



THE CITY OF SAN DIEGO

# Historical Resources Board

## AGENDA

**September 27, 2007 at 1:00 PM**

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

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*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 are advised 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 May 24, 2007**

**ITEM 1B - APPROVAL OF MINUTES OF July 26, 2007**

**ITEM 1C - APPROVAL OF MINUTES OF August 23, 2007**

### **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: 3.0 MINUTES TIME PER SPEAKER.



**City Planning & Community Investment**

202 C Street, MS 4A • San Diego, CA 92101-3865

Tel (619) 235-5200 Fax (619) 533-5951

**ITEM 3 - ADMINISTRATIVE ITEMS**

- A. Board Administrative Matters and General Information
  - Absences
  - Other General Information
- B. Conflict of Interest Declarations
- C. Staff Report
- D. 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 staff's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board, unless otherwise noted in the motion.

**ACTION ITEMS**

**ITEM 5 — 777 BEECH STREET**

Applicant: Peter Janopaul, referred from the City Centre Development Corporation

Location: 777 Beech Street, Centre City Community, Council District 2

Description: Consider the proposed project relative to the Secretary of the Interior's Standards for Rehabilitation (the Standards)

Today's Action: Determination of consistency with Secretary of the Interior's Standards

Staff Recommendation: Find that the proposed 777 Beach Street project is consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation with respect to the adjacent, historically designated El Cortez building, located at 702 Ash Street. The specific Standards for Rehabilitation that apply to the proposed new structure are Standards 2, 9 and 10.

Report Number: HRB-07-066

**ITEM 6 — ISSAC LYON BUILDING, 1479 J STREET & ISSAC LYON RENTAL PROPERTY, 360 15<sup>th</sup> STREET (Continued from April 2007; May 2007)**

Applicant: Kathleen Crawford on behalf of the estate of Kenneth Cummings, referred from the City Centre Development Corporation

Location: 1479 J Street & 360 15<sup>th</sup> Street, Centre City Community, Council District 2

Description: Consider the designation of the Issac Lyon Building, located at 1479 J Street, and the Issac Lyon Rental Property, located at 360 15<sup>th</sup> Street, as historical resources.

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

Staff Recommendation: Designate the Issac Lyon Building at 1479 J Street and the Issac Lyon Rental Property at 360 15<sup>th</sup> Street under HRB Criterion C as rare examples of Victorian commercial and residential vernacular architecture in downtown San Diego.

Report Number: HRB-07-025 and Supplemental Staff Memos dated April 19, 2007, May 8, 2007 and September 12, 2007

**ITEM 7 — J. B. DRAPER SPEC HOUSE #1 (Continued from July 2007)**

Applicant: Dr. Ray Brandes and Scott Moomjian, on behalf of Elsa D. Benedict, owner

Location: 3563 28<sup>th</sup> Street, Greater North Park Community, Council District 3

Description: Consider the designation of the J. B. Draper Spec House #1, located at 3563 28<sup>th</sup> Street, as a historical resource.

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

Staff Recommendation: Designate the J. B. Draper Spec House #1, located at 3563 28<sup>th</sup> Street, as a historical resource under HRB Criterion C as an excellent example of the Prairie style of architecture.

Report Number: HRB-07-048 and Staff Memo dated September 13, 2007

**ITEM 8 — THE PACIFIC BUILDING COMPANY SPEC HOUSE #2 (Continued from July 2007)**

Applicant: IS Architecture, on behalf of owners Frank and Robin D'Esti

Location: 1517 Granada Avenue, Greater Golden Hill Community, Council District 3

Description: Consider the designation of the Pacific Building Company Spec House #2, located at 1517 Granada Avenue, as a historical resource.

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

Staff Recommendation: Designate the Pacific Building Company Spec House #2 as a historical resource under HRB Criterion C as a good example of Prairie architecture, and HRB Criterion D as the work of the Pacific Building Company, an established Master Builder.

Report Number: HRB-07-050 and Staff Memo dated September 13, 2007

**ITEM 9 — ELINOR MEADOWS APARTMENT BUILDING**

Applicant: Sarai Johnson on behalf of the owners, Stone Meadows, LLC

Location: 3065 Third Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Elinor Meadows Apartment Building, located at 3065 Third Avenue, as a historical resource.

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

Staff Recommendation: Designate the Elinor Meadows Apartment Building, located at 3065 Third Avenue, as a historical resource based on HRB Criteria B for its association with Elinor Meadows an important person and HRB Criteria C as an excellent and iconic example of Craftsman style architecture.

Report Number: HRB-07-067

**ITEM 10 — JOHNSON RESIDENCE**

Applicant: Johnson Trust, owner

Location: 1857 Viking Way, La Jolla Community, Council District 1

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the important archaeology site, as presented.

Report Number: HRB-07-068

**ITEM 11 — BURLINGAME HISTORIC DISTRICT AMENDMENT (1<sup>st</sup> HEARING)**

Applicant: City of San Diego, City Planning & Community Investment, Historical Resources Section

Location: Various addresses within the intensive survey area (existing Burlingame Historic District boundaries), defined by the properties extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west.

Description: First hearing to consider the proposed district amendment to change the Burlingame Historical District type from a Voluntary/Traditional Historical District to a Geographic/Traditional Historical District.

Today's Action: Review the proposed amendment to the existing Burlingame Historical District to change the district type from a Voluntary/Traditional Historical District to a Geographic/Traditional Historical District; take public testimony; provide direction to staff regarding the amendment, including the classification of all contributing and non-contributing resources; determine whether the proposed amendment is consistent with adopted HRB Policy 4.1 and Land Development Code (LDC) Section 123.0205, and direct staff to docket the Burlingame district amendment for a second HRB hearing for designation as a Geographic/Traditional Historical District.

Staff Recommendation:

1. Review the proposed district amendment to change the district type from a Voluntary/Traditional Historical District to a Geographic/Traditional Historical District and provide direction, based on adopted HRB District Policy 4.1 and consistent with LDC Section 123.0205: Amendment or Recision of Historical Resource Designation.
2. Review the proposed classification of the following 16 properties as Contributing Resources:

APN #	Street No.	Street Name	Status Code	Board Action
539-043-08	2404	32nd Street	5D1	n/a
539-032-09	2408	Capitan Avenue	5D1	n/a
539-041-11	2406	Dulzura Avenue	5D1	n/a
539-044-08	3171	Kalmia Street	5B	n/a
453-711-06	3010	Laurel Street	5D1	n/a
453-711-07	3016	Laurel Street	5B	n/a
453-711-08	3024	Laurel Street	5B	n/a
453-713-22	3030	Laurel Street	5D1	n/a
539-032-01	3031	Laurel Street	5D1	n/a
453-713-14	3134	Maple Street	5D1	n/a
453-722-13	3178	Maple Street	5D1	8/23/2007
539-031-05	2404	San Marcos Ave	5B	n/a
539-031-07	2424	San Marcos Ave	5D1	n/a
539-032-03	2455	San Marcos Ave	5D1	n/a
453-722-03	2625	San Marcos Ave	5D1	n/a
453-722-06	2653	San Marcos Ave	5D1	n/a

3. Review the proposed classification of the following 25 properties as Non-Contributing Resources:

APN #	Street No.	Street Name	Status Code	Board Action
539-042-07	2405	Dulzura Avenue	6L	7/26/2007
539-033-04	3025	Kalmia Street	6L	n/a
539-033-05	3031	Kalmia Street	6Z	n/a
539-033-09	3061	Kalmia Street	6L	7/26/2007
539-044-09	3183	Kalmia Street	6Z	n/a
453-724-12	3106	Laurel Street	6Z	n/a
453-724-09	3124	Laurel Street	6L	1/25/2007
453-723-05	3176	Laurel Street	6Z	n/a
453-713-15	3124	Maple Street	6L	n/a
453-724-01	3127	Maple Street	6L	n/a
453-713-13	3144	Maple Street	6L	n/a
453-722-18	3150	Maple Street	6Z	DEMO
453-724-04	3161	Maple Street	6Z	n/a
453-723-01	3175	Maple Street	6L	1/26/2006
453-723-03	3185	Maple Street	6L	n/a
453-722-11	3190	Maple Street	6Z	n/a
539-032-05	2433	San Marcos Ave	6L	1/25/2007
453-711-24	2532	San Marcos Ave	6Z	n/a
453-721-01	2602	San Marcos Ave	6Z	n/a
453-721-04	2624	San Marcos Ave	6L	n/a
453-721-05	2632	San Marcos Ave	6Z	n/a
453-721-07	2654	San Marcos Ave	6Z	n/a
453-721-08	2660	San Marcos Ave	6Z	n/a
453-721-09	2672	San Marcos Ave	6Z	n/a
453-721-10	2680	San Marcos Ave	6Z	n/a

4. Find that the proposed amendment is consistent with adopted HRB Policy 4.1 and LDC Section 123.0205, and direct staff to docket the Burlingame district amendment for a second HRB hearing to change the district type to a Geographic/Traditional Historical District and to designate the remaining contributing resources.

If the Board cannot find that the amendment is consistent with adopted HRB Policy 4.1 or LDC Section 123.0205, it should be returned to staff with direction.

Report Number: HRB-07-069

**ITEM 12 — GERTRUDE OSSENBERG HOUSE**

Applicant: Linda Canada on behalf of the owners, Amber Eck-Duby and Jeff Duby

Location: 3614 Hyacinth Drive, Peninsula Community, Council District 2

Description: Consider the designation of the Gertrude Ossenbureg House, located at 3614 Hyacinth Drive, as a historical resource.

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

Staff Recommendation: Designate the Gertrude Ossenbureg House, located at 3614 Hyacinth Drive in Point Loma, as a historical resource under HRB Criterion C as an excellent example of the Spanish Eclectic architectural style, excluding the garage, shed and rear yard site work.

Report Number: HRB-07-070

**ITEM 13 — ADDIE MCGILL/DAVID O. DRYDEN HOUSE SPEC HOUSE #1**

Applicant: Legacy 106, on behalf of owners Julia Cline and Eric Miersma

Location: 3503 Pershing Avenue, Greater North Park Community, Council District 3

Description: Consider the designation of the Addie McGill/David O. Dryden House Spec House #1, located at 3503 Pershing Avenue, as a historical resource.

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

Staff Recommendation: Designate the Addie McGill/David O. Dryden House Spec House #1, located at 3503 Pershing Avenue, under HRB Criterion C as a good example of Craftsman bungalow architecture and HRB Criterion D as the work of Master Builder David O. Dryden.

Report Number: HRB-07-071

**ITEM 14 — FREDRIC AND MYRLE MURRAY SPEC HOUSE #1**

Applicant: Vonn Marie May, on behalf of owners Geoffrey Sheenan and Dr. Melissa Houser

Location: 909 Hayes Avenue, Uptown Community, Council District 3

Description: Consider the designation of the Fredric and Myrle Murray Spec House #1, located at 909 Hayes Avenue, as a historical resource.

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

Staff Recommendation: Designate the Fredric and Myrle Murray Spec House #1 located at 909 Hayes Avenue as a historical resource under HRB Criterion C as a good example of Spanish Eclectic architecture.

Report Number: HRB-07-072

**ITEM 15 — T. CLAUDE RYAN HOUSE**

Applicant: Scott Moomjian on behalf of the owners

Location: 548 San Fernando Street, Peninsula Community, Council District 2

Description: Consider the designation of the Claude and Gladys Ryan House, located at 548 San Fernando Street, as a historical resource.

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

Staff Recommendation: Designate the T. Claude Ryan House, located at 548 San Fernando Street in Point Loma, under HRB Criterion B as the primary residence of historic person T. Claude Ryan.

Report Number: HRB-07-073

**ADJOURNMENT**

**ENCLOSURES (with printed copy only):**

1. Minutes of Board Meetings of May 24, 2007, July 26, 2007 and August 23, 2007
2. Staff Reports and supporting information for Items 5 through 15

**REMINDERS:**

**NEXT BOARD MEETING DATE:** October 25, 2007

**LOCATION:** City Administration Building  
12<sup>th</sup> Floor, Council Committee Room

**NEXT SUBCOMMITTEE MEETING DATES (subject to change with appropriate notice)**

**Design Assistance Subcommittee** meets the first Wednesday of the month, from 3:00 PM to 5:00 PM. The next regularly scheduled meeting will be held on Wednesday, October 3, 2007.

**Policy Subcommittee** meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, October 8, 2007.

**Archaeology Subcommittee** meets the second Monday of every other month at 4:00 PM. The next meeting will be held on Monday, November 12, 2007.

**LOCATION:** City Administration Building  
4<sup>th</sup> Floor, Large Conference Room, unless otherwise noted