

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF FEBRUARY 26, 2010  
202 C STREET, CITY ADMINISTRATION BUILDING  
COUNCIL COMMITTEE ROOM, 12<sup>th</sup> FLOOR  
SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair Lemmo at 1:05 PM

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

Staff to the Board in Attendance: Shannon Anthony, Board Secretary  
Cathy Winterrowd, Principal Planner  
Kelley Saunders, Senior Planner  
Jennifer Hirsch, Senior Planner  
Jodie Brown, Senior Planner  
Jeff Oakley, Associate Planner

Legal Counsel in Attendance: Nina Fain, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR January 28, 2010**

Minutes from January 28, 2010 were not available for approval

**ITEM 2 - PUBLIC COMMENT**

None

**ITEM 3 - ADMINISTRATIVE ITEMS**

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

• **ABSENCES**

Boardmembers Marrone and Berge notified Staff that they could not attend this month's meeting.

• **OTHER GENERAL INFORMATION**

✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Silvas announced that the California Mission Studies Association Conference starts today and goes through the weekend at Mission San Luis Rey de Francia.

**B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

None

- **EX PARTE COMMUNICATIONS**

Boardmember Woods disclosed that during her site visit for Item 9 – Ralph H. Pratt House; the applicant approached her with concerns he had with the report; he stated there is an error in the report regarding a window on the NW corner. Boardmember Woods told him he needed to go the HRB hearing and voice his concerns before the Board.

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

Boardmembers Silvas and Jarmusch were unable to see the interiors of Item 6; Boardmember Garbini was unable to see the interiors of Item 7; Chair Lemmo and Boardmember Curry were unable to see the interiors of Items 6 and 7; and Vice-Chair Aréchiga was also unable see the interiors of Items 6 and 7 and the exterior of Item 9.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER JARMUSCH TO INVOKE THE WAIVER FOR THE BOARDMEMBERS WHO WERE UNABLE TO VIEW THE INTERIORS FOR ITEMS 6 AND 7 AND THE EXTERIOR OF ITEM 9; PHOTOS INCLUDED IN THE REPORTS ARE SUFFICIENT.**

Seconded by Boardmember Bethke

Vote: 8-0-0

Motion Passes

**C. STAFF REPORT**

- It is with great sadness that I announce this is Jodie Brown's last day with the historic preservation program. She is moving to the Public Utilities Department effective Monday, March 1<sup>st</sup>. This is a result of budget cuts approved in December 2009. Losing Jodie will be a huge impact to the program and we will all miss her very much. We are in the process of revising our work plan and will present it at an upcoming Board meeting. Please take a minute after today's meeting to say good bye and good luck to Jodie.
- Staff is currently accepting nominations for the Board's annual historic preservation awards. Forms are located on the side table and can be accessed on our website at [www.sandiego.gov/historic](http://www.sandiego.gov/historic). The deadline for nominations is Friday, April 2, 2010. Please spend a minute and think of a project or person who deserves recognition for excellence in historic preservation. Awards will be presented at the May 27, 2010 HRB meeting.
- The next DAS meeting scheduled for Wednesday, March 3, 2010 has been cancelled due to a lack of items. The next Policy Subcommittee meeting will be on Monday, March 8, 2010.

- It is anticipated that the Archaeology Subcommittee will be suspended and will not meet until re-established by the Board and that the Incentives Subcommittee will be disbanded and will no longer meet. Important issues related to the work of both these subcommittees will be referred to the Policy Subcommittee in the interim.
- Boardmembers will note today's agenda includes 1 referral from Development Services and 4 individual homeowner nominations including 2 continued items and the Composition of HRB Subcommittees. There are 43 individual homeowner nominations submitted in 2008, 21 homeowner nominations in 2009, and 2 homeowner nominations in 2010 that have not been reviewed by staff and brought forward for designation.
- Those owners whose property was designated in 2009 or earlier are eligible to apply for a Mills Act agreement beginning in January 2010. Those applications are due no later than March 31, 2010 to be considered this year.

#### **D. REQUESTS FOR CONTINUANCES**

None

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

ITEM 6 – DELLA M. BALLARD HOUSE

ITEM 7 – RALPH HURLBURT/ALEXANDER SCHREIBER SPEC HOUSE #2

ITEM 8 – ARTHUR AND CAROLINE DICKERSON HOUSE

ITEM 9 – RALPH H. PRATT HOUSE

#### **BOARD ACTION:**

#### **MOTION BY CHAIR LEMMO TO DESIGNATE ALL ITEMS ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION**

Seconded by Boardmember Aréchiga

Vote: 8-0-0

Motion Passes

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#### **ACTION ITEMS**

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#### **ITEM 5 – JULIA WILSON HOUSE**

##### **Continued from January 2010**

Applicant: Sana Sepehri represented by Archaeos

Location: 4410 Park Boulevard, 92116, Uptown Community, Council District 3 (**1269 4-C**)

Description: Consider the designation of the property located at 4410 Park Boulevard 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 Julia Wilson House located at 4410 Park Boulevard as a historical resource under HRB Criterion C.

Report Number: HRB-10-007

Staff Report by Tricia Olsen, presented by Jennifer Hirsch

#### **Testimony Received:**

In Favor: Ruth Alter

In Opposition: None

**Board Discussion:**

Boardmember Garbini is familiar with this house; it has a lot of integrity and she supports designation

Boardmember Bethke appreciates the analysis that was brought out in the report; but she doesn't see the significance under Criteria A or C

Boardmember Jarmusch supports designation on several grounds; one, that it is one of the very first homes in University Heights, secondly, it's an example of Folk Victorian architecture, and also the idea that it represents an economic status record for residents in University Heights area and all of San Diego. She supports designation under Criterion C.

Vice-Chair Aréchiga supports designation under Criteria A and C. The house is locally significant for neighborhood; community has good memories of house.

Chair Lemmo also appreciates the discussion and analysis for Criterion A; he supports designation under Criterion C.

Boardmember Curry also supports designation under Criteria A and C for the same reasons that Vice-Chair Aréchiga mentioned.

Boardmember Silvas supports designation under Criterion C, and feels Criterion A is questionable

Boardmember Woods also supports designation Criterion C; but not under Criterion A

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 5 – JULIA WILSON HOUSE PER STAFF'S RECOMMENDATION**

Seconded by Boardmember Silvas

Vote: 7-1-0  
(Bethke)

Motion Passes

**ITEM 6 – DELLA M. BALLARD HOUSE**

**Continued from January 2010**

Applicant: Andrew & Veece Bullock represented by Christianne Knoop

Location: 4220 Arden Way, 92103, Uptown Community, Council District 2 (1268 5-G)

Description: Consider the designation of the property located at 4220 Arden 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 Della M. Ballard House located at 4220 Arden Way as a historical resource, including specified interior elements, under HRB Criterion C.

Report Number: HRB-10-004

ITEM PASSED ON CONSENT

**ITEM 7 – RALPH HURLBURT/ALEXANDER SCHREIBER SPEC HOUSE #2**

Applicant: Marjorie Forbes Living Trust represented by Happy Hazard LLC

Location: 3907 Hawk Street, 92103, Uptown Community, Council District 2 (1268 5-J)

Description: Consider the designation of the property located at 3907 Hawk 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 Ralph Hurlburt/Alexander Schreiber Spec House #2, including specified interior elements, as a historical resource under HRB Criteria C and D.

Report Number: HRB-10-008

ITEM PASSED ON CONSENT

#### **ITEM 8 – ARTHUR AND CAROLINE DICKERSON HOUSE**

Applicant: Laurie Chapman

Location: 3786 Albatross Street, 92103, Uptown Community, Council District 3 (**1269 6-A**)

Description: Consider the designation of the property located at 3786 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 Arthur and Caroline Dickerson House located at 3786 Albatross Street as a historical resource under HRB Criterion C.

Report Number: HRB-10-009

ITEM PASSED ON CONSENT

#### **ITEM 9 – RALPH H. PRATT HOUSE**

Applicant: Brian Summerville represented by IS Architecture

Location: 3503 Jackdaw Street, 92103, Uptown Community, Council District 2 (**1268 6-J**)

Description: Consider the designation of the property located at 3503 Jackdaw 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 Ralph H. Pratt House located at 3503 Jackdaw as a historical resource under HRB Criterion C.

Report Number: HRB-10-010

ITEM PASSED ON CONSENT

#### **ITEM 10 – COMPOSITION OF THE HRB SUBCOMMITTEES**

Applicant: HRB Policy Subcommittee and CPCI Department

Location: N/A

Description: Consider suspending the Archaeology Subcommittee, disbanding the Ad-Hoc Incentives Subcommittee, and ratifying appointments to the Policy and Design Assistance Subcommittees.

Today's Action: Suspend the Archaeology Subcommittee, Disband the Ad-Hoc Incentives Subcommittee, and Ratify appointments to the Policy and Design Assistance Subcommittees, revise the appointments, or do not ratify the appointments and return the item to the Policy Subcommittee with comments.

Staff Recommendation: Suspend the Archaeology Subcommittee, disband the Ad-Hoc Incentives Subcommittee, and ratify the HRB Policy Subcommittee's appointments to the Policy and Design Assistance Subcommittees.

Report Number: HRB-10-011

Staff Report by Cathy Winterrowd

#### **Testimony Received:**

In Favor: None

In Opposition: Ione Stiegler

#### **Board Discussion:**



**REMINDER:**

**NEXT BOARD MEETING DATE:**

Thursday, March 25, 2010

**LOCATION:**

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

**MEETING ADJOURNED AT 2:10 PM**