

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF APRIL 23, 2015  
NORTH TERRACE ROOMS, SAN DIEGO CONCOURSE  
202 C STREET, SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair Lemmo at 1:09PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
2 <sup>nd</sup> Vice Chairperson	Linda Marrone	Present
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Maria Curry	Absent
Boardmember	Tom Larimer	Present
Boardmember	Evelya Rivera	Absent
Boardmember	Abel Silvas	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary  
Kelley Stanco, Senior Planner  
Jodie Brown, Senior Planner  
Camille Pekarek, Associate Planner  
Joseph Castro, Associate Planner

Legal Counsel in Attendance: Shannon Thomas, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES for March 26, 2015**

Minutes were sent to back to Staff to verify the final vote results for Item 8.

**ITEM 2 - PUBLIC COMMENT**

None

**ITEM 3 - ADMINISTRATIVE ITEMS**

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

• **ABSENCES**

Boardmember Curry notified Staff she would not be in attendance.

• **OTHER GENERAL INFORMATION**

- ✓ Request for Continuance for Item 6-4348 Middlesex Drive
- ✓ Draft March 26, 2015 Minutes
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Silvas announced that the 41st- Annual Cupa Days Celebration is Saturday and Sunday, May 2 & 3 at the Pala Band of Mission Indians reservation.

**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**

- Just a reminder to everyone that the California Preservation Foundation Conference will be held next week here in San Diego at the Naval Training Center. The Conference will be held Wednesday April 29<sup>th</sup> through Saturday May 2<sup>nd</sup>, and you can still register online at [californiapreservation.org](http://californiapreservation.org).
- May is National Historic Preservation Month. We will be celebrating with our Annual HRB Awards ceremony on Thursday, May 28<sup>th</sup> in the Copper Room of the City Concourse. The ceremony will be held at the start of the HRB Hearing, and we encourage everyone to attend and help us acknowledge and celebrate this year's very deserving recipients.
- The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, May 6, 2015 at 4:00 PM in Conference Room 5C on the 5th floor of Development Services. The next regularly scheduled Policy Subcommittee meeting will be held on Monday, May 11, 2015 at 3:00pm in Conference Room 4C on the 4th floor of Development Services. The next Archaeology Subcommittee meeting will be held on Monday, Monday, May 11, 2015.

**D. REQUESTS FOR CONTINUANCES**

The Applicant for Item 6 - 4348 Middlesex Drive is asking for a 30-day continuance to the May 28, 2015 agenda.

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO CONTINUE 6 - 4348 MIDDLESEX DRIVE FOR 30-DAYS TO THE MAY 2015 AGENDA**

Seconded by Boardmember Berge

Vote: 8-0-0

Motion Passes

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

ITEM 7 – UNIVERSITY HEIGHTS WATER STORAGE AND PUMPING STATION HISTORIC DISTRICT

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO APPROVE ITEM 7 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION**

Seconded by Boardmember Berge

Vote: 8-0-0

Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – NATHAN RIGDON SPEC HOUSE #3**

**Continued from March 2015**

Applicant: Elizabeth Willis Revocable Trust represented by Legacy 106, Inc

Location: 1515 West Lewis Street, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the Amendment of the Nathan Rigdon Spec House #3 (HRB #1113) located at 1515 West Lewis Street to include Designation under HRB Criterion B.

Today's Action: Amend the designation of the Nathan Rigdon Spec House #3 (HRB #1113) to include designation under HRB Criterion B or do not amend the designation to include designation under HRB Criterion B.

Staff Recommendation: Do not amend the designation of the Nathan Rigdon Spec House #3 (HRB Site #1113) located at 1515 West Lewis Street to include designation under HRB Criterion B.

Report Number: Memo dated April 9, 2015 and HRB 15-013

Staff Report by Camille Pekarek

**Testimony Received:**

In Favor: None

In Opposition: Kiley Wallace, Ron May, Alexandra Wallace

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BERGE TO AMEND THE DESIGNATION OF HRB SITE# 1113, LOCATED AT 1515 WEST LEWIS STREET TO INCLUDE HRB CRITERION B, WITH THE NAME BEING AMENDED TO THE RUTH LINDLEY/NATHAN RIGDON HOUSE. THIS AMENDMENT IS BASED UPON THE FOLLOWING FINDINGS: THE PROPERTY IS HISTORICALLY SIGNIFICANT UNDER CRITERION B FOR ITS ASSOCIATION WITH RUTH LINDLEY, WHOSE CONTRIBUTIONS TO LOCAL AND NATIONAL MILITARY AVIATION ARE DOCUMENTED IN THE RECORDS OF HER SERVICE IN THE WOMEN AIRFORCE SERVICE PILOTS (WASP) FROM 1943-1944. THE WASPS WERE AWARDED THE CONGRESSIONAL GOLD MEDAL, COLLECTIVELY, IN RECOGNITION OF BEING THE FIRST WOMEN TO FLY AMERICAN MILITARY AIRCRAFT AND FOR FORGING REVOLUTIONARY REFORM IN THE UNITED STATES MILITARY. HER FLIGHT JACKET AND WINGS ARE IN THE SMITHSONIAN INSTITUTION. HER PAPERS, INCLUDING LETTERS WRITTEN HOME TO SAN DIEGO AS A WASP IN TEXAS AND FLORIDA, ARE IN THE OFFICIAL WASP ARCHIVES IN TEXAS. SHE WAS ONE OF ONLY THREE WOMEN FROM THE SAN DIEGO AREA TO QUALIFY FOR THE WASP. IN PARTICULAR, LINDLEY'S LETTERS WRITTEN HOME DURING THE WAR ARE SIGNIFICANT PRIMARY HISTORICAL DOCUMENTS AND ATTEST TO HER ASSOCIATION WITH THE PROPERTY DURING THE 1943-1944 PERIOD OF HER SIGNIFICANCE MORE THAN ANY OTHER VIABLE RESOURCE. IN ADDITION, THE RESOURCE RETAINS ENOUGH INTEGRITY FROM THIS PERIOD OF SIGNIFICANCE TO CONVEY ITS HISTORICAL SIGNIFICANCE. THIS FINDING IS FURTHER SUPPORTED BY INFORMATION IN THE HISTORICAL RESEARCH REPORT, STAFF REPORT AND WRITTEN AND ORAL EVIDENCE PRESENTED AT THE DESIGNATION HEARING.**

Seconded by Boardmember Woods

Vote: 6-2-0

Motion Passes

*(Lemmo, Larimer)*

**ITEM 6 – VISTA DEL VALLE**

Applicant: Reginald and Rhianna White represented by Scott A. Moomjian

Location: 4348 Middlesex Drive, 92116, Kensington-Talmadge Community, Council District 9 (1269 2-H)

Description: Consider the designation of the property located at 4348 Middlesex 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 Vista del Valle located at 4348 Middlesex Drive as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation excludes the modified rear detached garage and all other existing detached accessory structures.

Report Number: HRB 15-022

CONTINUED TO THE MAY 2015 AGENDA AT THE APPLICANTS REQUEST

**ITEM 7 – UNIVERSITY HEIGHTS WATER STORAGE AND PUMPING STATION HISTORIC DISTRICT**

Applicant: North Park Historical Society

Owner: City of San Diego

Location: 2725 El Cajon Boulevard (APN 445-431-01-00 and 445-542-01-00), 92104, Greater North Park Community, Council District 3

Description: Consider the designation of the University Heights Water Storage and Pumping Station Historic District located at 2725 El Cajon Boulevard (APN 445-431-01-00 and 445-542-01-00) 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 University Heights Water Storage and Pumping Station Historic District located at 2725 El Cajon Boulevard (APN 445-431-01-00 and 445-542-01-00) as a historical resource with a period of significance of 1924-1967 under HRB Criterion E.

Report Number: HRB-15-023

ITEM PASSED ON CONSENT

**ITEM 8 – RUSSELL AND EMMA BATES SPEC HOUSE #2**

Applicant: Amato Evan and Maria P D Dio represented by Archaeos

Location: 2435 32<sup>nd</sup> Street, 92104, Greater North Park Community, Council District 3 (1289 1-E)

Description: Consider the designation of the property located at 2435 32<sup>nd</sup> 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 Russell and Emma Bates Spec House #2 located at 2435 32<sup>nd</sup> Street as a historical resource with a period of significance of 1927 under HRB Criterion C.

Report Number: HRB 15-021

Staff Report by Joseph Castro

**Testimony Received:**

In Favor: Ruth Alter

In Opposition: None

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 7 -RUSSELL AND EMMA BATES  
SPEC HOUSE #2 PER STAFF'S RECOMMENDATION AND CHANGING THE PERIOD OF  
SIGNIFICANCE TO 1926-1927**

Seconded by Boardmember Larimer

Vote: 7-1-0  
(*Woods*)

Motion Passes

**REMINDER:      NEXT BOARD MEETING DATE:** Thursday, May 28, 2015

**LOCATION:** Copper Room, San Diego Concourse

**MEETING ADJOURNED AT 2:12PM**