

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

---

**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair Lemmo at 1:06PM

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

Staff to the Board in Attendance: Shannon Anthony, Board Secretary  
Cathy Winterrowd, Principal Planner  
Jeff Oakley, Associate Planner  
Terra King, Planning Intern

Legal Counsel in Attendance: Nina Fain, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR July 22, 2010**

**Not available at this time**

**ITEM 2 - PUBLIC COMMENT**

Judith O'Boyle – was appreciated when Staff followed up on her concern that a permit was granted for vinyl windows in Burlingame historic district; it turned out the windows were actually wood. On the other hand she is concerned with what happened to the Ford Building in CCDC and that it should have had a public notice and hearing.

### **ITEM 3 - ADMINISTRATIVE ITEMS**

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

- **ABSENCES**

None

- **OTHER GENERAL INFORMATION**

- ✓ Fort Guijarros 29<sup>th</sup> Annual Fiesta – September 18, 2010
- ✓ CPF Workshop Registration Form
- ✓ Motion and Findings Form for Historical Designation
- ✓ Letters for Item 6
- ✓ Letter for Item 10

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Jarmusch wanted to follow up on Miss O’Boyle’s comments and would like to ask that the HRB to be noticed as part of the over 45 year process

Deputy City Attorney Fain advised the Board that this is not a noticed item and it would not be appropriate to discuss it at this meeting.

#### **B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

Boardmember Marrone declared a conflict of interest for Item 7 and Chair Lemmo for Item 10.

- **EX PARTE COMMUNICATIONS**

None

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

None

#### **C. STAFF REPORT**

- CPF Workshop: Sustainability Myths; Thur Sept 30<sup>th</sup> in Balboa Park co-sponsored by City, SOHO, NHPC, SDAF and Calif Center for Sustainable Energy. Workshop will feature speakers who will discuss and demonstrate truly sustainable solutions for older windows, doors and exterior cladding, including weatherization and insulation for both noise and climate. The cost is \$60 for members and \$75 for non-members for half day workshop. The HRB and staff will be attending. More information at [www.californiapreservation.org](http://www.californiapreservation.org). Flyers on table.
- Over 45 project review statistics for first 6 months of this year (Jan1 – June 30): 496 total reviews; public input on 191; 89% or 441 were for exterior alterations, remaining include 21 demolitions, 26 interior alterations, and 8 site work; 36 of these reviews involved code compliance cases; of the total 75% or 372 were cleared as non-historic, 89 approved potentially historic, 11 reports required, 19 still pending additional information, 4 revised projects and 1 brought forward to HRB. Thanks to Jeff Oakley and members of public who participate in this process.

- The DAS meeting scheduled for September 1, 2010 has been cancelled the next DAS meeting is scheduled for October 6, 2010. The Policy Subcommittee will not meet until October 11, 2010. The next Archaeology Subcommittee meetings will be on Monday, September 13, 2010.
- Boardmembers will note today's agenda includes one referral from Development Services, four individual homeowner nominations, including 2 continued items from previous agendas and election of a new Vice-Chair. There are 24 individual homeowner nominations submitted in 2008, 21 homeowner nominations in 2009, and 13 homeowner nominations in 2010 that have not been reviewed by staff and brought forward for designation.

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

*This item was not heard until after 2:30pm and Chair Lemmo recused himself from the discussion.*

The applicant (SOHO) for Item 10 is requesting an indefinite continuance.

The property owner's representatives (The Airport Authority) are opposed to any continuance and would like to move forward with the item today.

#### **BOARD ACTION:**

##### **MOTION BY BOARDMEMBER BERGE TO GRANT A CONTINUANCE OF A MINIMUM OF 30-DAYS FOR ITEM 10 – 1470 BAY BOULEVARD AT THE REQUEST OF THE APPLICANT**

Seconded by Boardmember Curry

Vote: 9-0-1  
(Lemmo)

Motion Passes

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

ITEM 7 – NORMAN KENNEDY HOUSE

ITEM 9 – SOUTHERN BUILDING COMPANY SPEC. HOUSE #1

Boardmembers Berge and Jarmusch pulled Item 7 from the Consent Agenda

#### **BOARD ACTION:**

##### **MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 9 – SOUTHERN BUILDING COMPANY SPEC. HOUSE #1 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION**

Seconded by Boardmember Berge

Vote: 10-0-0

Motion Passes

---

#### **ACTION ITEMS**

---

##### **ITEM 5 – BOARD ELECTION OF A VICE-CHAIR**

Applicant: City Planning & Community Investment Department

Location: Citywide

Description: Consider electing a Vice-Chair from among the existing Boardmembers to perform the duties of the Chair in the Chair's absence.

Today's Action: Elect a Vice-Chair

Staff Recommendation: Elect a Vice-Chair

Report Number: N/A

**Testimony Received:**

In Favor: None

In Opposition: None

**Board Discussion:**

Advice from the Deputy City Attorney for Filling the Vice Chair Position:

1. There are no provisions in the Board's Procedures that speak to filling the Vice Chair seat. Where silent, Robert's Rules are to be followed. According to Robert's Rules of Order Newly Revised, Vice Chairs are elected positions, not appointed. Section 47; pp. 447-451.
2. The Rules state that "if no method of making nominations is designated by the bylaws or rules..., anyone can make a motion prescribing the method of nomination for an office to be filled." Page 276. The Rules provide that one acceptable method that the Board could approve (among others) is nomination by the Chair. Of the options, it seems that the easiest procedure would be for a Board member to make a motion that the Vice Chair nomination will be made by the Chair. The motion must be seconded and approved by a majority of the Board.
3. If that passes, the Chair may nominate a Vice Chair and the Board can vote on whether to approve the nominee.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BERGE TO APPROVE THE PROCEDURE THAT THE CHAIR NOMINATES THE VICE-CHAIR SUBJECT TO THE APPROVAL OF A VOTE OF THE BOARD MAJORITY**

Seconded by Boardmember Garbini                      Vote: 10-0-0                      Motion Passes

**MOTION BY CHAIR LEMMO TO NOMINATE BOARDMEMBER SILVAS AS VICE-CHAIR**

Seconded by Boardmember Woods                      Vote: 10-0-0                      Motion Passes

**ITEM 6 – 6604 MUIRLANDS DRIVE**

**Continued from July 2010**

Applicant: Coffman Family Trust represented by Scott Moomjian

Location: 6604 Muirlands Drive, 92037, La Jolla Community, Council District 1 (1247 1-G)

Description: Consider the designation of the property located at 6604 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 at 6604 Muirlands Drive under any HRB Criteria.

Report Number: HRB-10-040

Staff Report by Cathy Winterrowd

**Testimony Received:**

In Favor: Scott Moomjian, Tim Golba, Marie Lia, Marc Cicchetto, Cicely Ray, Angelo Soldner, Chirssy Pettman, John Palmer, Jim Coffman

In Opposition: Ashley Christensen, Vonn Marie May, Paul Symczak, Dan Soderberg, Diane Kane, Bruce Coons, Don Schmidt, Judith O'Boyle, Angles Leira, Ron May, Dale May

**Board Discussion:**

Chair Lemmo appreciates the amount of documentation of this resource but feels there are integrity issues; he is in support of Staff's recommendation

Boardmember Berge; agrees with Chair Lemmo and is also in support of Staff's recommendation

Boardmember Garbini supports designation of this property as well as Kesling as a Master Designer

Boardmember Bethke also agrees with Chair Lemmo and is in support of Staff's recommendation

Boardmember Jarmusch; in favor of designation under Criteria C and D; this is a transition work by Kesling

Vice-Chair Silvas is on the fence on this property

Boardmember Marrone sees maintenance issues and that the changes have not compromise integrity; she supports designation under Criteria C and D

Boardmember Baksh feels it lacks integrity and cannot support designation

Boardmember Woods agrees that Kesling should be a master but this is not a notable example of his work; she in support of Staff's recommendation

Boardmember Curry supports designation under Criteria C and D; Ranch characteristics are there and changes are reversible.

Boardmember Berge wanted to know if a master can be established without designating a resource at the same time.

#### BOARD ACTION:

**MOTION BY BOARDMEMBER JARMUSCH TO DESIGNATE ITEM 6 – 6604 MUIRLANDS DRIVE THE ESKER AND LULLAH COLE HOUSE UNDER CRITERION C AS A RESOURCE THAT EMBODIES THE DISTINCTIVE CHARACTERISTICS THROUGH THE RETENTION OF CHARACTER DEFINING FEATURES OF THE CUSTOM RANCH STYLE AND RETAINS A GOOD LEVEL OF ARCHITECTURAL INTEGRITY FROM ITS 1946 PERIOD OF SIGNIFICANCE; SPECIFICALLY, THE RESOURCE EXHIBITS A LOW-TO-MODERATELY PITCHED HIPPED ROOF WITH WOOD SHINGLES; DEEP OVERHANGING EAVES WITH LONG, THIN, SLIGHTLY SPACED WOOD SLATS AT THE SOFFIT; VERTICAL WOOD TONGUE-AND-GROOVE AND BRICK SIDING OVER WOOD FRAME CONSTRUCTION; AND LARGE EXPANSES OF SINGLE PANE WOOD FRAME AND SASH WINDOWS.**

Seconded by Boardmember Curry

Vote: 4-6-0

Motion Fails

*(Lemmo, Silvas, Berge, Bethke, Baksh, Woods)*

Refer to Policy – how to identify/establish a Master without context of a specific resource

#### **ITEM 7 – NORMAN KENNEDY HOUSE**

Applicant: Matthew L. Richardson Trust represented by Vonn Marie May

Location: 716 La Cañada, 92037, La Jolla Community, Council District 1 (1247 3-F)

Description: Consider the designation of the property located at 716 La Cañada 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 Norman Kennedy House located at 716 La Cañada as a historical resource with a period of significance of 1928-1932 under HRB Criteria B and C.

Report Number: HRB-10-037

Staff Report by Cathy Winterrowd

**Testimony Received:**

In Favor: Vonn Marie May, Angeles Leira, Don Soderberg, Don Schmidt

In Opposition: None

**Board Discussion:**

*Boardmember Marrone recused herself from the discussion for this item.*

Chair Lemmo supports designation under Criteria B and C

Boardmember Bethke has an issue with Criteria B and is not sure the case can be made; he supports designation under C

Boardmember Berge also supports designation under C; but is not sure of the significance of this house for Kennedy as an illustrator.

Boardmember Jarmusch supports designation under Criteria B, C and D

Vice-Chair Silvas favors designation

Boardmember Baksh also supports designation under Criteria B and C

Boardmember Woods supports Criteria B and C; not sure about D

Boardmember Curry also supports Criteria B and C; and is unsure about D

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 7 – NORMAN KENNEDY HOUSE PER STAFFS RECOMMENDATION**

Seconded by Boardmember Berge                      Vote: 9-0-1                      Motion Passes  
*(Marrone)*

**MOTION BY BOARDMEMBER BERGE UNDER CRITERION B PER STAFF'S RECOMMENDATION WITH THE CAVEAT THAT WORD ILLUSTRATOR BE STRICKEN FROM THE DESIGNATION**

Seconded by Boardmember Curry                      Vote: 8-1-1                      Motion Passes  
*(Bethke)(Marrone)*

**ITEM 8 – 5007 RAYMOND PLACE**

Applicant: Hughes Family Trust represented by Rob Balentine

Location: 5007 Raymond Place, 92116, Normal Heights Community, Council District 3 (1269 2-F)

Description: Consider the designation of the property located at 5007 Raymond Place 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 5007 Raymond Place under any adopted HRB Criteria.

Report Number: HRB-10-038

Staff Report by Cathy Winterrowd

**Testimony Received:**

In Favor:

In Opposition: Keith Hughes, Rob Balentine, Nancy Hughes

**Board Discussion:**

Boardmember Woods feels that the addition affects the historical integrity

Boardmember Baksh also feels that the integrity is compromised

Boardmember Marrone supports Staff's recommendation

Chair Lemmo also supports Staff's recommendation

Vice-Chair Silvas agrees with Chair Lemmo

Boardmember Jarmusch also agrees with Staff's recommendation

Boardmember Garbini feels they did too good of a job to fit the addition to the original house; she is in support of Staff's recommendation

Boardmember Berge is also in support of Staff's recommendation

Boardmember Curry likes the stone work; but the evolution of the house is not consistent with the standards.

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO DESIGNATE ITEM 8 – 5007 RAYMOND PLACE UNDER CRITERION C PURSUANT TO THE CONSULTANT REPORT**

Seconded by Vice-Chair Silvas

Vote: 0-0-10

Motion Fails

*(Lemmo, Silvas, Marrone, Woods, Bethke, Berge, Baksh, Garbini, Jarmusch, & Curry)*

**ITEM 9 – SOUTHERN BUILDING COMPANY SPEC. HOUSE #1**

Applicant: Sheryl Hopwood Trust represented by Legacy 106, Inc.

Location: 4632 Edgeware Road, 92116, Kensington-Talmadge Community, Council District 3 **(1269 3-H)**

Description: Consider the designation of the property located at 4632 Edgeware Road 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 Southern Building Company Spec. House #1 under HRB Criterion C as an example of the Craftsman style architecture retaining integrity from its 1912 period of significance

Report Number: HRB-10-039

ITEM PASSED ON CONSENT

**\*\*\*THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 2:30PM\*\*\***

**ITEM 10 – 1470 BAY BOULEVARD**

**Continued from May 2010**

Applicant: Save Our Heritage Organisation (SOHO)

Property is owned by the San Diego Airport Authority

Location: 1470 Bay Boulevard, 91911, Otay Mesa-Nestor Community, Council District 8 **(1269 3-H)**

Description: Consider the designation of the property located at 1470 Bay 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: Do not designate the property at 1470 Bay Boulevard under any HRB Criteria.

Report Number: HRB-10-041

ITEM CONTINUED FOR A MINIMUM OF 30 DAYS AT THE REQUEST OF THE APPLICANT

**REMINDER:**

**NEXT BOARD MEETING DATE:**

September 23, 2010

**LOCATION:**

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

**MEETING ADJOURNED AT 4:25PM**