



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

August 23, 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 1C - APPROVAL OF MINUTES OF July 16, 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

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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 — RECONSIDERATION OF 3178 MAPLE STREET AS A CONTRIBUTING RESOURCE IN THE BURLINGAME HISTORIC DISTRICT**

Applicant: Stephen Olds & Penelope Wolfe Olds

Location: 3178 Maple Street, Greater North Park Community, Council District 3

Description: Reconsideration of the action of the HRB at the July 26, 2007 hearing in the matter of designating the listed property as a contributing resource to the Burlingame Historical District.

Today's Action: Approve a reconsideration of the underlying matter or do not approve a reconsideration.

Staff Recommendation: Approve the reconsideration of the action of the HRB at the July 26, 2007 hearing in the matter of designating the listed property as a contributing resource to the Burlingame Historical District.

Report Number: Staff Memo dated August 9, 2007

ITEM 6 — DR. CHESTER TANNER OFFICE BUNGALOW COURT (Continued from April 2007 and June 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; Staff Memo dated August 9, 2007

ITEM 7 — 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 8 – OCEAN BEACH COTTAGE EMERGING HISTORICAL DISTRICT – PHASE VII CONTRIBUTING SITE DESIGNATION

Applicant: Happy Hazard LLC, on behalf of Dorby Sims, owner

Location: 4887 Long Branch Avenue, Ocean Beach Community, Council District 2

Description: Consider the designation of one additional contributing site located at 4887 Long Branch Avenue to the Ocean Beach Cottage Emerging Historical District.

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

Staff Recommendation: Designate the property located at 4887 Long Branch Avenue under HRB CRITERION F as a contributing site to the Ocean Beach Cottage Emerging Historical District.

Report Number: HRB-07-054

ITEM 9 -- PHILIP BARBER/HERBERT MANN AND THOMAS SHEPHERD SPEC HOUSE NO.1

Applicant: Scott Moomjian on behalf of the owner, Peter Schnugg

Location: 359 Sea Lane, La Jolla Community, Council District 1

Description: Consider the designation of the Philip Barber/Herbert Mann and Thomas Shepherd Spec House No.1, located at 359 Sea Lane, as a historical resource.

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

Staff Recommendation: Designate the Philip Barber/Herbert Mann and Thomas Shepherd Spec House No. 1, located at 259 Sea Lane in La Jolla, under HRB Criterion C as a good example of Tudor style architecture and under Criterion D, associated with Master Architects Herbert Mann and Thomas Shepherd.

Report Number: HRB-07-055

ITEM 10 — BAYSHORE BIKEWAY WESTERN SALT SEGMENT

Applicant: City of San Diego, Engineering and Capital Projects Department, Transportation Design Division

Location: Southwestern portion of the City of San Diego, Otay Mesa-Nestor Community, Council District 8

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit pertaining to the designated historical resource and recommend inclusion of the following additional permit condition to further reduce the significant impact related to the loss of the character-defining wooden ties associated with the Coronado Belt Line: Any wooden ties removed from the Coronado Belt Line within the City of San Diego shall be retained for display as part of the required interpretive facility.

Report Number: 07-056

ITEM 11 — 1905 SPINDRIFT REMODEL/ADDITION

Applicant: Brian Malk and Nancy Heitel, owners

Location: 1905 Spindrift Drive, La Jolla Community, Council District 1

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource as presented.

Report Number: 07-056

ITEM 12 — MONACO RESIDENTIAL PROJECT

Applicant: Ghods Builders, Inc. owner

Location: 1018-1020 Ninth Avenue, Centre City Community, Council District 2

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: Based on the site constraints, incorporation of mitigation measures, and conclusions of the feasibility study, CCDC staff is recommending that the Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource, as presented.

Report Number: Staff Memo dated August 16, 2007 and CCDC Supporting Documentation

ITEM 13 — ARRINGTON MOVE-ON

Applicant: Frank Arrington

Location: 1157 10th Avenue and 2235 K Street, Southeastern Community, Council District 4

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource with inclusion of the following additional permit condition: The applicant shall work with Mr. Bruce Coons of the Save Our Heritage Organization (SOHO) to further refine the design of the front porch of the relocated historic resource so that it will be compatible with the style of the resource and consistent with the Sherman Heights Design Guidelines.

Report Number: 07-059

ITEM 14 — LA JOLLA KEARSARGE

Applicant: Tim Martin, owner

Location: 1745 Kearsarge Road, La Jolla Community, Council District 1

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resources as presented.

Report Number: 07-065

ITEM 15 -- CHARLES D. AND LAURA K. LARKIN HOUSE

Applicant: Vonn Marie May, on behalf of Amy French for Marjorie I. Hawkins, owner

Location: 347 Dunemere Drive, La Jolla Community, Council District 1

Description: Consider the designation of the Charles D. and Laura K. Larkin House, located at 347 Dunemere Drive, as a historical resource.

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

Staff Recommendation: Designate the Charles D. and Laura K. Larkin House, located at 347 Dunemere Drive, as a historical resource under HRB Criterion C as an excellent example of the Minimal Traditional style of architecture with Colonial Revival influences.

Report Number: HRB-07-060

ITEM 16 -- PAUL S. RAYBURN SPEC HOUSE

Applicant: Legacy 106 on behalf of the owner, Taryl Anderson

Location: 2133 Pine Street, Uptown Community, Council District 2

Description: Consider the designation of the Paul S. Rayburn Spec House as a Historic Resource.

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

Staff Recommendation: Designate the Paul S. Rayburn Spec House located at 2133 Pine Street, exclusive of the detached garage and cobblestone retaining wall, under HRB Criterion C as a good example of Craftsman style architecture prior to the Panama-California Exposition.

Report Number: HRB-07-061

ITEM 17 -- GEORGE CORBIT SPEC HOUSE NO. 1

Applicant: Ron May on behalf of the owner, Valerie Klescewski

Location: 3405 Texas Street, Greater North Park Community, Council District 3

Description: Consider the designation of the George Corbit Spec House No. 1 as a Historical Resource.

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

Staff Recommendation: Designate the George Corbit Spec House No. 1, located at 3405 Texas Street in North Park, under HRB Criterion C as a good example of Mission Revival style architecture.

Report Number: HRB-07-062

ITEM 18 — JAMES AND ETHEL PEYTON/THOMAS SHEPHERD HOUSE

Applicant: Vonn Marie May on behalf of the owner, James Broyles

Location: 6101 Avenida Cresta, La Jolla Community, Council District 1

Description: Consider the designation of the James and Ethel Peyton/Thomas Shepherd House as a Historic Resource.

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

Staff Recommendation: Designate the James and Ethel Peyton/Thomas Shepherd House, located at 6101 Avenida Cresta in La Jolla, under HRB Criterion C as an excellent example of Spanish Eclectic style architecture and under Criterion D, associated with Master Architect Thomas Shepherd.

Report Number: HRB-07-063

ITEM 19 – SOLOMON FRANK HOUSE

Applicant: Legacy 106, on behalf of Rinda Kay Ranch and Tracy Whiting, owners

Location: 4358 Georgia Street, Greater North Park Community, Council District 3

Description: Consider the designation of the Solomon Frank House as a Historic Resource.

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

Staff Recommendation: Designate the Solomon Frank House located at 4358 Georgia Street, exclusive of the non-historic recreational room, under HRB Criterion C as a good example of early 20th century Craftsman style architecture, exhibiting many of the styles character defining features and retaining a high level of integrity from its 1922 period of significance.

Report Number: HRB-07-064

ADJOURNMENT

ENCLOSURES (with printed copy only):

1. Minutes of Board Meetings of June 28, 2007 and July 16, 2007
2. Staff Reports and supporting information for Items 5 through 19

REMINDERS:

NEXT BOARD MEETING DATE: September 27, 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, September 5, 2007.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, September 10, 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