



THE CITY OF SAN DIEGO

# Historical Resources Board

## AGENDA

**April 26, 2007 at 1:00 PM**

City Council Committee Hearing Room  
12th Floor, City Administration Building  
202 C Street, San Diego, CA 92101

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*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 619-533-6307 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 OF MARCH 22, 2006**

### **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.



### **Planning Department**

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**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 -- ISLENAIR HISTORIC DISTRICT (2<sup>nd</sup> HEARING)**

Applicant: City of San Diego

Location: Various addresses within study area boundaries, defined by the properties along the north side of Isla Vista Drive to the north; the homes along the east side of Isla Vista Drive to the east; the Isla Vista cul-de-sac and the properties at 3203 and 3204 Belle Isle Drive to the south; and Euclid Avenue to the west, Mid-City: City Heights Community, Council District 7

Description: Second hearing to consider the designation of the Islenair Historic District as a Historical Resource.

Today's Action: Review the Islenair Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; consider modification of the Status Code of the property located at 3306 Isla Vista Drive and the Status Code and classification of the property at 3324 Isla Vista Drive; and consider the designation the Islenair Geographic/Traditional Historic District and the contributing resources within the District.

Staff Recommendation: Staff recommends that the Board take the following actions:

1. Change the Status Code of the property at 3306 Isla Vista Drive from 5D3 to 5B.
2. Change the Status Code of the property at 3324 Isla Vista Drive from 5D3 to 6L and the status from Contributing to Non-Contributing.

3. Designate the Islenair Historic District under
  - a. HRB Criterion A as a special element of San Diego's historical, social, economic and architectural development:
    - i. reflecting the evolution of the small house movement which focused on quality design and construction in a compact, efficient layout from the Post-World War I through Post-World War II period;
    - ii. reflecting architectural trends from Spanish Eclectic to Minimal Traditional and Ranch styles, visually illustrating and encapsulating the booms, busts, and trends in working-class suburban development in San Diego from 1926 through 1952;
    - iii. reflecting middle and working class subdivisions which allowed families the opportunity to invest in homeownership in a neighborhood which utilized and expressed modern planning and subdivision principles;
    - iv. reflecting the patterns of local, early auto-oriented suburban development as advances in transportation technology made development in outlying communities both affordable and practical; and
    - v. reflecting the planning philosophy of adapting the design and layout of a subdivision to the natural topography on which the subdivision is to be located.
  - b. HRB Criterion C, as it embodies distinctive characteristics of a style, type and period of construction:
    - i. Style: Spanish Eclectic and Minimal Traditional.
    - ii. Type: "small house" and "minimum house" construction types.
    - iii. Period: San Diego's development of Automobile Suburbs between 1926 and 1952 (Post-WWI through Post-WWII).
4. Designate all identified Contributing Resources under HRB Criterion F.
5. Direct staff to return to the Board with the Islenair District Development and Design Guidelines following input from the community.

Report Number: 07-021

**ITEM 6 – AUGUST AND MABEL BLAISDELL SPEC HOUSE #1  
(Continued from February 22, 2007)**

Applicant: Ruth Alter, on behalf of Miguel and Gabriela Vasquez, owners, referred from the City of San Diego Development Services Department

Location: 4004 Lark Street, Uptown Community, Council District 2

Description: The house is a one story, 984 square foot rectangular Craftsman bungalow on a concrete foundation built in 1924 on the northwest corner of Lark Street and Washington Place.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the August and Mabel Blaisdell Spec House #1 under HRB Criterion C as a good example of Craftsman bungalow architecture.

Report Number: HRB-07-004 and Supplemental Staff Memos dated 2/8/2007 and 4/12/2007

**ITEM 7 – SOUTH PARK COMMERCIAL PROPERTIES: BURLINGAME GARAGE, ROSE GROCERY, FIRE STATION NO. 9, AND 2141 AND 2143 30<sup>TH</sup> STREET  
(Continued from March 22, 2007)**

Applicant: Ronald V. May of Legacy 106 for Save Our Heritage Organisation (not the property owner)

Location: 2227 30<sup>th</sup> Street; 2215-2219 30<sup>th</sup> Street; 2211 30<sup>th</sup> Street; and 2141 and 2143 30<sup>th</sup> Street, Greater North Park Community, Council District 3

Description: The Burlingame Garage is a one-story, Mission Revival style commercial structure of hollow clay fired tile with stucco, and wooden barrel vaulted roof constructed in 1914. The Rose Grocery, constructed in 1923, is a one-story, Mission Revival style commercial structure of hollow clay fired tile with stucco finish and wooden barrel vaulted roof. The Fire Station No. 9 is a Craftsman style rectangular structure with front gabled roof and fired hollow clay tile sidewalls constructed in 1913. The small, rectangular structure at 2141 and 2143 30<sup>th</sup> Street, constructed in 1925, exhibits a low gabled roof, wood frame and clapboard siding on a concrete deck.

Today's Action: Designate each of the listed properties individually under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Burlingame Garage and Rose Grocery as individual historical resources under Criterion A for their association with the historical, social and economic development of the South Park neighborhood and under Criterion C as good examples of Mission Revival architecture expressed in a commercial structure. Designate the Fire Station No. 9 as an individual historical resource under Criterion A for its association with the historical and social development of the South Park neighborhood and under Criterion C as a unique and good example of Craftsman architecture expressed in a municipal building. Do not designate the structure located at 2141 and 2143 30<sup>th</sup> Street as a historical resource under any HRB Criteria due to a lack of integrity from its 1925 period of significance.

Report Number: 07-018

**ITEM 8 – LE MODERNE APARTMENT COMPLEX**

Applicant: Marie Burke Lia on behalf of the Robert P. Sedlock Jr. and Marilen H. Sedlock Trust, owner and The Cathedral Church of St. Paul, developer

Location: 525-531 Nutmeg Street/2650-2680 Sixth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Le Moderne Apartment Complex, located at 525-531 Nutmeg Street/2650-2680 Sixth Avenue, as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Le Moderne Apartment Complex located at 525-531 Nutmeg Street/2650-2680 Sixth Avenue under HRB Criterion C, as an excellent example of the Art Deco architectural style, evidencing many of the characteristics of the style.

Report Number: HRB-07-015

**ITEM 9 – 2761-2765 FIFTH AVENUE**

Applicant: Marie Burke Lia on behalf of Nutmeg & Olive LLC, owner and The Cathedral Church of St. Paul, developer

Location: 2761-2765 Fifth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the property located at 2761-2765 Fifth Avenue as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Do not designate 2761-2765 Fifth Avenue under any HRB Criteria.

Report Number: HRB-07-016

**ITEM 10 — CARRIE AND HORATIO FARNHAM DUPLEX**

Applicant: Marie Burke Lia on behalf of the Barrett Family Trust, owner and Bruce Leidenberger, developer

Location: 3225-3231 Fourth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Carrie and Horatio Farnham Duplex, located at 3225-3231 Fourth Avenue, as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Carrie and Horatio Farnham Duplex at 3225-3231 Fourth Avenue, as a historical resource under HRB Criterion C, as an excellent example of the Craftsman architectural style, exhibiting many of the characteristics of that style.

Report Number: HRB-07-022

**ITEM 11 — DR. CHESTER TANNER OFFICE BUNGALOW COURT**

Applicant: Marie Burke Lia on behalf of Fourth & Thorn LLC, owner and Bruce Leidenberger, developer

Location: 3235, 3245, 3251 and 3255 Fourth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Dr. Chester Tanner Office Bungalow Court, located at 3235, 3251 and 3255 Fourth Avenue as a historical resource.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Dr. Chester Tanner Office Bungalow Court at 3235, 3245, 3251 and 3255 Fourth Avenue as a historical resource under HRB Criterion C, as an excellent example of both the Spanish Eclectic architectural style and as an example of a unique 1927-1935 Spanish Eclectic Office Bungalow Court.

Report Number: HRB-07-023

**ITEM 12 – MARIE LOUISE BIGGAR/HERBERT J. MANN HOUSE**

Applicant: Vonn Marie May, on behalf of Judith Newman, owner

Location: 409 Dunemere Drive, La Jolla Community, Council District 1

Description: The house is a one-story, Pueblo Revival style, single-family residence built by Philip Barber in 1923 and remodeled by Herbert J. Mann in 1931.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Marie Louise Biggar/Herbert J. Mann House, located at 409 Dunemere Drive, as a historical resource under HRB Criterion C as an excellent example of the Pueblo Revival style and under Criterion D as the work of Master Architect Herbert J. Mann.

Report Number: HRB-07-024

**ITEM 13 – JOSEPH IRELAND BUILDING, 1479 J STREET & JOSEPH IRELAND RENTAL PROPERTY (historic name to be confirmed), 360 15<sup>th</sup> STREET**

Applicant: Kathleen Crawford on behalf of Kenneth Cummings, owner, referred from the City Centre Development Corporation.

Location: 1479 J Street & 360 15<sup>th</sup> Street, Centre City Community, Council District 2

Description: Consider subject properties for historic designation.

Today's Action: Designate under one or more established HRB Criteria or do not designate.

Staff Recommendation: Designate the Joseph Ireland Building and the Joseph Ireland Rental Property (historic name to be confirmed pending complete title report) under HRB Criterion C as rare examples of Victorian commercial and residential vernacular in downtown San Diego.

Report Number: HRB-07-025

**ITEM 14 – PROPOSED PROJECT AT 777 BEECH STREET, ADJACENT TO THE EL CORTEZ HOTEL, HRB SITE #269**

Applicant: Centre City Development Corporation

Location: 777 Beech Street, Centre City Community, Council District 2

Description: Review proposed project for compliance with the U.S. Secretary of the Interior's Standards for Rehabilitation. The specific Standards for Rehabilitation that apply to the proposed new structure are Standards 2, 9 and 10.

Today's Action: Determine whether or not the proposed construction at 777 Beech Street meets the U.S. Secretary of Interior's Standards for Rehabilitation with respect to the adjacent historically-designated El Cortez.

Staff Recommendation: Find that the proposed 777 Beach Street project is not consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation with respect to the adjacent, historically designated El Cortez building, located at 702 Ash Street.

Report Number: HRB-07-026

**ADJOURNMENT**

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

1. Minutes of Board Meetings of March 22, 2007
2. Field Check Memorandum
3. Administrative Items
4. ITEM 5 - Staff Report and supporting information
5. ITEM 6 - Staff Report and supporting information
6. ITEM 7 - Staff Report and supporting information
7. ITEM 8 - Staff Report and supporting information
8. ITEM 9 - Staff Report and supporting information
9. ITEM 10 - Staff Report and supporting information
10. ITEM 11 - Staff Report and supporting information
11. ITEM 12 - Staff Report and supporting information
12. ITEM 13 - Staff Report and supporting information
13. ITEM 14 - Staff Report and supporting information

**REMINDERS:**

**NEXT BOARD MEETING DATE:** May 24, 2007

**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, from 3:00 PM to 5:00 PM. The next regularly scheduled meeting will be held on Wednesday, May 2, 2007.

**Historic Building Interiors Ad Hoc Subcommittee** meets the first Wednesday of the months of March, April, May and June 2007, from 2:00PM to 3:00 PM. The next regularly scheduled meeting will be held on Wednesday, May 2, 2007.

**Policy Subcommittee** meets the second Monday of the month at 3:00 PM. The April Policy Subcommittee meeting was moved to Monday, April 30 at 3:00 PM. The next regularly scheduled meeting will be held on Monday, May 14, 2007.

**Archaeology Subcommittee** meets the second Monday of every other month at 4:00 PM. The next meeting will be held on Monday, May 14, 2007.

**LOCATION:** City Administration Building  
4<sup>th</sup> Floor, Large Conference Room, unless otherwise noted