



THE CITY OF SAN DIEGO

Historical Resources Board AGENDA

THURSDAY, JUNE 23, 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.

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

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 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

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

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 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 Criteria 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 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 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 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 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

*****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 2812	28th Street Upas Street	4534040600	5D1	3404	Pershing Avenue	4533911400	5D1
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
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

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
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	45323123	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

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
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

ADJOURNMENT

ENCLOSURES (with printed copy only):

Staff Reports and/or supporting information for Item 5 through 14

REMINDERS:

NEXT BOARD MEETING DATE: Thursday, July 28, 2011

LOCATION: City Administration Building
12th 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, 12th Floor of the City Administration Building. The next regularly scheduled meeting will be held Wednesday, July 6, 2011.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, July 11, 2011.

Archaeology Subcommittee meets the second Monday of the month at 4:00 PM. The next regularly scheduled meeting will be held on Monday, July 11, 2011.

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