



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

July 26, 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 May 24, 2007

ITEM 1B - APPROVAL OF MINUTES OF June 28, 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

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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 — HISTORIC BUILDING INTERIORS AD HOC SUBCOMMITTEE REPORT TO THE HRB**

Applicant: CP&CI, Urban Form Division

Location: Citywide

Description: Review the recommendations of the Historic Building Interiors Ad Hoc Subcommittee.

Today's Action: Accept the subcommittee's recommendations or return specific issues to the subcommittee for additional work with specific direction.

Staff Recommendation: Accept the subcommittee's recommendations.

Report Number: HRB-07-037

ITEM 6 — SDM-W-12 LOCUS A (SDI-4669) NATIONAL REGISTER NOMINATION

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 SDM-W-12 Locus A (SDI-4669) 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 SDM-W-12 Locus A (SDI-4669) for listing on the National Register of Historic Places.

Staff Recommendation: Provide comments in support of listing SDM-W-12 Locus A (SDI-4669) on the National Register of Historic Places.

Report Number: HRB-07-036

ITEM 7A – G – BURLINGAME VOLUNTARY/TRADITIONAL HISTORICAL DISTRICT, UPDATE 8, DESIGNATION OF CONTRIBUTING RESOURCES NOT PREVIOUSLY VOLUNTEERED

Applicant: Robert R. Young, Michael M. Del Campo, Aida Casares, David & Erin Armstrong, Stephen Olds & Penelope Wolfe Olds, Chris & Rebekah Lugo

Location: 2454 Capitan Avenue, 2464 Capitan Avenue, 2405 Dulzura Avenue, 3061 Kalmia Street, 3178 Maple Street, 2524 San Marcos Avenue, Greater North Park Community, Council District 3

Description: Consider the designation of the listed properties as contributing resources to the Burlingame Voluntary/Traditional Historical District.

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

Staff Recommendation: (1) Designate the properties located at 2454 Capitan Avenue; 2464 Capitan Avenue; 2405 Dulzura Avenue; 3061 Kalmia Street; 3178 Maple Street; 2524 San Marcos Avenue as contributing properties to the Burlingame Voluntary/Traditional Historical District under HRB Criterion F. (2) If the threshold of 85% of potentially contributing properties designated as contributing properties as part of the Burlingame Voluntary/Traditional Historical District is achieved, direct staff to begin the process of establishing a Burlingame Geographic/Traditional Historical District and return the item to the full HRB for a noticed public hearing.

Report Number: HRB-07-038

ITEM 8 - WILLIAM AND NELL CRONAN HOUSE

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 2950 and 2950A Sixth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the William and Nell Cronan House located at 2950A 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 William and Nell Cronan House, located at 2950A Sixth Avenue as a historical resource under HRB Criterion C as a good example of Spanish Revival architecture. Staff is also recommending that the rear 1936 duplex unit which was expanded and converted to medical offices in 1954 (currently addressed at 2950 Sixth Avenue) be excluded from the designation.

Report Number: HRB-07-039

ITEM 9 – DR. FRANCIS AND FLORENCE MEAD HOUSE

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 3330 Sixth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Dr. Francis and Florence Mead House located at 3330 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 Dr. Francis and Florence Mead House as a historical resource under HRB Criterion B for its association with historically significant individuals Dr. Francis and Florence Mead.

Report Number: HRB-07-040

ITEM 10 — FREDERICK F. THOMAS HOUSE

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 540 Thorn Street, Uptown Community, Council District 2

Description: Consider the designation of the Frederick F. Thomas House located at 540 Thorn Street as a historical resource.

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

Staff Recommendation: Designate the Frederick F. Thomas House as a historical resource under HRB Criterion C as an excellent and unique example of Tudor Revival-influenced Craftsman architecture incorporating ashlar stone, rarely used to such a degree in extant residential architecture within the City.

Report Number: HRB-07-041

ITEM 11 – GUARDIAN LIFE/SKIDMORE, OWINGS AND MERRILL OFFICE BUILDING

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 2901 Fifth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Guardian Life/Skidmore, Owings and Merrill Office Building located at 2901 Fifth Avenue, as a historical resource.

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

Staff Recommendation: Designate the Guardian Life/ Skidmore, Owings and Merrill Office Building located at 2901 Fifth Avenue as a historical resource under HRB Criterion C as the structure embodies distinctive characteristics of the Modern style of architecture including simplicity of form, function, detailing and materials and under HRB Criterion D for its association with the Master Architectural firm of Skidmore, Owings and Merrill.

Report Number: HRB-07-042

ITEM 12 – JOHN SINKS HOUSE

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 3340 Sixth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the John Sinks House located at 3340 Sixth Avenue as a historic resource.

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

Staff Recommendation: Designate the John Sinks House as a historical resource under HRB Criterion C due to the house's primarily intact original historic form and fabric evidencing characteristics of the Craftsman style, exclusive of the separate two-story residential structure at the rear of the lot.

Report Number: HRB-07-043

ITEM 13 – SOLAR APARTMENT BUILDING

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 504 Thorn Street, Uptown Community, Council District 2

Description: Consider the designation of the Solar Apartment Building, located at 504 Thorn Street, as a historical resource.

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

Staff Recommendation: Designate the Solar Apartment Building as a historical resource under HRB Criterion C due to its intact original historic form and fabric evidencing characteristics of

the Arts and Crafts architectural style, with Prairie style influences, exclusive of the non-historic garage conversion.

Report Number: HRB-07-044

ITEM 14 – JACOB PRICE SPEC HOUSE

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 2900 Sixth Avenue, Uptown Community, Council District 2

Description: Consider the designation of the Jacob Price Spec House, located at 2900 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 Jacob Price Spec House as a historical resource under HRB Criterion C as an excellent example of Italian Renaissance Revival Style architecture.

Report Number: HRB-07-045

ITEM 15 – CLARA SHRIER AND BLANCHE L. EHRENBERG BUILDING

Applicant: CHEL Holdings, Ltd, owner (referral from Development Services)

Location: 516-522 Thorn Street, Uptown Community, Council District 2

Description: Consider the designation of the Clara Shrier and Blanche L. Ehrenberg Building located at 515-522 Thorn Street as a historical resource.

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

Staff Recommendation: Designate the Clara Shrier and Blanche L. Ehrenberg Building as a historical resource under HRB Criterion C as an excellent and unique example of Mission Revival style architecture with Italian Renaissance Revival influences and as an example of early 20th century apartment building design in the Banker's Hill area.

Report Number: HRB-07-046

ITEM 16 — FRANKLIN AND HELEN BOULTER/MARTIN V. MELHORN HOUSE

Applicant: Ronald V. May, on behalf of Judy and Wayne Peterson, owners

Location: 4119 Palmetto Way, Uptown Community, Council District 2

Description: Consider the designation of the Franklin and Helen Boulter/Martin V. Melhorn House, located at 4119 Palmetto Way, as a historical resource.

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

Staff Recommendation: Designate the Franklin and Helen Boulter/Martin V. Melhorn House located at 4119 Palmetto Way as a historical resource, exclusive of the non-historic addition at the rear elevation, under HRB Criterion C, as an excellent example of the Craftsman Bungalow style with unusual Neoclassical architectural elements, and Criterion D, as an example of the experimental design style used by recognized Master Builder Martin V. Melhorn late in his career.

Report Number: HRB-07-047

ITEM 17 – J. B. DRAPER SPEC HOUSE #1

Applicant: Dr. Ray Brandes and Scott Moomjian, on behalf of Elsa D. Benedict, owner

Location: 3563 28th Street, Greater North Park Community, Council District 3

Description: Consider the designation of the J. B. Draper Spec House #1, located at 3563 28th Street, as a historical resource.

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

Staff Recommendation: Designate the J. B. Draper Spec House #1, located at 3563 28th Street, as a historical resource under HRB Criterion C as an excellent example of the Prairie style of architecture.

Report Number: HRB-07-048

ITEM 18 -- HAROLD AND CHARLOTTE MUIR HOUSE

Applicant: Beth Montes, on behalf of the owner, Chicago Trust Company of California

Location: 1205 Muirlands Drive, La Jolla Community, Council District 1

Description: Consider the designation of the Harold and Charlotte Muir House located at 1205 Muirlands Drive as a historical resource.

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

Staff Recommendation: Designate the original, historic elements of the Harold and Charlotte Muir House (located at 1205 Muirlands Drive) dating to the 1928 period of significance under HRB Criterion A as a special element of The Muirlands subdivision, a significant and well designed development within the community of La Jolla.

Report Number: HRB-07-049

ITEM 19 — THE PACIFIC BUILDING COMPANY SPEC HOUSE #2

Applicant: IS Architecture, on behalf of owners Frank and Robin D'Esti

Location: 1517 Granada Avenue, Greater Golden Hill Community, Council District 3

Description: Consider the designation of the Pacific Building Company Spec House #2 located at 1517 Granada Avenue as a historical resource.

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

Staff Recommendation: Designate the Pacific Building Company Spec House #2 as a historical resource under HRB Criterion C as a good example of Prairie architecture, and HRB Criterion D as the work of the Pacific Building Company, an established Master Builder.

Report Number: HRB-07-050

ITEM 20 – SAM AND MARY MCPHERSON/RALPH E. HURLBURT AND CHARLES H. TIFAL HOUSE

Applicant: Ron May, on behalf of Ronald N. Rooney, owner

Location: 3133 28th Street, Greater North Park Community, Council District 3

Description: Consider the designation of the Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House, located at 3133 28th Street, as a historical resource.

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

Staff Recommendation: Designate the Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House, located at 3133 28th Street, as a historical resource under HRB Criterion C as an excellent example of the Spanish Eclectic style of architecture and under HRB Criterion D as the work of Master Architect/Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal.

Report Number: HRB-07-051

ITEM 21 – LAURA M. AND JAMES R. LUTTRELL HOUSE

Applicant: Ron May, on behalf of Sterling and Regina Peters, owners

Location: 938 20th Street, Greater Golden Hill Community, Council District 3

Description: Consider the designation of the Laura M. and James R. Luttrell House, located at 938 20th Street, as a historical resource.

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

Staff Recommendation: Designate the Laura M. and James R. Luttrell House, located at 938 20th Street, as a historical resource under HRB Criterion C as an excellent example of the California Craftsman Bungalow style of architecture. The designation shall also consist of the interior of the living and dining rooms.

Report Number: HRB-07-052

ITEM 22 — HEILMAN BROTHERS SPEC HOUSE # 1

Applicant: Ruth Alter on behalf of Lisa Barnes and Daniel Manlongat, owners

Location: 3215 Granada Avenue, Greater North Park Community, Council District 3

Description: Consider the designation of the Heilman Brothers Spec House #1 located at 3215 Granada Avenue as a historic resource.

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

Staff Recommendation: Designate the Heilman Brothers Spec House #1 as a historical resource under HRB Criterion C due to the building's intact original historic fabric evidencing many characteristics of the Craftsman style, exclusive of the garage.

Report Number: HRB-07-053

ADJOURNMENT

ENCLOSURES (with printed copy only):

1. Minutes of Board Meetings of May 24, 2007 and June 28, 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
14. ITEM 15 - Staff Report and supporting information
15. ITEM 16 - Staff Report and supporting information
16. ITEM 17 - Staff Report and supporting information
17. ITEM 18 - Staff Report and supporting information
18. ITEM 19 - Staff Report and supporting information
19. ITEM 20 - Staff Report and supporting information
20. ITEM 21 - Staff Report and supporting information
21. ITEM 22 - Staff Report and supporting information

REMINDERS:

NEXT BOARD MEETING DATE: August 23, 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, August 1, 2007.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, August 13, 2007.

Archaeology Subcommittee meets the second Monday of every other month at 4:00 PM. The next meeting will be held on Monday, September 10, 2007.

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