



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

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

- **ABSENCES**

Boardmembers Bethke, Garbini and Curry advised staff they would not be available for this meeting.

- **OTHER GENERAL INFORMATION**

- ✓ MEMO - HRB Meeting Dates for 2011
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

#### **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**

- 2011 meeting schedule available on back table.
- Mills Act agreements for this year have been completed and are undergoing signature and recordation process.
- Burlingame Historic District report has been completed and is now posted on our website.
- The appeal of the Harwood Tichenor Building at 1151-1159 Tenth Avenue will be heard by the City Council on November 30, 2010.
- The next DAS meeting is scheduled for December 1, 2010. The next Policy Subcommittee will be on January 10, 2011. The next Archaeology Subcommittee meeting will be on Monday, January 10, 2010.
- Boardmembers will note today's agenda includes two referrals from Development Services, one amendment to a District and two individual homeowner nominations, an information item on the Balboa Park Plaza de Panama, and Board Review and discussion of City Building Codes for Wood Roofs. There are 13 individual homeowner nominations submitted in 2008, 21 homeowner nominations in 2009, and 18 homeowner nominations in 2010 that have not been reviewed by staff and brought forward for designation.

## D. REQUESTS FOR CONTINUANCES

None

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

ITEM 5 – MUT KULA XUY/MUT LAH HOY YA SITE #7

ITEM 7 – AMENDMENT TO THE BURLINGAME HISTORIC DISTRICT: 2405 DULZURA AVE

ITEM 9 – NAPOLEON J. ROY HOUSE

Vice-Chair Silvas pulled Item 5 off of the Consent Agenda

#### BOARD ACTION:

**MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEMS 7 AND 9 ON THE CONSENT AGENDA PER STAFF’S RECOMMENDATION**

Seconded by Boardmember Woods

Vote: 7-0-0

Motion Passes

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## INFORMATION ITEMS

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### ITEM A – BALBOA PARK PLAZA DE PANAMA

Balboa Park Plaza de Panama, Circulation and Parking Structure Project Initiation of plan amendments to the Balboa Park Master Plan and Central Mesa Precise Plan to analyze vehicular and pedestrian circulation in the central area of Balboa Park. The primary goal is to remove daily vehicular traffic from the Plaza de Panama, El Prado and Pan American Road. *No action on the part of the Board is required.*

#### Testimony Received:

Speakers Slips: John Lomac, Judy Swink, Jay Shumaker, Michael Kelly, Bruce Coons, Alana Coons

#### Board Discussion:

Boardmember Berge inquired as to what are the alternatives if you don’t have an off ramp from the existing bridge; could there be only the automobile entrance from Park Boulevard

Boardmember Jarmusch asked if MTS is involved in discussions; she would like to hear more about the rationale for the Plaza design that they are proposing

Vice-Chair Silvas sees the Plaza as an opportunity to bring back the “Painted Desert” or do a local Native American Exhibit

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## ACTION ITEMS

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### ITEM 5 – MUT KULA XUY/MUT LAH HOY YA SITE #7

Applicant: D K L J 2 Trust represented by Brian F. Smith and Associates

Location: Address Restricted, La Jolla Community, Council District 1

Description: Consider the designation of the property above 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 Mut kula xuy/Mut lah hoy ya Site#7 as a historical resource under HRB Criterion A

Report Number: HRB-10-054

Staff Report by Cathy Winterrowd

**Testimony Received:**

In Favor: Matt Peterson

In Opposition: None

**Board Discussion:**

Vice-Chair Silvas wanted to know if the human remains have been re-interred; also wanted to know when the final report will be available.

**BOARD ACTION:**

**MOTION BY VICE-CHAIR SILVAS TO DESIGNATE ITEM 5 – THE MUT KULA XUY/MUT LAH HOY YA SITE # 7 PER STAFF’S RECOMMENDATION**

Seconded by Boardmember Jarmusch

Vote: 7-0-0

Motion Passes

**ITEM 6 – CLINTON AND HANNAH LESTER HOUSE AND RENTAL PROPERTY**

Applicant: Steven Brant represented by Scott A. Moomjian

Location: 1643-1645 9<sup>th</sup> Avenue, 92101, Centre City Community, Council District 2 (**1289 2-B**)

Description: Consider the designation of the property located at 1643-1645 9<sup>th</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 Clinton and Hannah Lester House and Rental Property located at 1643-1645 9<sup>th</sup> Avenue as a historical resource with a period of significance of c.1909 under HRB Criterion C. The designation includes both the front house at 1645 9<sup>th</sup> Avenue and the rear house at 1643 9<sup>th</sup> Avenue.

Report Number: HRB-10-055

Staff Report by Kelley Stanco

**Testimony Received:**

In Favor: None

In Opposition: Scott Moomjian, Steven Brant

**Board Discussion:**

Boardmember Berge cannot support designation of the rear building; side porch supports Prairie style with Craftsman influences but she cannot support Craftsman style.

Boardmember Jarmusch is in favor of designation but is also in favor of the owner living on the property. Encouraged the owner to look into the financial incentives i.e. Mills Act if the property is designated.

Vice-Chair Silvas finds this to be a difficult decision

Chair Lemmo does not think that this is a notable example of the style. It would be appropriate to have separate motions for the front and back house if there is a motion to designate; he is on the fence but leaning toward not designating.

Boardmember Marrone feels that rehabilitation is possible if property is designated and given a Mills Act; she is also on the fence.

Boardmember Baksh is not comfortable with the integrity of either property and is not supporting designation.

Boardmember Woods is also on the fence; most of the integrity issues are at the rear of the building and not visible from the street and she is not confident that over half of the windows have been replaced.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 6 – THE CLINTON AND HANNAH LESTER HOUSE AND RENTAL PROPERTY PER STAFF’S RECOMMENDATION**

Seconded by Boardmember Woods

Vote: 0-7-0

Motion Fails

*(Lemmo, Silvas, Baksh, Marrone, Woods, Jarmusch, Berge)*

**ITEM 7 – AMENDMENT TO THE BURLINGAME HISTORIC DISTRICT: 2405 DULZURA AVE**

Applicant: Peter Thomas and Katherine Hodges

Location: 2405 Dulzura Avenue, 92104, Greater North Park Community, Council District 3 **(1289 1-E)**

Description: Consider the reclassification of the property located at 2405 Dulzura Avenue in the Burlingame Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designation of the property under HRB Criterion F.

Today's Action: Reclassify the property as a Contributing resource and designate under HRB Criterion F, or do not reclassify and designate.

Staff Recommendation: Reclassify the property located at 2405 Dulzura Avenue in the Burlingame Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designate the property under HRB Criterion F.

Report Number: HRB-10-053

ITEM PASSED ON CONSENT

**ITEM 8 – 1010 LEROY STREET**

Applicant: Anderson-Morton Family Trust represented by Scott A. Moomjian

Location: 1010 Leroy Street, 92106, Peninsula Community, Council District 2 **(1288 2-B)**

Description: Consider the designation of the property located at 1010 Leroy 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: Do not designate the property located at 1010 Leroy Street under any HRB Criteria.

Report Number: Memo dated November 5, 2010 and HRB-10-025

Staff Report by Kelley Stanco

**Testimony Received:**

In Favor: None

In Opposition: Scott Moomjian, Gregg Morton

**Board Discussion:**

Boardmember Woods thinks this is a really great home but the Modernism Context Statement is really clear that Tract Ranch homes need to be exceptional in order to be designated; she is leaning against designation

Boardmember Baksh is on the fence

Boardmember Jarmusch agrees that is a fabulous house; but if it is not a Cliff May house it may be from a plan book in which many homes were built. It may represent a late example of May’s hacienda style home. She is leaning toward designation.

Boardmember Berge stated that the HRB uses the Modernism Context Statement as a reference; early version of Western Ranch draws from Cliff May.

Chair Lemmo wanted to thank the consultant for proposing findings for the HRB to consider; he would like to strike the words “and all features” and have it say “many features”.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 8 – THE DORIS TOVREA HOUSE LOCATED AT 1010 LEROY STREET BASED UPON FINDINGS THE CONSULTANT READ INTO THE RECORD WITH MODIFICATIONS.**

Seconded by Vice-Chair Silvas

Vote: 5-2-0

Motion Fails

*(Marrone, Woods)*

**ITEM 9 – NAPOLEON J. ROY HOUSE**

Applicant: Randall and Paige Strauss represented by Archaeos

Location: 3065 Union Street, 92103, Uptown Community, Council District 2 **(1268 7-J)**

Description: Consider the designation of the property located at 3065 Union 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 Napoleon J Roy House located at 3065 Union Street as a historical resource with a period of significance of c.1906 under HRB Criterion C. The designation includes the two-story house and the two-story, detached garage with an accessory unit above, both constructed in 1906. The single-story, three-car garage located behind the residence was constructed at a later date and is excluded from this designation.

Report Number: HRB-10-056

**ITEM PASSED ON CONSENT**

**ITEM 10 – BOARD REVIEW OF CITY BUILDING CODE FOR WOOD ROOFS**

Applicant: City Planning & Community Investment and Development Services Departments

Location: Citywide

Description: Review existing Building Code Regulations related to Wood Roofs and Consider making Recommendations to the Building Official to address compatibility with historical resources.

Today's Action: Review and make Recommendations to the Building Official

Staff Recommendation: Review and make Recommendations to the Building Official

Report Number: N/A

Staff Report by Ali Fattah, Sr. Structural Engineer, Development Services Dept.

**Testimony Received:**

Speakers Slips: Ione Stiegler (*Gary Greenburg, Glen Terbeek, David Marshall*), Tim Martin

**Board Discussion:**

Boardmember Berge asked if code would need amendment to allow wood roofs on non-historic additions to historic properties.

Deputy City Attorney Fain responded that the HRB could make a recommendation to the City Council through Building Official Staff.

**BOARD ACTION:**

**MOTION BY CHAIR LEMMO TO INFORM THE BUILDING OFFICIAL THAT THIS BODY, THE HISTORICAL RESOURCES BOARD (HRB), WOULD BE IN FAVOR OF A MUNICIPAL CODE REVISION THAT COULD ACCOMMODATE THE RARE INSTANCES WHERE A NON-HISTORIC ADDITION TO AN OTHERWISE ELIGIBLE RESOURCE COULD UTILIZE WOOD ROOFING MATERIAL WITH A CLASS A ASSEMBLY**

Seconded by Boardmember Berge

Vote: 7-0-0

Motion Passes

**REMINDER:**

**NEXT BOARD MEETING DATE:**

Friday, January 28, 2011

**LOCATION:**

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

**MEETING ADJOURNED AT 3:20PM**