



THE CITY OF SAN DIEGO

Historical Resources Board AGENDA

January 23, 2025, at 1:00 P.M.

Public Utilities Department

Metropolitan Operations Complex II (MOC2) Auditorium

9192 Topaz Way

San Diego, CA 92123

HYBRID

BOARD MEMBERS

- Tim Hutter – Chairperson
- Michael Taylor – Vice-Chairperson
- Kristi Byers – 2nd Vice-Chairperson
- Courtney Ann Coyle
- Rammy Cortez
- Carla Farley
- David McCullough
- Joy Miller
- Matthew Winter
- Dr. Ann Woods

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

Until further notice, Historical Resources Board meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Historical Resources Board will be in person and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Historical Resources Board meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Historical Resources Board [webform](#), or via U.S. Mail of written materials, as follows:

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1602297511>

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864.

When prompted, input **Webinar ID: 160 229 7511**

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:

In Person for Agenda Items and Non-Agenda Public Comment: Please fill out a speaker slip located at the entrance to the meeting room. Indicate the item you wish to speak on as well as other requested information. Then submit it to a staff member.

Via Virtual Platform for Agenda Items and Non-Agenda Public Comment: When the Chairperson introduces the item, you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. ***Those participating virtually may NOT cede time to others participating in person or virtually.***

HOW TO PROVIDE WRITTEN COMMENTS:

For Agenda Items and Non-Agenda Public Comment: Submit using the [webform](#) indicating the comment type and agenda item number for which you wish to submit your comment. Comments received by 10:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Please go to the Historical Resources Board [website](#) for further instructions.

Written Materials: Instead of submitting written materials as an attachment to the [webform](#), you may submit via U.S. Mail to Attn: Historical Resources Board 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior to the meeting to be distributed to the Historical Resources Board.

Please Note: Documents related to the Historical Resources Board meeting agenda items which are distributed to the legislative body prior to the meeting are available for public review at the [City Administration Building, 202 C Street, Lobby, San Diego, CA. 92101.](#)

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Historical Resources Board meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the [City Administration Building, 202 C Street, Lobby, San Diego, CA. 92101.](#) This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please note: Approximately one hour prior to the start of the Historical Resources Board Meeting, the documents will be available in the entrance of the HRB meeting location at the [Public Utilities Department, Metropolitan Operations Complex II \(MOC2\) Auditorium, 9192 Topaz Way, San Diego, CA 92123](#) in a binder labeled “Late-Arriving Materials”. Late-arriving materials received during the Historical Resources Board meeting are available for review by making a verbal request to Legislative staff.

HOW TO WATCH THE MEETING:

The public may view the meetings at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

GENERAL INFORMATION:

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-235-5224 or emailing HistoricalResourcesBrd@sandiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

Items Marked with Asterisks: Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information, please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

Consent Agenda: The Board may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Historical Resources Board, and which Staff may modify prior to the vote by informing the Board verbally or in writing.

The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit the [webform request at least one hour](#) prior to the start of the meeting. Comments received by 10:00 AM the day of the meeting will be distributed to the Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

THURSDAY, JANUARY 23, 2025 AT 1:00 P.M.

ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by 10:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Board on any issue brought forth under "Announcements/Non-Agenda Public Comment."

BOARDMEMBERS COMMENT

- **General**
- **Ex Parte**
- **Conflicts of Interest**
- **Failure to visit designation site/invocation of waiver**

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA: Staff is recommending Items 2, 3 and 4 to be placed on consent.

ITEM 2 – CABRILLO FERRY located at 990 N. Harbor Drive

ITEM 3 – SILVERGATE FERRY located at 990 N. Harbor Drive

ITEM 4 – ALBERTA SECURITY COMPANY/ MARTIN V. MELHORN SPEC HOUSE #9 located at 1214 Sutter Street

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES

- November 21, 2024

DIRECTOR'S REPORT

- City Planning
- Subcommittee Report

AGENDA ITEMS

ITEM-1 LEONA AND ALBERT WINGER BUNGALOW COURT

Applicant/Owner: A I Samadi

Staff: Alvin Lin

Consider the designation of the property located at 3655-3663 6th Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-001

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Leona and Albert Winger Bungalow Court located at 3655-3663 6th Avenue as a historical resource with a period of significance of 1925-1930 under HRB Criteria A and C. The designation excludes the c. 1956-1963 detached garage built outside the period of significance.

ITEM-2 CABRILLO FERRY

Applicant/Owner: Flagship Cruises & Events represented by Architectural Resources Group

Staff: Alvin Lin

National Register of Historic Places Nomination of the resource located at 990 N. Harbor Drive, 92101, Downtown Community, Council District 3. Report Number: HRB-25-002

PROPOSED ACTION

Review and make a recommendation on the National Register Nomination of the Cabrillo Ferry located at 990 N. Harbor Drive.

STAFF RECOMMENDATION

Recommend to the California State Office of Historic Preservation the listing of *Cabrillo* Ferry with a period of significance of 1964-1968 at a local level of significance under National Register Criteria A and B.

ITEM-3 SILVERGATE FERRY

Applicant/Owner Flagship Cruises & Events represented by Architectural Resources Group

Staff: Audrey Rains

National Register of Historic Places Nomination of the resource located at 990 N. Harbor Drive, 92101, Downtown Community, Council District 3. Report Number: HRB-25-003

PROPOSED ACTION

Review and make a recommendation on the National Register Nomination of the Silvergate Ferry located at 990 N. Harbor Drive.

STAFF RECOMMENDATION

Recommend to the California State Office of Historic Preservation the listing of *Silvergate* Ferry with a period of significance of 1940-1957 at a local level of significance under National Register Criterion A.

ITEM-4 ALBERTA SECURITY COMPANY/MARTIN V. MELHORN SPEC HOUSE #9

Applicant/Owner: Cole Ferguson & Jennifer Machian represented by Landmark Historic Preservation

Staff: Megan Walker

Consider the designation of the property located at 1214 Sutter Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-004

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Alberta Security Company/Martin V. Melhorn House Spec House #9 located at 1214 Sutter Street as a historical resource with a period of significance of 1924 under HRB Criteria C and D.

ITEM-5 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.

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE HISTORICAL RESOURCES BOARD

ITEM-6 PRESERVATION AND PROGRESS WORKSHOP

Staff: Kelley Stanco

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE HISTORICAL RESOURCES BOARD

ADJOURNMENT

NEXT SUBCOMMITTEE MEETING DATES (Subject to change with appropriate notice), see this link and scroll to the bottom of the page for more information [Historical Resources Board | Development Services | City of San Diego Official Website](#)