

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF January 23, 2025
PUBLIC UTILITIES DEPARTMENT
METROPOLITAN OPERATIONS COMPLEX II
9192 TOPAZ WAY
SAN DIEGO, CA 92123
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chairperson Hutter called the meeting to order at 1:06p.m. Chair Hutter adjourned the meeting at 2:56p.m.

ATTENDANCE DURING THE MEETING:

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

Geoffrey Hueter spoke asking that supplemental information on informational items be posted online prior to the meetings.

Laura Henson responded to the November 21, 2024 HRB Hearing Item 5 (Informational Item on City's Heritage Preservation Program) regarding National Register Districts and the purpose and use of Criterion E.

Ione Stiegler commented that local report standards are repetitive and onerous and that the designation standards are broken.

Mat Wahlstrom indicated that there may be a problem with the webform submittals for public comment and overall issues with Zoom participation for City hearings.

BOARDMEMBERS COMMENT

Chair Hutter commented that the Board did receive Mr. Wahlstrom's public comment that was submitted via webform prior to the hearing.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

Boardmember Woods had a brief interaction with the property owner of Item 1 but stated that it will not influence any decision making.

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

Dr. Woods indicated that the Ferry resources for Items 2 and 3 were not docked when she visited. City staff responded that this did not need invocation of a waiver since the Board action was a recommendation and not designation.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

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

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

BOARD ACTION:

MOTION BY SECOND-VICE CHAIR BYERS FOR ITEM 2 –THE CABRILLO FERRY LOCATED AT 990 N. HARBOR DRIVE, AND ITEM 3- THE SILVERGATE FERRY LOCATED AT 990 N. HARBOR DRIVE BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 7-0-0 all Boardmembers voting yes and Boardmembers Coyle, Farley, and Winter being absent.

APPROVAL OF THE AGENDA

ITEM 1: Leona and Albert Winger Bungalow Court located at 3655-3663 6th Avenue

ITEM 4: Alberta Security Company/ Martin V. Melhorn Spec House #9 located at 1214 Sutter Street

ITEM 5: Informational Item on the City's Historic Preservation Benchmarking

Chair Hutter indicated that the items would be heard in numerical order unless there was an objection. No objections were noted.

APPROVAL OF THE MINUTES FOR NOVEMBER 21, 2024.

MOTION BY VICE-CHAIR TAYLOR TO APPROVE THE MINUTES FOR NOVEMBER 21, 2024. Second by 2nd Vice-Chair Byers. The motion passed by a vote of 7-0-0 all Boardmembers voting yes and Boardmembers Coyle, Farley, and Winter being absent.

STAFF REPORT

City Planning Department Report

Suzanne Segur, reported that the preservation awards are now open! Staff is looking for nominations of projects that were completed in 2024. More information along with the nomination packet are available online. Applications are due by February 28!

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

The next meeting of the Policy and Archaeological and Tribal Cultural Resources Subcommittees will be held on February 10, 2025 at 3pm and 4pm in the large conference room on the 5th floor of the City Administration Building.

More information regarding the subcommittees can be found on the City's website.

DESIGN ASSISTANCE

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

DISCUSSION 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.

Staff Report by Alvin Lin

Written Public Comment Received:

In Favor: Kristin Harms, Scott Crosby, Nancy Moors, Mat Wahlstrom

In Opposition: Jennifer Ayala

Testimony Received:

In Favor: Geoffrey Hueter, Bruce Coons

In Opposition: Humbert Cabrera, Ike Samadi,

BOARD ACTION:

MOTION BY BOARDMEMBER McCULLOUGH TO BE DESIGNATED PER STAFF'S RECOMMENDATION: Seconded by Boardmember Byers. The motion failed by a vote of 5-2-0 with Boardmember Woods, Miller, McCullough, 2nd Vice-Chair Byers, Vice-Chair Taylor voting yes, Boardmember Cortez and Chair Hutter voting no and Boardmembers Coyle, Farley and Winter being absent.

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.

Staff Report by Alvin Lin

Testimony Received:

In Favor: None.

In Opposition: None

BOARD ACTION:

MOTION BY SECOND-VICE CHAIR BYERS FOR ITEM 2 – THE CABRILLO FERRY LOCATED AT 990 N. HARBOR DRIVE, BE RECOMMENDED PER STAFF’S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 7-0-0 all Boardmembers voting yes and Boardmembers Coyle, Farley, and Winter being absent.

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.

Staff Report by Audrey Rains

Testimony Received:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY SECOND-VICE CHAIR BYERS FOR ITEM 3 – THE SILVERGATE FERRY LOCATED AT 990 N. HARBOR DRIVE, BE RECOMMENDED PER STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 7-0-0 all Boardmembers voting yes and Boardmembers Coyle, Farley, and Winter being absent.

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.

Staff Report by Megan Walker

Testimony Received:

In Favor: Kiley Wallace, Ben Segebertt, Jennifer Macdonald, Cole Ferguson

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER MCCULLOUGH FOR ITEM 4 – ALBERTA SECURITY COMPANY/MARTIN V. MELHORN SPEC HOUSE #9, BE DESIGNATED PER STAFF'S RECOMMENDATION. Seconded by Boardmember Cortez. The motion passed by a vote of 7-0-0 with all Boardmembers voting yes and Boardmembers Coyle, Farley, and Winter being absent.

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.

Staff Report by Kelsey Kaline

Testimony Received:

In Favor: Laura Henson (donated time from David Moty, Geoffrey Hueter, Cameron Lindsay-Hewett)

In Opposition: None

INFORMATION ITEM ONLY

NO BOARD ACTION

ADJOURNMENT 2:56 PM

DRAFT