

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF November 21, 2024
PUBLIC UTILITIES DEPARTMENT
METROPOLITAN OPERATIONS COMPLEX II
9192 TOPAZ WAY
SAN DIEGO, CA 92123
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Vice-Chair Taylor called the meeting to order at 1:03p.m. Vice-Chair Taylor adjourned the meeting at 2:59p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Hutter – absent
Vice-Chairperson Michael Taylor – present
2nd Vice-Chairperson Kristi Byers – present
Boardmember Joy Miller– present
Boardmember Rammy Cortez – present
Boardmember Courtney Ann Coyle – present
Boardmember Carla Farley – present
Boardmember David McCullough – absent
Boardmember Mathew Winter – present
Boardmember Ann Woods – present

City Staff

Jeanne MacKinnon, Deputy City Attorney – present
Kelley Stanco, City Planning Department – present
Suzanne Segur, City Planning Department – present
Shannon Anthony, City Planning Department – present
Bernie Turgeon, City Planning Department – present
Alvin Lin, City Planning Department – present
Megan Walker, City Planning Department – present
Kelsey Kaline, City Planning Department – present
Audrey Rains, City Planning Department – present

Note: All decision-makers attended the meeting in person. Staff and members of the public attended both in person and virtually.

ANNOUNCEMENTS/PUBLIC COMMENT

Pat James submitted a non-agenda public comment noting that they were concerned about a future project impacting the Point Loma Methodist Church and supported designation of the property via the webform prior to the hearing.

BOARDMEMBERS COMMENT

Vice-Chair Taylor expressed gratitude for the commitment and time given by other Boardmembers to the Historical Resources Board.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

Boardmember Woods had a brief interaction with the homeowners at 7231 Monte Vista Avenue but stated that it will not influence any decision making.

FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION/INVOCATION OF WAIVER

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

City Staff has requested that Item 7: INFORMATIONAL ITEM ON HISTORIC PRESERVATION PROGRAM BENCHMARKING be withdrawn. Staff indicated that it will bring the item back before the Board as an informational item in January 2025.

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY TO WITHDRAW ITEM 7- INFORMATIONAL ITEM ON HISTORIC PRESERVATION PROGRAM BENCHMARKING. Seconded by 2nd Vice-Chair Byers. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

- ITEM 2 – WILLARD AND AGNES WATSON HOUSE located at 3330 Brant Street
- ITEM 3 – FLORENCE BAKER/GLEN FUNCHEON HOUSE located at 3023 First Avenue
- ITEM 4 – ALEDA BURDICK APARTMENT BUILDING located at 1615-1621 Myrtle Avenue
- ITEM 5 – EDGAR AND HAZEL ULLRICH HOUSE located at 7231 Monte Vista Avenue

BOARD ACTION:

MOTION BY SECOND-VICE CHAIRPERSON BYERS FOR ITEM 2 – THE WILLARD AND AGNES WATSON HOUSE LOCATED AT 3330 BRANT STREET, ITEM 3- THE FLORENCE BAKER/GLEN FUNCHEON HOUSE LOCATED AT 3023 FIRST AVENUE, ITEM 4- THE ALEDA BURDICK APARTMENT BUILDING LOCATED AT 1615-1621 MYRTLE AVENUE, AND ITEM 5- THE EDGAR AND HAZEL ULLRICH HOUSE LOCATED AT 8231 MONTE VISTA AVENUE BE DESIGNATED PER STAFF’S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

APPROVAL OF THE AGENDA

- ITEM 2: 3320 Dale Street
- ITEM 6: Informational Item on the City’s Heritage Preservation Program

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO APPROVE THE BALANCE OF THE AGENDA. Second by 2nd Vice-Chair Byers. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

APPROVAL OF THE MINUTES FOR OCTOBER 24, 2024.

MOTION BY BOARDMEMBER WINTER TO APPROVE THE BALANCE OF THE AGENDA. Second by 2nd Vice-Chair Byers. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

STAFF REPORT**City Planning Department Report**

Kelley Stanco, Deputy Director

November is National Native American Heritage Month. During November we honor the history, rich cultures, and vast contributions of Native peoples. San Diego is located on the traditional and unceded territory of the Kumeyaay Nation. We extend our respect to the citizens of Kumeyaay Nation, both past and present, and their continuing relationship to their ancestral lands.

The 2025 Mills Act application period will be open January 1st – March 31st of 2025. Properties must be designated by December 31st of this year to apply. As many people know, we have launched a comprehensive update to the City's Heritage Preservation program called Preservation Progress, which will update all aspects of our program. Accordingly, we want to make sure that people are aware that we anticipate that the 2025 will be last application period under the City's CURRENT Mills Act Council Policy and program.

The City of San Diego's Preservation Awards will be returning in 2025! The Annual Awards recognize preservation projects, activities, and people with an outstanding commitment to historic preservation. The winners will be announced in May to commemorate National Historic Preservation Month and will be celebrated at the May Historical Resources Board meeting. Projects must be located in the city limits and have been substantially completed before January 2025. We will be opening up the submission process in early January. More information will be posted on our website in December. We encourage everyone to take a look at the application and nominate an eligible project or individual as early in the nomination period as possible.

Subcommittee Report Out**POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

The next meeting of the Policy Subcommittee will be held on Monday, December 9 at 3 p.m. in the large conference room on the 5th floor of the City Administration Building.

More information regarding Archaeological and Tribal Cultural Resources Subcommittee can be found on the Development Services website.

DESIGN ASSISTANCE

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday December 4th at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION ITEMS**ITEM-1****3320 Dale Street****Applicant/Owner:** Natalie and Andrew Laub represented by Landmark Historic Preservation**Staff:** Kelsey Kaline

Consider the designation of the property located at 3320 Dale Street, 92104, North Park Community, Council District 3, as a historical resource. Report Number: HRB-24-039

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Do not designate 3320 Dale Street as a historical resource under adopted designation criteria.

Staff Report by Kelsey Kaline

Testimony Received:

In Favor: None

In Opposition: Kiley Wallace (ceded time by Ben Segebartt, Jennifer McDonald and Andy Laub)

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE The San Diego Construction Company Speculation House under Criterion C as a resource that embodies the distinctive characteristics of the Craftsman style with a period of significance of 1911. Specifically, the resource is clad in horizontal wood siding, a side gabled roof, overhung eaves, decorative braces, four intact piers, angular rafter tails, front porch with four wood columns and matching piers. The 1936 detached garage and companion unit is excluded because it is outside the period of significance. Seconded by Boardmember Farley. The motion failed by a vote of 5-3-0 with Boardmember Farley, Boardmember Coyle, Boardmember Miller, Boardmember Byers, and Boardmember Winter voting yea, and Vice Chair Taylor, Boardmember Cortez, and Boardmember Woods voting no and Chair Hutter and Boardmember McCullough being absent.

ITEM-2

WILLARD AND AGNES WATSON HOUSE

Applicant/Owner: Donna and Manuel Garcia

Staff: Kelsey Kaline

Consider the designation of the property located at 3330 Brant Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-24-040

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Willard and Agnes Watson House located at 3330 Brant Street as a historical resource with a period of significance of 1950 under HRB Criterion C. The designation excludes the 2000 addition on the rear and secondary, clerestory level with flat roof.

Staff Report by Kelsey Kaline

Testimony Received:

In Favor: Ginger Weatherford

In Opposition: None

BOARD ACTION:

MOTION BY SECOND-VICE CHAIRPERSON BYERS FOR ITEM 2 – THE WILLARD AND AGNES WATSON HOUSE LOCATED AT 3330 BRANT STREET, BE DESIGNATED PER STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

ITEM-3

FLORENCE BAKER/GLEN FUNCHEON HOUSE

Applicant/Owner: LEARY THOMAS A TRUST 07-11-01 represented by BFS Environmental Services

Staff: Alvin Lin

Consider the designation of the property located at 3023 First Avenue, 92103, North Park Community, Council District 3, as a historical resource. Report Number: HRB-24-041

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Florence Baker/Glen Funcheon House located at 3023 1st Avenue as a historical resource with a period of significance of 1929 under HRB Criteria C and D. The designation includes the modified detached 1929 garage.

Staff Report by Alvin Lin

Testimony Received:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY SECOND-VICE CHAIRPERSON BYERS FOR ITEM 3 – THE FLORENCE BAKER/GLEN FUNCHEON HOUSE AT 3023 FIRST AVENUE, BE DESIGNATED PER STAFF’S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

ITEM-4

ALEDA BURDICK APARTMENT BUILDING

Applicant/Owner: Janet M. Brant Family Trust and Jennifer L. Brant; represented by Legacy 106, Inc.

Staff: Megan Walker

Consider the designation of the property located at 1615-1621 Myrtle Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-24-042

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Aleda Burdick Apartment Building located at 1615-1621 Myrtle Avenue as a historical resource with a period of significance of 1926 under HRB Criterion C.

Staff Report by Megan Walker

Testimony Received:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY SECOND-VICE CHAIRPERSON BYERS FOR ITEM 4 – THE ALEDA BURDICK APARTMENT BUILDING AT 1615-1621 MYRTLE AVENUE, BE DESIGNATED PER STAFF’S RECOMMENDATION ON THE

CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

ITEM-5 EDGAR AND HAZEL ULLRICH HOUSE

Applicant/Owner: Fifth Avenue West LLC represented by Vonn Marie May

Staff: Suzanne Segur

Consider the designation of the property located at 7231 Monte Vista Avenue, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-24-029

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Edgar and Hazel Ullrich House located at 7231 Monte Vista Avenue as a historical resource with a period of significance of 1925-1926 under HRB Criteria C and D. The designation excludes the 1938 garage and 1972 addition constructed outside of the period of significance. The designation includes the original 1925 playhouse.

Staff Report by Suzanne Segur

Testimony Received:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY SECOND-VICE CHAIRPERSON BYERS FOR ITEM 5 – THE EDGAR AND HAZEL ULLRICH HOUSE AT 7231 MONTE VISTA AVENUE, BE DESIGNATED PER STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

ITEM-6 INFORMATIONAL ITEM ON THE CITY'S HERITAGE PRESERVATION PROGRAM

Staff: Kelley Stanco

Heritage Preservation staff will present an overview of the City's Heritage Preservation Program, including how historical resources are identified and designated; how potential and designated historical resources are regulated under the City's Historical Resources Regulations and Land Development Manual, including how homes are reviewed and approved; and how incentive programs such as the Mills Act are structured and implemented. This item will be presented at the Historical Resources Board meeting, and no staff reports or memoranda are associated with this item.

Staff Report by Kelley Stanco

Testimony Received:

In Favor: None

In Opposition: None

INFORMATION ITEM ONLY**NO ACTION TAKEN BY THE HISTORICAL RESOURCES BOARD****ITEM-7 INFORMATIONAL ITEM ON HISTORIC PRESERVATION PROGRAM BENCHMARKING**
Staff: Kelley Stanco and Kelsey Kaline

Heritage Preservation staff will present the findings of a benchmarking effort that examined key aspects of the historic preservation programs of other jurisdictions across the state and the country, as well as how those programs compare to the City of San Diego's Heritage Preservation Program. Areas covered by the benchmarking study include composition of local preservation boards and commissions, identification and designation of historical resources, regulation of historical resources, and incentive programs. This item will be presented at the Historical Resources Board meeting, and no staff reports or memoranda are associated with this item.

Staff Report by Kelley Stanco**Testimony Received:**

In Favor: Geoffrey Heuter

In Opposition: None

INFORMATION ITEM ONLY**BOARD ACTION:**

MOTION BY BOARDMEMBER FARLEY TO WITHDRAW ITEM 7- INFORMATIONAL ITEM ON HISTORIC PRESERVATION PROGRAM BENCHMARKING. Seconded by 2nd Vice-Chair Byers. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember McCullough being absent.

ADJOURNMENT