, but he is troubled by the central tower which still has integrity. He is on the fence.

Boardmember Silvas is also on the fence. He is looking at Criterion A, the building was built to attract tourists and it still does.

Boardmember Jarmusch commented on the significant community support for this property. She thinks that it is a real tragedy what happened to this building. She does agree that the tower and the front corner façade are standing emblems of an iconic building. She is also on the fence.

Boardmember Garbini agrees that this is a landmark. The profile and tower hasn't changed, and added elements like neon are not troubling. If it were to be removed she would see a void. This is not a residence, it is a landmark. She supports designation.

Boardmember Berge agrees with Boardmember Garbini's comments. She supports designation under Criterion C with period of significance to include all modifications, as the modifications can be justified.

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 6 –TOPS FAT CITY CHINA CAMP BUILDING AT 2137 PACIFIC HIGHWAY AS HISTORICALLY SIGNIFICANT UNDER HISTORICAL RESOURCES BOARD CRITERION C AS THE RESOURCE EMBODIES THE DISTINCTIVE CHARACTERISTICS OF THE STREAMLINE MODERN SUB STYLE OF ARCHITECTURE WITH MODIFIED ART DECO STYLISTIC INFLUENCES THROUGH THE RETENTION OF CHARACTER DEFINING FEATURES AND RETAINS INTEGRITY FROM ITS CA. 1941 (DATE OF CONSTRUCTION) THROUGH ITS CA. 1978-79 (DATE OF REDEVELOPMENT OR REHABILITATION) PERIOD OF SIGNIFICANCE. THE RESOURCE EXHIBITS THE FOLLOWING CHARACTER DEFINING FEATURES OF THE STREAMLINE MODERN SUB STYLE OF THE CITY OF SAN DIEGO'S MODERNISM HISTORIC CONTEXT STATEMENT WITH THE MODIFIED ART DECO ELEMENTS: 1) FLAT ROOFS WITH COPING ALONG THE PARAPETS, 2) ASYMMETRICAL FAÇADE, 3) HORIZONTAL MASSING AND EMPHASIS AS EVIDENCE BY THE BASIC FORM OF THE BUILDING ESPECIALLY AS VIEWED FROM THE PRIMARY FAÇADE ALONG PACIFIC HIGHWAY AND EMPHASIZED BY THE NEON LIGHTING, 4) A SMOOTH STUCCO EXTERIOR FINISH, 5) PRIMARY HORIZONTAL ACCENTS INCLUDING THE COPING AND NEON LIGHTS WITH RESTRAINED DETAILING THAT HAS BEEN INFLUENCED AND MODIFIED BY THE SECONDARY ART DECO STEPPED ACCENTS ALONG THE PARAPET AND THE ART DECO MAGNIFIED VERTICAL ELEMENTS AT THE ENTRANCE TOWER. IN ADDITION, THE RESOURCE EXHIBITS SECONDARY STREAMLINE MODERN FEATURES SUCH AS GLASS BLOCK IN THE RETENTION OF THE ORIGINAL METAL FRAME CURVED CORNER GLASS WINDOW FLANKED BY VERTICAL FLUTED PANELS OVER THE MAIN ENTRANCE DOOR AND AT THE SOUTHWEST CORNER.

After the motion was made by Boardmember Berge; Marie Burke Lia, representing the applicant, asked for a 30-day continuance based on Municipal Code Section 123.0202d. The Board granted the continuance.

ITEM 7 – MARY MASCHAL HOUSE

Applicant: Kama Guluma & Marieka Yoder represented by Hilda van Neck-Yoder

Location: 1436 31st Street, 92102, Greater Golden Hill Community, Council District 3 (**1289 2-E**)

Description: Consider the designation of the property located at 1436 31st 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 Maschal House located at 1436 31st Street with a period of significance of 1913 and 1986-1998 under HRB Criteria A, B and C.

Report Number: HRB-11-035

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Hilda van Neck Yoder, Ashley Gardner, Anne Hoiberg, Dr. Gloria Harns

In Opposition: None

Board Discussion:

Boardmember Berge raised the issue of enough time going by in terms of having a historical prospective, she understands that the City is not limited to properties over 45 years old.

Boardmember Jarmusch was glad this was pulled from consent; she thinks this is an extraordinary house and effort by Maschal and she did not want it to pass unnoticed.

BOARD ACTION:

MOTION BY BOARDMEMBER JARMUSCH TO DESIGNATE ITEM 7 – MARY MASCHAL HOUSE PER STAFF’S RECOMMENDATION

Seconded by Vice-Chair Silvas

Vote: 7-1-0

Motion Passes

(Berge)

ITEM 8 – CARL B. AND MATILDA G. HAYS SPEC HOUSE NO. 1

Applicant: James Schwab and Gary Klein represented by Legacy 106, Inc.

Location: 4909 Kensington Drive, 92116, Kensington-Talmadge Community, Council District 3 (**1269 3-G**)

Description: Consider the designation of the property located at 4909 Kensington 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 Carl B. and Matilda G. Hays Spec House No. 1 located at 4909 Kensington Drive as a historical resource with a period of significance of 1928 under HRB Criterion C.

Report Number: HRB-11-036

ITEM PASSED ON CONSENT AGENDA

ITEM 9 – ROBERT AND CORA ANDERSON AND LEONARD AND HELGA JOHNSON SPEC. HOUSE #1

Applicant: Lubin/Engel Family Trust represented by Legacy 106, Inc.

Location: 4363 North Talmadge Drive, 92116, Kensington-Talmadge Community, Council District 3 (**1269 3-H**)

Description: Consider the designation of the property located at 4363 North Talmadge 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 Robert and Cora Anderson and Leonard and Helga Johnson Spec. House #1 located at 4363 North Talmadge Drive as a historical resource with a period of significance of 1930 under HRB Criterion C. The designation includes portions of the interior and excludes the c.1976 family room addition to the rear of the structure.

Report Number: HRB-11-037

ITEM PASSED ON CONSENT AGENDA

ITEM 10 – SIDNEY O. SPAULDING HOUSE

Applicant: Jennifer and Mathew James represented by Scott A. Moomjian

Location: 1730 Dale Street, 92102, Greater Golden Hill Community, Council District 3 (**1289 2-E**)

Description: Consider the designation of the property located at 1730 Dale 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 Sidney O. Spaulding House located at 1730 Dale Street as a historical resource with a period of significance of 1908-1909 under HRB Criterion C.

Report Number: HRB-11-038

ITEM PASSED ON CONSENT AGENDA

ITEM 11– JOHN AND EMILIE WAHRENBERGER/MARTIN V. MELHORN HOUSE

Applicant: Bryan Wright represented by Paul and Sarai Johnson

Location: 1329 Fort Stockton Drive, 92103, Uptown Community, Council District 2 (**1268 5-H**)

Description: Consider the designation of the property located at 1329 Fort Stockton 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 John and Emilie Wahrenberger/Martin V. Melhorn House located at 1329 Fort Stockton Drive as a historical resource with a period of significance of 1911 under HRB Criterion D. The designation shall exclude the current detached garage that replaced the original fire damaged garage in 2007.

Report Number: HRB-11-039

ITEM PASSED ON CONSENT AGENDA

ITEM 12 – LT. EARL AND MILDRED DE LONG/WILLIAM WHEELER/A. L. AND A. E. DENNSTEDT HOUSE

Applicant: Conover Living Trust represented by Legacy 106, Inc.

Location: 4990 Westminster Terrace, 92116, Kensington-Talmadge Community, Council District 3 (**1269 2-G**)

Description: Consider the designation of the property located at 4990 Westminster 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 Lt. Earl and Mildred De Long/William H. Wheeler/A. L. and A. E. Dennstedt Co. House located at 4990 Westminster Terrace as a historical resource with a period of significance of 1935 under HRB Criteria C and D, including the courtyard and interior elements.

Report Number: HRB-11-040

ITEM PASSED ON CONSENT AGENDA

ITEM 13 – 6758 MUIRLANDS DRIVE

Applicant: Baum Family 2010 Trust represented by Scott A. Moomjian.

Location: 6758 Muirlands Drive, 92037, La Jolla Community, Council District 1 (1247 1-G)

Description: Consider the designation of the property located at 6758 Muirlands 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 6758 Muirlands Drive under any HRB Criteria.

Report Number: HRB-11-041

Staff Report by Jennifer Feeley

Testimony Received:

In Favor: None

In Opposition: Scott Moomjian, Charlotte Baum, Bill Baum, Anne Marshall, Beverly Busch

Board Discussion:

Boardmember Berge supports designation under Criterion C with the exclusion of the 1955 and 2008 additions. Home does embody French eclectic characteristics; has questions whether or not this is really a spec house, but if it was the name should include the wife, Judith.

Boardmember Garbini concurs.

Boardmember Jarmusch thinks it is designatable and the owners acted in good faith.

Boardmember Marrone is also in favor of designation; she is intrigued by the Ulrich possibility.

Boardmember Curry is also in favor of designation, it has a good level of integrity.

Boardmember Baksh supports designation.

Chair Lemmo agrees.

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 5 – JOHN K. AND JUDITH B. WELLS SPEC HOUSE # 1 UNDER HRB CRITERION C AS A RESOURCE WHICH EMBODIES, THROUGH CHARACTER-DEFINING FEATURES, THE DISTINCTIVE CHARACTERISTICS OF A STYLE, TYPE, PERIOD, AND METHOD OF FRENCH ECLECTIC CONSTRUCTION AND RETAINS A GOOD LEVEL OF INTEGRITY FROM ITS 1928 PERIOD OF SIGNIFICANCE. THE RESOURCE

FEATURES THE FOLLOWING CHARACTER-DEFINING FEATURES OF THE FRENCH ECLECTIC STYLE: A HIPPED ROOF WITH SIDE-GABLED SECTION ALONG THE NORTH ELEVATION (SECTIONS OF WHICH FLARE UPWARD AT THE ROOF-WALL JUNCTION); STUCCO EXTERIOR WITH FALSE HALF-TIMBERING; CASEMENT WINDOWS WITH SHUTTERS; FIXED WINDOWS WITH LEADED PANES; AND DORMER WINDOWS. DESIGNATION EXCLUDES THE 1955 AND 2008 ADDITIONS WITH SQ. FT.

Seconded by Boardmember Marrone

Vote: 8-0-0

Motion Passes

*****THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 2:30PM*****

ITEM 14 –NORTH PARK DRYDEN HISTORIC DISTRICT (2nd HEARING)

Applicant: North Park Historical Society and Marks Architects, Inc.

Location: Various addresses within the intensive survey area boundaries, defined by the alley between Villa Terrace and Pershing Avenue to the west; Upas Street to the South; and the rear property line of the properties on the east side of 28th Street to the east. The northern district boundary includes the properties on the north side of Landis Street, as well as all properties up through 3727 28th Street and 3728-32 Pershing Avenue (excluding 3718 and 3726 28th St. and 3719 and 3727 Pershing Ave.), Greater North Park Community, Council District 3 (**1269 6-D**)

Description: Second hearing in the process to designate the North Park Dryden Historic District as a Historical Resource.

Today's Action: Review the North Park Dryden Historic District nomination; consider the level of owner support for the establishment of the district; establish Edward F. Bryans as a Master Builder or do not establish Bryans as a Master Builder; and designate the North Park Dryden Historic District and contributing and non-contributing resources within the District, or do not designate the North Park Dryden Historic District.

Staff Recommendation: At this time, staff recommends that the Board:

1. Establish builder Edward F. Bryans as a Master Builder.
2. Designate the North Park Dryden Historic District under HRB Criterion A as a special element of the City and neighborhood's historical, social, economic, cultural and architectural development; HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction; and HRB Criterion D, as it reflects the quality design and construction work of several established Master Builders.
3. Designate the following 100 Contributing Resources under HRB Criterion F:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3405	28th Street	4534040600	5D1	3404	Pershing Avenue	4533911400	5D1
2812	Upas Street						
3411	28th Street	4534040500	5D1	3420	Pershing Avenue	4533911600	5D1
3412	28th Street	4533921100	5B	3424	Pershing Avenue	4533911700	5D1
3419	28th Street	4534040400	5D1	3423-25	Pershing Avenue	4533920300	5D1
3420	28th Street	4533921000	5D1	3432	Pershing Avenue	4533911800	5D1
3429	28th Street	4534040300	5D1	3439	Pershing Avenue	4533920101	5D1
3435	28th Street	4534040200	5D1	3444	Pershing Avenue	4533911900	5D1
3445	28th Street	4534040100	5B	3448	Pershing Avenue	4533912000	5D1
3446	28th Street	4533920700	5B	3503	Pershing Avenue	4533331200	5B

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3505	28th Street	4534010700	5B	3510-12	Pershing Avenue	4533321700	5D1
3506	28th Street	4533332400	5B	3511	Pershing Avenue	4533331100	5D1
3519	28th Street	4534011400	5D1	3520-22	Pershing Avenue	4533321800	5D1
3520	28th Street	4533332200	5B	3530	Pershing Avenue	4533321900	5B
3528	28th Street	4533332100	5D1	3535	Pershing Avenue	4533330800	5D1
3536	28th Street	4533332000	5D1	3543	Pershing Avenue	4533330700	5D1
3544-46	28th Street	4533331900	5B	3544	Pershing Avenue	4533322100	5D1
3553	28th Street	4532440600	5B	3552	Pershing Avenue	4533322200	5D1
3554	28th Street	4533331800	5B	3553	Pershing Avenue	4533330600	5D1
3560	28th Street	4533331700	5D1	3562	Pershing Avenue	4533322300	5D1
3563	28th Street	4532440500	5B	3565-67	Pershing Avenue	4533330400	5D1
3571	28th Street	4532441400	5B	3570	Pershing Avenue	4533322400	5D1
3584	28th Street	4533331400	5D1	3578	Pershing Avenue	4533322500	5D1
3585	28th Street	4532440200	5B	3581-85	Pershing Avenue	4533330200	5D1
3594 2777	28th Street Dwight Street	4533331300	5D1	3584	Pershing Avenue	4533322600	5D1
3595	28th Street	4532440100	5D1	3592	Pershing Avenue	4533322800	5D1
3605	28th Street	4532410700	5D1	3593	Pershing Avenue	4533330100	5D1
3614	28th Street	4532322400	5B	3604	Pershing Avenue	4532311700	5D1
3619	28th Street	4532410900	5D1	3607	Pershing Avenue	4532321300	5D1
3629	28th Street	4532411000	5D1	3611	Pershing Avenue	4532321200	5D1
3635	28th Street	4532411100	5D1	3612-14	Pershing Avenue	4532311800	5D1
3638	28th Street	4532322100	5B	3619	Pershing Avenue	4532321100	5D1
3644	28th Street	4532322000	5D1	3620	Pershing Avenue	4532311900	5D1
3645	28th Street	4532411200	5B	3626-28	Pershing Avenue	4532312000	5D1
3660	28th Street	4532321800	5B	3635	Pershing Avenue	4532320900	5D1
3668	28th Street	4532321700	5D1	3638-40	Pershing Avenue	4532312100	5D1
3676	28th Street	4532321600	5B	3652	Pershing Avenue	4532312300	5D1
3686	28th Street	4532321500	5D1	3653	Pershing Avenue	4532320700	5D1
3696	28th Street	4532321400	5D1	3660	Pershing Avenue	4532312400	5D1
3706	28th Street	4530922700	5D1	3667	Pershing Avenue	4532320500	5D1
3711	28th Street	4531040500	5D1	3668-70	Pershing Avenue	4532312500	5D1
3719	28th Street	4531040400	5D1	3675	Pershing Avenue	4532320400	5D1
3727	28th Street	4531040300	5D1	3685	Pershing Avenue	4532320300	5D1
2801-03	Capps Street	4534011600	5D1	3691	Pershing Avenue	4532320200	5D1
2815-17	Capps Street	4534011100	5D1	3694	Pershing Avenue	4532312800	5B
2627	Dwight Street	4533322700	5D1	3706	Pershing Avenue	4530911500	5D1
2710	Landis Street	4530921300	5D1	3720	Pershing Avenue	4530911700	5D1
2715	Landis Street	4532320100	5D1	3728-32	Pershing Avenue	4530911800	5D1
2716	Landis Street	4530921400	5D1	2718	Upas Street	4533920600	5D1
2727-29	Landis Street	4532321400	5D1	2728	Upas Street	4533921300	5D1
2632-38	Myrtle Avenue	4533321600	5D1	2738	Upas Street	4533921400	5D1

4. Establish the following 36 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3430	28th Street	4533920900	6L	3410	Pershing Avenue	4533911500	6L
3438	28th Street	4533920800	6Z	3415	Pershing Avenue	4533920400	6L
3511	28th Street	4534011300	6Z	3429-33	Pershing Avenue	4533920200	6Z
3516	28th Street	4532321600	6L	3435	Pershing Avenue	4533920103	6Z
3529	28th Street	4534011500	6Z	3521	Pershing Avenue	4533331000	6L
3570	28th Street	4533331600	6L	3527	Pershing Avenue	4533330900	6L
3574	28th Street	4533331500	6L	3536	Pershing Avenue	4533322000	6L
3575	28th Street	4532440300	6L	3557-59	Pershing Avenue	4533330500	6L
3604	28th Street	4532322500	6Z	3575	Pershing Avenue	4533330300	6L
3611	28th Street	4532410800	6L	3629	Pershing Avenue	4532321000	6L
3620	28th Street	4532322300	6Z	3642-46	Pershing Avenue	4532312200	6L
3630	28th Street	4532322200	6L	3645	Pershing Avenue	4532320800	6L
3650-52	28th Street	4532321900	6L	3659-61	Pershing Avenue	4532320600	6L
3705	28th Street	4531040600	6Z	3676	Pershing Avenue	4532312600	6Z
3712	28th Street	4530922600	6L	3686	Pershing Avenue	4532312700	6Z
2628	Landis Street	4530911400	6Z	3712	Pershing Avenue	4530911600	6L
2704	Landis Street	4530921200	6L	2628	Upas Street	4533911300	6L
2707	Myrtle Avenue	4533920102	6Z	2704	Upas Street	4533920500	6L

Report Number: HRB-11-033

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Katherine Hon (*Steve Hon*), Phyllis Shess, Vicki Granowitz, Bruce Coons

In Opposition: Patti Anderson-Craven, Julie Kuck

Board Discussion:

Boardmember Baksh is glad to see a few more homes added as contributing resources, supports adding 3630 28th Street as a contributor to the district. With regard to the porches, he has been on the fence but is not opposed to 3516 28th Street and 3557-59 Pershing also being contributors to the district.

Boardmember Curry supports Staff's recommendation with the addition of the three properties (3630 28th Street, 3516 28th Street and 3557-59 Pershing Avenue).

Boardmember Marrone is also in support of Staff's recommendation and in support of including the three properties as contributors (3630 28th Street, 3516 28th Street and 3557-59 Pershing Avenue).

Chair Lemmo agrees with Boardmember Marrone.

Boardmember Silvas also agrees.

Boardmember Jarmusch is in support of the two Dryden houses with enclosed porches being included, she is on the fence on 3630 28th Street. If 3535 Pershing Avenue is considered a contributor then the two Dryden homes should be as well.

Boardmember Garbini is in support of the two Dryden homes with enclosed porches, as well as 3630 28th Street but remove the screen in the front.

Boardmember Berge mentioned an idea for future expansion, if you go beyond this district; you have a new theme for 2nd units added to address needed housing. In regards to second story additions, if 2710 Landis Street is a contributor and compatible with the district then 3511 28th Street should be as well, we need to be consistent. She is in favor of changing all of the porch enclosures to 6L. She supports including 3630 28th Street, 3516 28th Street and 3557-59 Pershing Avenue and the Spanish colonial revival, 3511 28th Street.

Boardmember Jarmusch commented that the justification for including the Dryden porch enclosures is that it is the Dryden District.

Boardmember Garbini asked what the difference between the 6L and 6Z was.

BOARD ACTION:

MOTION BY CHAIR LEMMO ADOPT STAFF'S RECOMMENDATION FOR DESIGNATION OF THE DISTRICT WITH THE INCLUSION OF FOUR (4) PROPERTIES AS CONTRIBUTING RESOURCES; 3511 28th STREET, 3516 28th STREET, 3630 28th STREET AND 3557-57 PERSHING AVENUE

Seconded by Boardmember Berge

Vote: 8-0-0

Motion Passes

REMINDER:

NEXT BOARD MEETING DATE:

Thursday, July 28, 2011

LOCATION:

City Administration Building
12th Floor, Council Committee Room

MEETING ADJOURNED AT 5:44PM