



THE CITY OF SAN DIEGO

Historical Resources Board

REVISED AGENDA

June 28, 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.

ITEM 1A - APPROVAL OF MINUTES OF April 26, 2007

ITEM 1B - APPROVAL OF MINUTES OF May 24, 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 Investment

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.

ACTION ITEMS**ITEM 5 — CARRIE AND HORATIO FARNHAM DUPLEX (Continued from April 2007)**

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 6 — DR. CHESTER TANNER OFFICE BUNGALOW COURT (Continued from April 2007)

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 7 – RECONSIDERATION OF 1st HEARING
MISSION HILLS HISTORIC DISTRICT;**

**DR. LEON CASPER & DR. LOUISE DAVID LONG HOUSE
(1885 SHERIDAN AVENUE);
WILLIAM G. & FIDELIAN LEWIS MCKITTRICK HOUSE
(1875 SUNSET BOULEVARD)**

Applicant: Janet O’Dea and Allen Hazard (District); Brian McCormack, owner (1885 Sheridan Avenue); William and Robin Light, owners (1875 Sunset Boulevard)

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; individual site designations located at 1885 Sheridan Avenue and 1875 Sunset Boulevard; Uptown Community, Council District 2

Description: Reconsideration of first hearing to consider the designation of the Mission Hills Historic District as a Historical Resource. Consider the designation of the Dr. Leon Casper & Dr. Louise David Long House (1885 Sheridan Avenue) and the William G. & Fidelian Lewis Mckittrick House (1875 Sunset Boulevard).

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. Consider the establishment of Morris Irvin as a Master Builder. Consider the designation of the properties at 1885 Sheridan Avenue and 1875 Sunset Boulevard as individually significant resources.

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 58 properties as Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

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

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
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
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
1867	Sheridan	443-612-05-00	5D3	Hitching Post in PROW at 1868 Lyndon			5D3

7. Classify the following 18 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z	1819	Sheridan	443-650-18-00	6Z
1805	Lyndon	443-650-22-00	6L	1823	Sheridan	443-650-19-00	6Z
1811	Lyndon	443-650-23-00	6L	1844	Sheridan	443-611-17-00	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	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.

9. Establish builder and developer Morris Irvin as a Master Builder.
10. Designate the property at 1885 Sheridan Avenue, the Dr. Leon Casper and Dr. Louise Davis Long House, as an individually significant resource under HRB Criterion C as a good example of Craftsman Bungalow architecture, and HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.
11. Designate the property at 1875 Sunset Boulevard, the William G. and Filelia Lewis McKittrick House, as an individually significant resource under HRB Criterion C as a good example of Craftsman architecture with Italian influences.

Report Numbers: HRB-07-027 and HRB-07-030

**ITEM 8 – RECONSIDERATION OF 1st HEARING
FORT STOCKTON LINE HISTORIC DISTRICT**

**NATHAN RIGDON AND MORRIS B. IRVIN SPEC HOUSE #2
(1760 WEST LEWIS STREET)**

Applicant: Barry Hager and Scott Sandel (District); Carl and Karen Weymann, owners (1760 West Lewis Street)

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; individual site designation at 1760 West Lewis Street, Uptown Community, Council District 2

Description: Reconsideration of first hearing to consider the designation of the Fort Stockton Line Historic District as a Historical Resource. Consider the designation of the Nathan Rigdon And Morris B. Irvin Spec House #2 (1760 West Lewis Street).

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. Consider the designation of the property at 1760 West Lewis Street as an individually significant resource.

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 Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

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
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	4250	Sierra Vista	44327001	5D3
2019	Fort Stockton Drive	44325117	5D3	4391	Trias Street	44306168	5D3
2020	Fort Stockton Drive	44325041	5D3	4405	Trias Street	44325001	5B
2025	Fort Stockton Drive	44325116	5D3	4435	Trias Street	44325014	5B
2031	Fort Stockton Drive	44325115	5B	1705	West Lewis Street	44346211	5B
2035	Fort Stockton Drive	44325114	5D3	1706	West Lewis Street	44346115	5D3
2038	Fort Stockton Drive	44325040	5D3	1714	West Lewis Street	44346116	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				

6. Classify the following 30 properties as Non-Contributing Resources consistent with direction from the Board at the initial hearing on May 24, 2007:

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	6L	2265	Pine Street	44325018	6Z
2042	Fort Stockton Drive	44325039	6Z	2285	Pine Street	44325015	6L
2114	Fort Stockton Drive	44325051	6L	4251	Sierra Vista	44343101	6L
2124	Fort Stockton Drive	44325052	6Z	1715	West Lewis Street	44346212	6L
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	6L	1739	West Lewis Street	44346203	6Z
2228	Fort Stockton Drive	44325010	6Z	4430	Witherby Street	44325026	6L

7. 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.
8. Designate the property at 1760 West Lewis Street, the Nathan Rigdon & Morris B. Irvin Speculation House No. 2, as an individually significant resource under HRB Criterion C as a good example of the Craftsman style, and HRB Criterion D as the work of Master Builders Nathan Rigdon and Morris Irvin.

Report Numbers: HRB 07-028 and HRB-07-031

ITEM 9 –HAZEL WIER/DUNNSTEDT COMPANY HOUSE/SPINDRIFT ARCHAEOLOGICAL SITE #4

Applicant: Arthur & Rise Johnson owners, referred from Development Services

Location: 1857 Viking Way, La Jolla Community, Council District 1

Description: Consider the designation of the Hazel Wier/Dunnstedt Company House/Spindrifft Archaeological Site #4. located at 1857 Viking Way as a historical resource.

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

Staff Recommendation: Designate the Hazel Wier/Dunnstedt Company House/Spindrifft Archaeological Site #4 located at 1857 Viking Way as a historical resource under HRB Criterion A, exemplifying and reflecting special elements of the City’s historical, archaeological and cultural development; Criterion C, as an excellent example of the Spanish Eclectic Monterey style of architecture evidencing many characteristic of the style including the street-facing cantilevered open columned balcony, and Criterion D, as an example of quality construction practices associated with Master Builder Dennstedt Company.

Report Number: HRB-07-032

ITEM 10 — TOURIST HOTEL

Applicant: Marie Burke Lia on behalf of Bahia View Condominiums. LLC, owners

Location: 1425-1431 Market Street, Centre City Community, Council District 2

Description: Consider the designation of the Tourist Hotel, located at 1425-1431 Market Street, as a historical resource.

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

Staff Recommendation: Designate the Tourist Hotel, located at 1425-1431 Market Street, as a historical resource under HRB Criterion A as a special element of downtown San Diego's architectural development, reflecting late nineteenth century Italianate commercial development; and HRB Criterion C as a good example of Italianate architecture.

Report Number: HRB-07-033

ITEM 11 — HARRY RUNDELL AND AMANDA RUNDELL HOUSE

Applicant: Ruth Alter, on behalf of San Ysidro Investment company, owner

Location: 123 East Seaward Avenue, San Ysidro Community, Council District 8

Description: Consider the designation of the Harry Rundell and Amanda Rundell House, located at 123 East Seaward Avenue, as a historical resource.

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

Staff Recommendation: Designate the Harry Rundell and Amanda Rundell House, located at 123 East Seaward Avenue, as a historical resource under HRB Criterion A as a special element of San Diego's historical and social development, reflecting development of the Little Landers Colony, and HRB Criterion C as a good example of vernacular Craftsman architecture.

Report Number: HRB-07-034

ITEM 12 – SAN DIEGO ARMED SERVICES YMCA NATIONAL REGISTER NOMINATION

Applicant: Marie Burke Lia on behalf of Armed Services YMCA, owner

Location: 500 West Broadway, Centre City Community, Council District 2

Description: Review the nomination of the San Diego Armed Services YMCA for listing on the National Register and provide comments to the Office of Historic Preservation.

Today's Action: Review and comment on the nomination of the San Diego Armed Services YMCA for listing on the National Register of Historic Places.

Staff Recommendation: Provide comments in support of listing the San Diego Armed Services YMCA on the National Register of Historic Places.

Report Number: HRB-07-035

ITEM 13 – BLACK-LUMPKINS-SPIRIT BLUFF SITE NATIONAL REGISTER NOMINATION – *This item is being withdrawn from the agenda and will be re-docketed at a later date.*

Applicant: Patricia Dalhberg and Don Schmidt on behalf of the La Jolla Historical Society, not the property owner

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

Description: Review the nomination of the Black-Lumpkins-Spirit Bluff Site for listing on the National Register and provide comments to the Office of Historic Preservation.

Today's Action: Review and comment on the nomination of the Black-Lumpkins-Spirit Bluff Site for listing on the National Register of Historic Places.

Staff Recommendation: Provide comments in support of listing the Black-Lumpkins-Spirit Bluff Site on the National Register of Historic Places.

Report Number: HRB-07-036

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
11. ITEM 12 - Staff Report and supporting information
12. ITEM 13 - Staff Report and supporting information

REMINDERS:

NEXT BOARD MEETING DATE: July 26, 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, July 11, 2007. Please note change in regular meeting date due to holiday.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, July 9, 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