

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF FEBRUARY 22, 2024  
HYBRID HEARING**

**CHRONOLOGY OF THE MEETING**

Chairperson Tim Hutter called the meeting to order at 1:08 p.m. Chairperson Tim Hutter adjourned the meeting at 2:39 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tim Hutter – present  
Vice-Chairperson Kristi Byers – absent  
2<sup>nd</sup> Vice-Chairperson Michael Taylor – present  
Boardmember Ann Woods – present  
Boardmember Carla Farley – present  
Boardmember Courtney Ann Coyle – present  
Boardmember David McCullough – absent  
Boardmember Dr. Li-Rong Lilly Cheng – present  
Boardmember Mathew Winter – present  
Boardmember Rammy Cortez – present

City Staff

Lindsey Sebastian, Deputy City Attorney – present  
Kelley Stanco, City Planning Department – present  
Bernie Turgeon, City Planning Department – present  
Suzanne Segur, City Planning Department – present  
Shannon Anthony, City Planning Department – present  
Alvin Lin, City Planning Department – present  
Megan Walker, City Planning Department – present  
Kelsey Kaline, City Planning Department – present  
Arielle Truong, City Planning Department – present  
Caroline Garcia, Legislative Recorder – 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**

Laura Henson, President of Talmadge Historical Society, wanted to inform the Board that Talmadge Park Estate Historic District was unanimously approved by the State Historical Resource Commission to be listed in the National Register of Historic Places.

Debbie Sanders shared her experience of the architecture review process for the Talmadge Park Estate Historic District. She also wanted to thank the Board for its recognition of the historical architectural value of the district and for their support in providing a recommendation that the Talmadge Park Estate Historic District be listed on the National Register of Historic Places.

Geoffrey Hueter commented on thinking about how to put historical preservation in a context that's compatible with development instead of being in opposition to development.

Donna Smith Alexander shared that she was ecstatic to hear that historical resource 4505 Long Branch (formerly her family home) to find out it was designated. She shared concerns about code enforcement on the property.

Barry Hager wants to remind the Board that from last November's meeting, the Board approved a motion directing staff to place on the next policy Committee agenda the review and consideration of amendments to HRB policy 4.1 and the HRB procedures as proposed by Mission Hills Heritage related to local designation of National Register historic districts. The Policy Subcommittee meeting scheduled for January was canceled, and the subcommittee meeting in February addressed two other items but not the amendments. Requesting a nudge from the Board to the staff would be greatly appreciated.

Kristin Harms President of the University Heights Historical Society respectfully urges immediate attention to the proposal submitted by the Neighborhood Historic Preservation Coalition asking for a comprehensive study in preparation for the planned historical ordinance reform.

Bruce Coons wanted to answer a couple of questions Chair Hutter had at the last meeting regarding National Register nominations

**BOARDMEMBERS COMMENT**

Boardmember Cortez wanted to request policy subcommittee vacancy from Bruce Abrams to be on the next agenda to be filled.

Chair Hutter wanted to recognize for the record that Clint Daniels has submitted a non-agenda public comment specific to the municipal code section under which recommendations are made for State or National Historical designations. Advised staff to be prepared to address that at the next meeting to ensure the Board is following all appropriate procedures and understands the procedures that should be followed.

**CONFLICTS OF INTEREST**

NONE

**EX PARTE COMMUNICATIONS**

NONE

**FAILURE TO**

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

NONE

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

NONE

**REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA**

NONE

**APPROVAL OF THE MINUTES FOR JANUARY 25, 2025**

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES WITH CORRECTIONS. Seconded by 2<sup>nd</sup> Vice-Chair Taylor. The motion passed by a vote of 6-0-2 with Boardmembers Woods, Taylor, Farley, Coyle, Winters, and Chair Hutter voting yea, with Boardmembers Cortez and Cheng abstaining, and with Boardmembers Byers and McCullough absent.

**STAFF REPORT**

Kelley Stanco, Deputy Director from the Planning Department, just wanted to announce that Historic Preservation Awards will be returning this year. The window to submit a nomination has opened and will close on April 5<sup>th</sup>. Winners will be chosen at the April policy subcommittee meeting. Then, the awards will be presented in Mays HRB meeting. For more information, visit [www.sandiego.gov/historic-planning](http://www.sandiego.gov/historic-planning).

Suzanne Segur, Senior Planner from the Planning Department wanted to note that the appeals of the historic designations of HRB sites #1507 and #1399 were scheduled to be heard on February 26, 2024 but it is being postponed and working on scheduling at a later date. Suzanne also reported that a meeting of the Policy Subcommittee was held on February 12<sup>th</sup>. Boardmembers and the public discussed an amendment to the Historical Resources Board procedures and the proposal to the historic district. The next Policy Subcommittee meeting will be held on Monday, March 11<sup>th</sup> at 3:00 p.m.

More information regarding the Archaeological and Tribal Cultural Resources Subcommittee can be found on the City's website.

Shannon Anthony, Senior Planner from the Planning Department reported that the next Design Assistant Subcommittee will be held on Wednesday, March 6<sup>th</sup>, at 4:00pm.

**APPROVAL OF THE AGENDA**

Item 5 - PROPOSED AMENDMENTS TO THE HISTORICAL RESOURCES BOARD PROCEDURES

Item 1 - HARRY AND EDNA PAYNE/ CARL B. HAYS HOUSE, located at 4952 Marlborough Drive *pulled from the Consent Agenda due to public comment*

Item 2 - ROBERT AND ADDIE LANE HOUSE located at 3640 Utah Street *pulled from the Consent Agenda due to public comment*

Item 3 - ERNEST AND MARY WAIDMANN HOUSE located at 3795 Goldfinch Street *pulled from the Consent Agenda due to public comment*

Item 4 - RALPH HURLBURT/ALEXANDER SCHREIBER SPEC. HOUSE #5 located at 3560-3562 Utah Street *pulled from the Consent Agenda due to public comment*

**BOARD ACTION:**

MOTION BY CHAIR HUTTER TO HEAR ITEMS 5, THEN 1 THROUGH 4 IN ORDER. Seconded by 2<sup>nd</sup> Vice-Chair Taylor. The motion passed by a vote of 8-0-0 with Boardmembers Cortez, Woods, Taylor, Farley, Coyle, Cheng, Winter, and Chair Hutter voting yea and with Boardmembers Byers and McCullough absent.

**DISCUSSION ITEMS**

**ITEM-1**

*Trailed from January 25, 2024*

**HARRY AND EDNA PAYNE/ CARL B. HAYS HOUSE**

*Note: This item was heard as the second discussion item.*

**Proposed Action:** Designate or not designate the property as a historical resource under adopted designation criteria.

**Staff Recommendation:** Designate the Harry and Edna Payne/ Carl B. Hays House located at 4952 Marlborough Drive as a historical resource with a period of significance of 1928 under HRB Criteria C and D. The designation excludes the rear 2021 addition constructed outside of the period of significance. The designation includes the original detached garage.

**Staff Report by Suzanne Segur**

**Correspondence Received**

In Opposition: Clint Daniels.

**Testimony Received**

In Favor: Kiley Wallace and Ronen Erlich.

**BOARD ACTION:**

MOTION BY BOARDMEMBER WINTER TO DESIGNATE THE HARRY AND EDNA PAYNE/ CARL B. HAYS HOUSE LOCATED AT 4952 MARLBOROUGH DRIVE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1928 UNDER HRB CRITERIA C AND D PER STAFF'S RECOMMENDATION. THE DESIGNATION EXCLUDES THE REAR 2021 ADDITION CONSTRUCTED OUTSIDE OF THE PERIOD OF SIGNIFICANCE. THE BOARD'S MOTION ALSO EXCLUDES THE DETACHED GARAGE. Seconded by Boardmember Cortez. The motion passed by a vote of 7-1-0 with Boardmembers Cortez, Woods, Taylor, Farley, Cheng, Winter, and Chair Hutter voting yea; and with Boardmember Coyle voting no; and with Boardmembers Byers and McCullough absent.

**ITEM-2**

*Trailed from January 25, 2024*

**ROBERT AND ADDIE LANE HOUSE**

*Note: This item was heard as the third discussion item.*

**Proposed Action:** Designate or not designate the property as a historical resource under adopted designation criteria.

**Staff Recommendation:** Designate the Robert and Addie Lane House located at 3640 Utah Street as a historical resource with a period of significance of 1912 under HRB Criterion C as an example of the Craftsman style. The designation excludes the pre-1962 rear addition, 1999 addition, and 1999 detached garage.

**Staff Report by Alvin Lin**

**Correspondence Received**

In Opposition: Clint Daniels

**Testimony Received**

In Favor: Ginger Weatherford.

**BOARD ACTION:**

MOTION BY BOARDMEMBER WINTER TO DESIGNATE THE ROBERT AND ADDIE LANE HOUSE LOCATED AT 3640 UTAH STREET AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1912 UNDER HRB CRITERION C PER STAFF'S RECOMMENDATION. THE DESIGNATION EXCLUDES THE PRE-1962 REAR ADDITION, 1999 ADDITION, AND 1999 DETACHED GARAGE. Seconded by Boardmember Cheng. The motion passed by a vote of 8-0-0 with Boardmembers Winter, Cheng, Coyle, Farley, Taylor, Woods, Cortez, and Chair Hutter voting yea with Boardmembers Byers and McCullough absent.

**ITEM-3**

*Trailed from January 25, 2024*

**ERNEST AND MARY WAIDMANN HOUSE**

*Note: This item was heard as the fourth discussion item.*

**Proposed Action:** Designate or not designate the property as a historical resource under adopted designation criteria.

**Staff Recommendation:** Designate the Ernest and Mary Waidmann House located at 3795 Goldfinch Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the 1925 residential structure at 825 Bush Street and a detached shed, both located on the eastern portion of the parcel.

**Staff Report by Alvin Lin****Correspondence Received**

In Opposition: Clint Daniels.

**Testimony Received**

In Favor: Kiley Wallace.

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE THE ERNEST AND MARY HOUSE LOCATED AT 3795 GOLDFINCH STREET AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1913-1925 UNDER HRB CRITERION C PER STAFF'S RECOMMENDATION. THE BOARD'S MOTION INCLUDES DESIGNATION OF THE 1925 RESIDENTIAL STRUCTURE AT 825 BUSH STREET. THE 825 BUSH STREET RESOURCE EMBODIES THE DISTINCTIVE CHARACTER DEFINING FEATURES OF THE CRAFTSMAN STYLE AND RETAINS ARCHITECTURAL INTEGRITY. SPECIFICALLY, THE RESOURCE FEATURES ONE-STORY MASSING, LOW PITCHED GABLE ROOF, WIDE OVERHANGING EAVES, EXPOSED ROOF RAFTERS, WOOD CLAPBOARD SIDING, ORIGINAL COVERED PORCH, FRONT DOOR, MATCHING WOODEN WINDOWS, AND CRAFTSMAN FEATURES THAT MATCH THE 3795 GOLDFINCH STREET RESOURCE SUCH AS RECTANGULAR ATTIC VENT AND HORIZONTAL DENTIL CORNICE. THE DESIGNATION EXCLUDES THE DETACHED SHED ON THE EASTERN PORTION OF THE PARCEL. Seconded by 2<sup>nd</sup> Vice-Chair Taylor. The motion passed by a vote of 6-2-0 with Boardmembers Woods, Taylor, Farley, Coyle, and Cheng, and Winter voting yea; and with Boardmember Cortez and Chair Hutter voting no; and with Boardmembers Byers and McCullough absent.

**ITEM-4****RALPH HURLBURT/ALEXANDER SCHREIBER SPEC. HOUSE #5**

*Note: This item was heard as the fifth discussion item.*

**Proposed Action:** Designate or not designate the property as a historical resource under adopted designation criteria.

**Staff Recommendation:** Designate the Ralph Hurlburt/Alexander Schreiber Spec. House #5 located at 3560-3562 Utah Street as a historical resource with a period of significance of 1919 under HRB Criteria C and D. The designation excludes the rear detached two-story ADU with an attached laundry room at 3560 Utah Street constructed outside the period of significance.

**Staff Report by Shannon Anthony**

**Correspondence Received**

In Favor: Jennifer Stropes.

In Opposition: Clint Daniels.

**Testimony Received**

In Favor: Jennifer Stropes.

**BOARD ACTION:**

MOTION BY BOARDMEMBER TAYLOR TO DESIGNATE THE RALPH HURLBURT/ALEXANDER SCHREIBER SPEC. HOUSE #5 LOCATED AT 3560-3562 UTAH STREET AS A HISTORICAL RESOURCE UNDER HRB CRITERION C AND D PER STAFF'S RECOMMENDATION. THE DESIGNATION EXCLUDES THE REAR DETACHED TWO-STORY ADU WITH ATTACHED LAUNDRY ROOM. Seconded by Boardmember Cheng. The motion passed by a vote of 8-0-0 with Boardmembers Cortez, Woods, Taylor, Farley, Coyle, Cheng, Winter, and Chair Hutter voting yea with Boardmembers Byers and McCullough absent.

**ITEM-5**

**PROPOSED AMENDMENTS TO THE HISTORICAL RESOURCES BOARD PROCEDURES**

*Note: This item was heard as the first discussion item.*

**Proposed Action:** Adopt or do not adopt the proposed amendments to the Historical Resources Board Procedures regarding establishment and management of the consent portion of the agenda.

**Staff Recommendation:** Adopt the proposed amendments to the Historical Resources Board Procedures regarding establishment and management of the consent portion of the agenda.

**Staff Report by Kelley Stanco**

**Correspondence Received**

In Favor: Ginger Weatherford, Clint Daniels, and Geoffrey Hueter.

**Testimony Received**

In Favor: Geoffrey Hueter

**BOARD ACTION:**

MOTION BY CHAIR HUTTER TO ADOPT STAFF RECOMMENDATION WITH MODIFICATIONS NOTED BY STAFF AT THE MEETING AND ADOPT THE PROPOSED AMENDMENTS TO THE HISTORICAL RESOURCES BOARD PROCEDURES REGARDING ESTABLISHMENT AND MANAGEMENT OF THE CONSENT PORTION OF THE AGENDA WITH UPDATES. Seconded by 2<sup>nd</sup> Vice-Chair Taylor. The motion passed by a vote of 8-0-0 with Boardmembers Winter, Cheng, Coyle, Farley, Taylor, Woods, Cortez, and Chair Hutter voting yea; and with Boardmembers Byers and McCullough absent.