



THE CITY OF SAN DIEGO

# Historical Resources Board AGENDA

**THURSDAY, MAY 26, 2011 AT 1:00 PM**  
CITY COUNCIL COMMITTEE HEARING ROOM  
12TH FLOOR, CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101

*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) 533-6301 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.*

## ◆◆SPECIAL ORDER OF BUSINESS◆◆

### ANNUAL AWARDS FOR EXCELLENCE IN HISTORIC PRESERVATION AWARDED BY THE HISTORICAL RESOURCES BOARD

**Board Hearing will begin after the conclusion of the Awards Ceremony**

**ITEM 1 - APPROVAL OF MINUTES FOR** April 28, 2011

**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 5A • 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.

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**ACTION ITEMS**

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**ITEM 5 –NORTH PARK DRYDEN HISTORIC DISTRICT (1<sup>st</sup> HEARING)**

**Continued from April 2011**

Applicant: North Park Historical Society

Location: Various addresses within the intensive survey area boundaries, defined by the alley between Villa Terrace and Pershing Drive to the west; Upas Street to the South; and the rear property line of the properties on the east side of 28<sup>th</sup> 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 28<sup>th</sup> Street and 3728-32 Pershing Avenue, 92104; Greater North Park Community; Council District 3 (**1269 6-D**)

Description: First hearing to consider the designation of the North Park Dryden Historic District as a Historical Resource.

Today's Action: Review the North Park Dryden Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

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

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1912-1941, with or without further direction;
5. Review the information provided to support the establishment of Edward F. Bryans as a Master Builder and forward the issue to the second hearing for consideration.
6. Consider the classification of the following 97 properties as Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3405	28th Street	4534040600	5D1	3424	Pershing Avenue	4533911700	5D1
3411	28th Street	4534040500	5D1	3425	Pershing Avenue	4533920300	5D1
3419	28th Street	4534040400	5D1	3432	Pershing Avenue	4533911800	5D1
3420	28th Street	4533921000	5D1	3439	Pershing Avenue	4533920101	5D1
3429	28th Street	4534040300	5D1	3444	Pershing Avenue	4533911900	5D1
3435	28th Street	4534040200	5D1	3448	Pershing Avenue	4533912000	5D1
3445	28th Street	4534040100	5B	3503	Pershing Avenue	4533331200	5B
3506	28th Street	4533332400	5B	3535	Pershing Avenue	4533330800	5D1
3519	28th Street	4534011400	5D1	3553	Pershing Avenue	4533330600	5D1
3528	28th Street	4533332100	5D1	3562	Pershing Avenue	4533322300	5D1
3560	28th Street	4533331700	5D1	3570	Pershing Avenue	4533322400	5D1
3563	28th Street	4532440500	5B	3578	Pershing Avenue	4533322500	5D1
3584	28th Street	4533331400	5D1	3584	Pershing Avenue	4533322600	5D1
3585	28th Street	4532440200	5B	3585	Pershing Avenue	4533330200	5D1
3594	28th Street	4533331300	5D1	3592	Pershing Avenue	4533322800	5D1
3595	28th Street	4532440100	5D1	3604	Pershing Avenue	4532311700	5D1
3605	28th Street	4532410700	5D1	3611	Pershing Avenue	4532321200	5D1
3614	28th Street	4532322400	5B	3619	Pershing Avenue	4532321100	5D1
3619	28th Street	4532410900	5D1	3620	Pershing Avenue	4532311900	5D1
3629	28th Street	4532411000	5D1	3653	Pershing Avenue	4532320700	5D1
3635	28th Street	4532411100	5D1	3660	Pershing Avenue	4532312400	5D1
3645	28th Street	4532411200	5B	3667	Pershing Avenue	4532320500	5D1
3660	28th Street	4532321800	5B	3675	Pershing Avenue	4532320400	5D1
3668	28th Street	4532321700	5D1	3685	Pershing Avenue	4532320300	5D1
3676	28th Street	4532321600	5B	3691	Pershing Avenue	4532320200	5D1
3686	28th Street	4532321500	5D1	3694	Pershing Avenue	4532312800	5B
3696	28th Street	4532321400	5D1	3706	Pershing Avenue	4530911500	5D1
3706	28th Street	4530922700	5D1	3720	Pershing Avenue	4530911700	5D1
3727	28th Street	4531040300	5D1	3420	Pershing Avenue	4533911600	5D1
3412	28th Street	4533921100	5B	3510-12	Pershing Avenue	4533321700	5D1
3446	28th Street	4533920700	5B	3511	Pershing Avenue	4533331100	5D1
3505	28th Street	4534010700	5B	3520-22	Pershing Avenue	4533321800	5D1
3520	28th Street	4533332200	5B	3530	Pershing Avenue	4533321900	5B
3536	28th Street	4533332000	5D1	3543	Pershing Avenue	4533330700	5D1
3546	28th Street	4533331900	5B	3544	Pershing Avenue	4533322100	5D1
3553	28th Street	4532440600	5B	3552	Pershing Avenue	4533322200	5D1
3554	28th Street	4533331800	5B	3565-67	Pershing Avenue	4533330400	5D1
3571	28th Street	4532441400	5B	3593	Pershing Avenue	4533330100	5D1
3638	28th Street	4532322100	5B	3607	Pershing Avenue	4532321300	5D1
3711	28th Street	4531040500	5D1	3626-28	Pershing Avenue	4532312000	5D1
3715-19	28th Street	4531040400	5D1	3635	Pershing Avenue	4532320900	5D1
2801-03	Capps Street	4534011600	5D1	3638-40	Pershing Avenue	4532312100	5D1
2627	Dwight Street	4533322700	5D1	3652	Pershing Avenue	45323123	5D1
2715	Landis Street	4532320100	5D1	3668-70	Pershing Avenue	4532312500	5D1
2716	Landis Street	4530921400	5D1	3728-32	Pershing Avenue	4530911800	5D1
2710	Landis Street	4530921300	5D1	2718	Upas Street	4533920600	5D1

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
2727-29	Landis Street	4532320200	5D1	2738	Upas Street	4533921400	5D1
2632-38	Myrtle Avenue	4533321600	5D1	2728	Upas Street	4533921300	5D1
3404	Pershing Avenue	4533911400	5D1				

7. Consider the classification of the following 39 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	3435	Pershing Avenue	4533920103	6Z
3529	28th Street	4534011500	6Z	3629	Pershing Avenue	4532321000	6L
3574	28th Street	4533331500	6L	3645	Pershing Avenue	4532320800	6L
3575	28th Street	4532440300	6L	3676	Pershing Avenue	4532312600	6Z
3604	28th Street	4532322500	6Z	3686	Pershing Avenue	4532312700	6Z
3611	28th Street	4532410800	6L	3712	Pershing Avenue	4530911600	6L
3620	28th Street	4532322300	6Z	3429-33	Pershing Avenue	4533920200	6Z
3630	28th Street	4532322200	6L	3521	Pershing Avenue	4533331000	6L
3644	28th Street	4532322000	6L	3527	Pershing Avenue	4533330900	6L
3650	28th Street	4532321900	6L	3536	Pershing Avenue	4533322000	6L
3705	28th Street	4531040600	6Z	3557-59	Pershing Avenue	4533330500	6L
3516	28th Street	4532321600	6L	3575	Pershing Avenue	4533330300	6L
3570	28th Street	4533331600	6L	3612-14	Pershing Avenue	4532311800	6L
3712	28th Street	4530922600	6L	3642-46	Pershing Avenue	4532312200	6L
2815-17	Capps Street	4534011100	6Z	3659-61	Pershing Avenue	4532320600	6L
2628	Landis Street	4530911400	6Z	2628	Upas Street	4533911300	6L
2704	Landis Street	4530921200	6L	2704	Upas Street	4533920500	6L
2707	Myrtle Avenue	4533920102	6Z				

8. Find that the nomination is complete based upon this direction, and direct staff to docket the North Park Dryden District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Report Number: Staff memo dated May 19, 2011 and HRB-11-025

**ITEM 6 – THE HARRY AND HATTIE STONE HOUSE**

Applicant: Giovanna and Nicholas Scheidler represented by Paul and Sarai Johnson

Location: 3330 Albatross Street, 92103, Uptown Community, Council District 2 (1269 7-A)

Description: Consider the designation of the property located at 3330 Albatross 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 Harry and Hattie Stone House located at 3330 Albatross Street as a historical resource with a period of significance of 1908 to 1921 under HRB Criterion C.

Report Number: HRB-11-027

**ITEM 7 – FREDRICK AND ADA SEDGWICK/PEAR PEARSON HOUSE**

Applicant: Cesar and Adriana Lopez

Location: 3602 Villa Terrace, 92104, Greater North Park Community, Council District 3 (**1269 6-D**)

Description: Consider the designation of the property located at 3602 Villa 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 Fredrick and Ada Sedgwick/Pear Pearson House located at 3602 Villa Terrace as a historical resource with a period of significance of 1921 under HRB Criteria C and D.

Report Number: HRB-11-029

**ITEM 8 – 7123 OLIVETAS AVENUE**

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: Do not designate the property located at 7123 Olivetas Avenue under any adopted HRB Criteria.

Report Number: HRB-11-030

**ITEM 9 – EMMA SPARGLE CHANTER/MARTIN V. MELHORN HOUSE**

Applicant: Charles Leib and Frank Delouise represented by IS Architecture

Location: 4139 Palmetto Way, 92103, Uptown Community, Council District 2 (**1268 5-H**)

Description: Consider the designation of the property located at 4139 Palmetto Way 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 Emma Spargle Chanter/Martin Melhorn House located at 4139 Palmetto Way as a historical resource with a period of significance of 1922 under HRB Criterion C and D. The designation shall exclude the c.1940s-50s laundry room addition to the original detached garage.

Report Number: HRB-11-031

**ITEM 10 – IDA KUHN HOUSE**

Applicant: Peshel and Thale Family Trust(s) represented by Legacy 106, Inc.

Location: 3607 Lark Street, 92103, Uptown Community, Council District 2 (**1268 6-H**)

Description: Consider the designation of the property located at 3607 Lark 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 Ida Kuhn House located at 3607 Lark Street as a historical resource with a period of significance of 1924 under HRB Criterion C. Interior elements included in the designation include the Batchelder tile fireplace; carved wood balustrade and staircase with corner seats in the staircase landing; and built in cabinetry at the breakfast room

and entry. The 2010 remodeled sunroom addition; 1947 bathroom addition; 1940s garage and laundry room addition; and 2010 second floor addition are excluded from the designation.

Report Number: HRB-11-032

#### **ITEM 11 – GEORGE F. HOPKINS HOUSE**

Applicant: Myron & Susan Fleming Trust represented by Scott A. Moomjian

Location: 3223 2<sup>nd</sup> Avenue, 92103, Uptown Community, Council District 2 (**1269 7-A**)

Description: Consider the designation of the property located at 3223 2<sup>nd</sup> 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 George F. Hopkins House located at 3223 2<sup>nd</sup> Avenue as a historical resource with a period of significance of c.1909 under HRB Criterion C. The garage addition is excluded from the designation.

Report Number: HRB-11-015

#### **ADJOURNMENT**

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

Staff Reports and/or supporting information for Item 5 through 11

#### **REMINDERS:**

**NEXT BOARD MEETING DATE:** Thursday, June 23, 2011

**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 at 4:00 PM; in Conference Room B, 12<sup>th</sup> Floor of the City Administration Building. The next regularly scheduled meeting will be held Wednesday, June 1, 2011.

**Policy Subcommittee** meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, June 13, 2011.

**Archaeology Subcommittee** meets the second Monday of the month at 4:00 PM. The next regularly scheduled meeting will be held on Monday, June 13, 2011.

The Policy and Archaeology Subcommittees meet in the Large Conference Room, 5<sup>th</sup> Floor, of the City Administration Building.