



THE CITY OF SAN DIEGO

Historical Resources Board

REVISED AGENDA

May 24, 2007 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 619-533-6307 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.

*****SPECIAL ORDER OF BUSINESS
ANNUAL AWARDS FOR EXCELLENCE IN HISTORIC PRESERVATION
AWARDED BY THE HISTORICAL RESOURCES BOARD*****

ITEM 1 - APPROVAL OF MINUTES OF April 26, 2007

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 Development

202 C Street, MS 4A • 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.

INFORMATION ITEM:**ITEM 5 — UPTOWN HISTORIC SURVEY**

Applicant: City of San Diego,

Location: Uptown Community, Council Districts 2 and 3

Description: Reconnaissance survey of the Uptown Community Plan Area, identifying significant architectural and cultural landscape resources.

Today's Action: Staff will provide an overview of revisions to the Uptown Historic Survey in response to comments received from the State Office of Historic Preservation and from members of the public. No action on the part of the Board is requested at this meeting.

Report Numbers: Staff Memo dated May 18, 2007.

ACTION ITEMS**ITEM 6 – ISSAC LYON BUILDING, 1479 J STREET & ISSAC LYON RENTAL PROPERTY, 360 15th STREET (Continued from March 2007 – It is anticipated that this item will be continued indefinitely.)**

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

Location: 479 J Street & 360 15th 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 Issac Lyon Building and the Issac Lyon Rental Property under HRB Criterion C as rare examples of Victorian commercial and residential vernacular in downtown San Diego.

Report Number: HRB-07-025 and Supplemental Staff Memo dated May 8, 2007.

ITEM 7 – MISSION HILLS HISTORIC DISTRICT (1st HEARING)

Applicant: City of San Diego

Location: Various addresses within the intensive survey area boundaries, defined by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west, Uptown Community, Council District 2

Description: First hearing to consider the designation of the Mission Hills Historic District as a Historical Resource.

Today’s Action: Review the Mission Hills Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Staff Recommendation:

At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance, with or without further direction;
5. Review the information provided to support the establishment of Morris Irvin as a Master Builder and forward the issue to the second hearing for consideration.
6. Classify the following 56 properties as Contributing Resources:

| St # | Street Name | APN | Status Code | St # | Street Name | APN | Status Code |
|------|-------------|---------------|-------------|------|-------------|---------------|-------------|
| 1808 | Lyndon | 443-612-08-00 | 5B | 1870 | Sheridan | 443-611-20-00 | 5D3 |
| 1812 | Lyndon | 443-612-09-00 | 5D3 | 1875 | Sheridan | 443-612-04-00 | 5B |
| 1819 | Lyndon | 443-650-24-00 | 5D3 | 1876 | Sheridan | 443-611-21-00 | 5D3 |
| 1820 | Lyndon | 443-612-10-00 | 5D3 | 1882 | Sheridan | 443-611-22-00 | 5D3 |
| 1831 | Lyndon | 443-650-25-00 | 5D3 | 1885 | Sheridan | 443-612-03-00 | 5D3 |
| 1833 | Lyndon | 443-620-10-00 | 5D3 | 1899 | Sheridan | 443-612-01-00 | 5B |
| 1840 | Lyndon | 443-612-11-00 | 5B | 1815 | Sunset | 443-611-12-00 | 5D3 |
| 1841 | Lyndon | 443-620-02-00 | 5B | 1818 | Sunset | 443-432-20-00 | 5D3 |
| 1849 | Lyndon | 443-620-04-00 | 5B | 1824 | Sunset | 443-432-18-00 | 5B |

| St # | Street Name | APN | Status Code | St # | Street Name | APN | Status Code |
|------|-------------|---------------|-------------|------|-------------|---------------|-------------|
| 1850 | Lyndon | 443-612-13-00 | 5D3 | 1826 | Sunset | 443-432-17-00 | 5B |
| 1853 | Lyndon | 443-620-05-00 | 5B | 1829 | Sunset | 443-611-10-00 | 5B |
| 1876 | Lyndon | 443-612-15-00 | 5D3 | 1830 | Sunset | 443-432-15-00 | 5D3 |
| 1877 | Lyndon | 443-620-17-00 | 5B | 1835 | Sunset | 443-611-09-00 | 5B |
| 1884 | Lyndon | 443-612-16-00 | 5D3 | 1836 | Sunset | 443-432-14-00 | 5B |
| 1896 | Lyndon | 443-612-17-00 | 5D3 | 1845 | Sunset | 443-611-08-00 | 5B |
| 4107 | Saint James | 443-611-24-00 | 5D3 | 1848 | Sunset | 443-432-13-00 | 5D3 |
| 1801 | Sheridan | 443-650-13-00 | 5B | 1850 | Sunset | 443-432-12-00 | 5B |
| 1807 | Sheridan | 443-650-15-00 | 5D3 | 1851 | Sunset | 443-611-07-00 | 5B |
| 1815 | Sheridan | 443-650-17-00 | 5B | 1863 | Sunset | 443-611-06-00 | 5B |
| 1816 | Sheridan | 443-611-13-00 | 5B | 1864 | Sunset | 443-432-11-00 | 5B |
| 1824 | Sheridan | 443-611-14-00 | 5B | 1870 | Sunset | 443-432-10-00 | 5B |
| 1825 | Sheridan | 443-650-20-00 | 5D3 | 1871 | Sunset | 443-611-05-00 | 5B |
| 1834 | Sheridan | 443-611-15-00 | 5D3 | 1875 | Sunset | 443-611-04-00 | 5B |
| 1840 | Sheridan | 443-611-16-00 | 5B | 1883 | Sunset | 443-611-03-00 | 5B |
| 1845 | Sheridan | 443-612-07-00 | 5B | 1889 | Sunset | 443-611-02-00 | 5B |
| 1852 | Sheridan | 443-611-18-00 | 5B | 1890 | Sunset | 443-432-07-00 | 5D3 |
| 1859 | Sheridan | 443-612-06-00 | 5D3 | 1895 | Sunset | 443-611-01-00 | 5B |
| 1860 | Sheridan | 443-611-19-00 | 5B | 1898 | Sunset | 443-432-05-00 | 5B |

7. Classify the following 19 properties as Non-Contributing Resources:

| St # | Street Name | APN | Status Code | St # | Street Name | APN | Status Code |
|------|-------------|---------------|-------------|------|-------------|---------------|-------------|
| 1801 | Lyndon | 443-650-21-00 | 6Z | 1823 | Sheridan | 443-650-19-00 | 6Z |
| 1805 | Lyndon | 443-650-22-00 | 6Z | 1844 | Sheridan | 443-611-17-00 | 6L |
| 1811 | Lyndon | 443-650-23-00 | 6Z | 1867 | Sheridan | 443-612-05-00 | 6L |
| 1845 | Lyndon | 443-620-03-00 | 6Z | 1889 | Sheridan | 443-612-02-00 | 6Z |
| 1848 | Lyndon | 443-612-12-00 | 6Z | 1890 | Sheridan | 443-611-23-00 | 6L |
| 1855 | Lyndon | 443-620-06-00 | 6Z | 1814 | Sunset | 443-432-23-00 | 6Z |
| 1868 | Lyndon | 443-612-14-00 | 6Z | 1821 | Sunset | 443-611-11-00 | 6L |
| 1875 | Lyndon | 443-620-18-00 | 6Z | 1874 | Sunset | 443-432-09-00 | 6Z |
| 1811 | Sheridan | 443-650-16-00 | 6Z | 1884 | Sunset | 443-432-08-00 | 6Z |
| 1819 | Sheridan | 443-650-18-00 | 6Z | | | | |

8. Find that the nomination is complete based upon this direction, and direct staff to docket the Mission Hills district nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction. Report Number: HRB-07-027

ITEM 8 – FORT STOCKTON LINE HISTORIC DISTRICT (1st HEARING)

Applicant: Barry Hager and Scott Sandel

Location: Various addresses within the intensive survey area boundaries, defined by the properties fronting on West Lewis Street transitioning to Fort Stockton Drive between Stephens Street and Trias Street (including 4244 and 4247 Saint James Place, 4250 and 4251 Sierra Vista, 4249 Arden Way, 4390 and 4430 Witherby Street, and 4391, 4405 and 4435 Trias Street), as well as the properties on the southwest side of Pine Street between Witherby and Trias Streets, Uptown Community, Council District 2

Description: First hearing to consider the designation of the Fort Stockton Line Historic District as a Historical Resource.

Today's Action: Review the Fort Stockton Line Geographic/Traditional Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Staff Recommendation:

At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance, with or without further direction;
5. Classify the following 79 properties as Contributing Resources:

| St # | Street Name | APN | Status Code | St # | Street Name | APN | Status Code |
|------|---------------------|----------|-------------|------|---------------------|----------|-------------|
| 4249 | Arden Way | 44342201 | 5D3 | 2212 | Fort Stockton Drive | 44325012 | 5D3 |
| 1787 | Fort Stockton Drive | 44343224 | 5B | 2220 | Fort Stockton Drive | 44325011 | 5D3 |
| 1797 | Fort Stockton Drive | 44343222 | 5B | 2227 | Fort Stockton Drive | 44325103 | 5D3 |
| 1799 | Fort Stockton Drive | 44343221 | 5B | 2235 | Fort Stockton Drive | 44325102 | 5D3 |
| 1800 | Fort Stockton Drive | 44343117 | 5B | 2236 | Fort Stockton Drive | 44325009 | 5B |
| 1802 | Fort Stockton Drive | 44343118 | 5B | 2245 | Fort Stockton Drive | 44325101 | 5B |
| 1804 | Fort Stockton Drive | 44343119 | 5D3 | 2252 | Fort Stockton Drive | 44325007 | 5B |
| 1811 | Fort Stockton Drive | 44343216 | 5B | 2255 | Fort Stockton Drive | 44306163 | 5B |
| 1816 | Fort Stockton Drive | 44343120 | 5D3 | 2258 | Fort Stockton Drive | 44325006 | 5B |
| 1830 | Fort Stockton Drive | 44343121 | 5D3 | 2260 | Fort Stockton Drive | 44325005 | 5B |
| 1834 | Fort Stockton Drive | 44343109 | 5B | 2265 | Fort Stockton Drive | 44306164 | 5B |
| 1835 | Fort Stockton Drive | 44343226 | 5B | 2271 | Fort Stockton Drive | 44306165 | 5B |
| 1845 | Fort Stockton Drive | 44343227 | 5B | 2276 | Fort Stockton Drive | 44325002 | 5D3 |
| 1854 | Fort Stockton Drive | 44343105 | 5B | 2277 | Fort Stockton Drive | 44306166 | 5D3 |
| 1855 | Fort Stockton Drive | 44343228 | 5B | 2285 | Fort Stockton Drive | 44306167 | 5B |

| St # | Street Name | APN | Status Code | St # | Street Name | APN | Status Code |
|------|---------------------|----------|-------------|------|-------------------|----------|-------------|
| 1859 | Fort Stockton Drive | 44343229 | 5D3 | 2215 | Pine Street | 44325024 | 5B |
| 1860 | Fort Stockton Drive | 44343103 | 5D3 | 2225 | Pine Street | 44325023 | 5D3 |
| 1866 | Fort Stockton Drive | 44343102 | 5B | 2231 | Pine Street | 44325022 | 5D3 |
| 1867 | Fort Stockton Drive | 44343230 | 5D3 | 2271 | Pine Street | 44325017 | 5B |
| 1883 | Fort Stockton Drive | 44343231 | 5D3 | 2281 | Pine Street | 44325016 | 5D3 |
| 1918 | Fort Stockton Drive | 44327023 | 5D3 | 4244 | Saint James Place | 44342223 | 5B |
| 1920 | Fort Stockton Drive | 44327024 | 5D3 | 4247 | Saint James Place | 44343201 | 5B |
| 2008 | Fort Stockton Drive | 44325042 | 5D3 | 4391 | Trias Street | 44306168 | 5D3 |
| 2019 | Fort Stockton Drive | 44325117 | 5D3 | 4405 | Trias Street | 44325001 | 5B |
| 2020 | Fort Stockton Drive | 44325041 | 5D3 | 4435 | Trias Street | 44325014 | 5B |
| 2025 | Fort Stockton Drive | 44325116 | 5D3 | 1705 | West Lewis Street | 44346211 | 5B |
| 2031 | Fort Stockton Drive | 44325115 | 5B | 1706 | West Lewis Street | 44346115 | 5D3 |
| 2035 | Fort Stockton Drive | 44325114 | 5D3 | 1714 | West Lewis Street | 44346116 | 5D3 |
| 2038 | Fort Stockton Drive | 44325040 | 5D3 | 1715 | West Lewis Street | 44346212 | 5D3 |
| 2107 | Fort Stockton Drive | 44325113 | 5D3 | 1720 | West Lewis Street | 44346117 | 5D3 |
| 2110 | Fort Stockton Drive | 44325050 | 5D3 | 1731 | West Lewis Street | 44346214 | 5D3 |
| 2115 | Fort Stockton Drive | 44325112 | 5D3 | 1732 | West Lewis Street | 44346119 | 5B |
| 2121 | Fort Stockton Drive | 44325111 | 5D3 | 1744 | West Lewis Street | 44346120 | 5D3 |
| 2127 | Fort Stockton Drive | 44325110 | 5B | 1752 | West Lewis Street | 44346121 | 5B |
| 2138 | Fort Stockton Drive | 44325053 | 5D3 | 1753 | West Lewis Street | 44346201 | 5B |
| 2139 | Fort Stockton Drive | 44325109 | 5D3 | 1760 | West Lewis Street | 44346122 | 5D3 |
| 2147 | Fort Stockton Drive | 44325108 | 5D3 | 1770 | West Lewis Street | 44346123 | 5D3 |
| 2151 | Fort Stockton Drive | 44325107 | 5D3 | 1778 | West Lewis Street | 44346124 | 5B |
| 2154 | Fort Stockton Drive | 44325055 | 5B | 4390 | Witherby Street | 44325106 | 5B |
| 2206 | Fort Stockton Drive | 44325013 | 5B | | | | 5D3 |

6. Classify the following 30 properties as Non-Contributing Resources:

| St # | Street Name | APN | Status Code | St # | Street Name | APN | Status Code |
|------|---------------------|----------|-------------|------|---------------------|----------|-------------|
| 1775 | Fort Stockton Drive | 44343225 | 6L | 2244 | Fort Stockton Drive | 44325008 | 6Z |
| 1801 | Fort Stockton Drive | 44343219 | 6L | 2268 | Fort Stockton Drive | 44325004 | 6L |
| 1846 | Fort Stockton Drive | 44343106 | 6Z | 2274 | Fort Stockton Drive | 44325003 | 6Z |
| 1887 | Fort Stockton Drive | 44343202 | 6L | 2205 | Pine Street | 44325025 | 6Z |
| 1913 | Fort Stockton Drive | 44342222 | 6L | 2241 | Pine Street | 44325021 | 6Z |
| 1914 | Fort Stockton Drive | 44327002 | 6L | 2251 | Pine Street | 44325020 | 6Z |
| 2005 | Fort Stockton Drive | 44325119 | 6Z | 2255 | Pine Street | 44325019 | 6Z |
| 2015 | Fort Stockton Drive | 44325118 | 6Z | 2265 | Pine Street | 44325018 | 6Z |
| 2042 | Fort Stockton Drive | 44325039 | 6Z | 2285 | Pine Street | 44325015 | 6L |
| 2114 | Fort Stockton Drive | 44325051 | 6L | 4250 | Sierra Vista | 44327001 | 6L |
| 2124 | Fort Stockton Drive | 44325052 | 6Z | 4251 | Sierra Vista | 44343101 | 6L |

| St # | Street Name | APN | Status Code | St # | Street Name | APN | Status Code |
|------|---------------------|----------|-------------|------|-------------------|----------|-------------|
| 2146 | Fort Stockton Drive | 44325054 | 6Z | 1717 | West Lewis Street | 44346213 | 6L |
| 2211 | Fort Stockton Drive | 44325105 | 6L | 1728 | West Lewis Street | 44346118 | 6Z |
| 2221 | Fort Stockton Drive | 44325104 | 6Z | 1739 | West Lewis Street | 44346203 | 6Z |
| 2228 | Fort Stockton Drive | 44325010 | 6Z | 4430 | Wetherby Street | 44325026 | 6L |

- Find that the district nomination is complete based upon this direction, and direct staff to docket the Fort Stockton Line district nomination for a second HRB hearing for designation as a historic district.

If the Board cannot find that the nomination is complete, it should be returned to staff with direction.
Report Number: HRB-07-028

ITEM 9 –SPINDRIFT ARCHAEOLOGICAL SITE #3

Applicant: Brian Malk and Nancy Heitel owners, referred from Development Services

Location: 1905 Spindrifft, La Jolla Community, Council District 1

Description: Consider the designation of the property located at 1905 Spindrifft Drive as a historical resource.

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

Staff Recommendation: Designate the property located at 1905 Spindrifft Drive as a historical resource under HRB Criterion A, exemplifying and reflecting special elements of the City’s historical, archaeological and cultural development.

Report Number: HRB-07-029

THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 3:30 PM.

ITEM 10 — PROPOSED PROJECT AT 777 BEECH STREET, ADJACENT TO THE EL CORTEZ HOTEL, HRB SITE #269 (Trailed from April 2007)

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, dated April 12, 2007 and Supplemental Staff Memo dated May 10, 2007

ADJOURNMENT

ENCLOSURES (with printed copy only):

1. Minutes of Board Meetings of April 26, 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

REMINDERS:

NEXT BOARD MEETING DATE: June 28, 2007

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, from 3:00 PM to 5:00 PM. The next regularly scheduled meeting will be held on Wednesday, June 6, 2007.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, June 11, 2007.

Archaeology Subcommittee meets the second Monday of every other month at 4:00 PM. The next meeting will be held on Monday, July 9, 2007.

LOCATION: City Administration Building
4th Floor, Large Conference Room, unless otherwise noted