



## THE CITY OF SAN DIEGO REPORT TO THE CITY COUNCIL

DATE ISSUED: March 25, 2013 REPORT NO. 13-32

ATTENTION: Council President and City Council  
Docket of April 15, 2013

SUBJECT: Appeal of the Historical Designation of the Lillian Lentell Cottages  
located at 7761 Eads Avenue and 7762 Bishops Lane

REFERENCE: Historical Resources Board Hearing of July 26, 2012

### REQUESTED ACTION:

Should the City Council grant the appeal and reverse the July 26, 2012 historical resource designation of the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane in the La Jolla Community, by the City of San Diego's Historical Resources Board?

### STAFF RECOMMENDATION:

Deny the appeal and do not reverse or modify the historical resource designation of the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane.

### SUMMARY:

#### BACKGROUND

This item is before the City Council as an appeal of the Historical Resources Board (HRB) decision to designate the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane as a historical resource (HRB #1062). The item was brought before the HRB in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212 (Attachment 1).

A Historical Resource Research Report was prepared by Scott A. Moomjian, which concluded that the buildings were not eligible for designation under any criteria. Staff disagreed with the conclusions of the report and referred the property to the City's Historical Resources Board for a formal determination. At a noticed public hearing on July 26, 2012 staff recommended designation of 7761 Eads Avenue and 7762 Bishops Lane under HRB Criterion A within the context of early beach cottage development in La Jolla (Attachment 2). Following public testimony and Board discussion, the HRB moved to designate the building per the staff recommendation. That motion passed with a vote of 8 in favor, 1 opposed and 0 abstentions (Attachment 3).

## DISCUSSION

The City Council may overturn the action of the HRB to designate a historical resource under certain circumstances, consistent with the San Diego Municipal Code Section 123.0203 (Attachment 4). The Code states that the action of the Board in the designation process is final unless an appeal to the City Council is filed. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of: factual errors in materials or information presented to the Board; violations of hearing procedures by the Board or individual member; or presentation of new information. At the public hearing on the appeal, the City Council may by resolution affirm, reverse, or modify the determination of the Board and shall make written findings in support of its decision.

On August 7, 2012 the owner filed an appeal of the historic designation with the City Clerk. The property was sold to a new owner, the Rabines-Safdie Family Trust, in December 2012. On February 13, 2013 Scott A. Moomjian, representing the new owners, filed additional materials in support of the appeal. These materials state five grounds for appeal, including three grounds under “factual errors” and two grounds under “violations of bylaws or hearing procedures” (Attachment 5).

### Factual Errors:

1. In the materials submitted in support of the appeal, the appellant presents the following finding: “Mrs. Constance Branscomb was in attendance at the HRB meeting... and stated, ‘I am quite certain that the Bishops Lane house is on our historic walking tour of La Jolla that we [the La Jolla Historical Society] provide for tourists and locals every other week...’ Based upon the fact that neither of the La Jolla historic walking tours provided by the LJHS included the Properties, despite statements made by Mrs. Branscomb to the contrary which were relied upon by at least some Board Members who voted in support of designation, such statements constitute clear factual errors in material and/or information presented which was presented to the Board at the time of the hearing.”

### Staff Response

Based upon the additional research conducted by the appellant, the subject houses were not included in any walking tour literature provided by the La Jolla Historical Society. Therefore, the comment provided by Ms. Branscomb does appear to be incorrect. However, the statement in the appellant’s materials that Ms. Branscomb’s comment was relied upon by at least some Board Members who voted in support of the designation is not accurate. Review of the meeting transcript provided in the appellant’s supporting materials provides a detailed accounting of all Board Member comments. All nine Board Members in attendance commented on the item before them. The only Board Member who made any reference to Ms. Branscomb’s comment regarding the possible inclusion of the subject houses in the walking tour was Board Member Berge, who was the lone Board Member who voted in opposition to the designation. Therefore, it does not appear that the misstatement made by Ms. Branscomb was relied upon by any of the eight Board Members who voted in favor of the designation and staff does not agree that a finding can be made to uphold the appeal on this ground.

2. In the materials submitted in support of the appeal, the appellant presents the following finding “The statement in the HRB Staff Report that ‘interior features’ of La Jolla Beach Cottages are ‘not considered when assessing style or integrity, as these elements are

outside the purview of the Board unless volunteered by the owner, and are not visible or accessible to the public' constitutes a factual error in materials and information at the time of the hearing.”

### Staff Response

The Historic Building Interiors Ad Hoc Subcommittee was established by the Historical Resources Board in February 2007 as a stand-alone subcommittee that reported directly to the full HRB. The goal of the subcommittee was to develop draft HRB guidelines for evaluating and designating historic interior spaces and forward the draft guidelines to the full HRB for adoption. The scope of the subcommittee's work was guided by the City of San Diego Land Development Code, adopted HRB Procedures, the Draft Guidelines for the Application of HRB Designation Criteria, the U.S. Secretary of the Interior's Guidelines and Standards, and Preservation Brief 18. Initial issues were identified, public meetings were held and the Historic Building Interiors Ad Hoc Subcommittee's recommendations were adopted by the Board at the July 26, 2007 HRB meeting (Attachment 6). The Board agreed that the subcommittee recommendations should be implemented through existing documents and procedures as appropriate rather than preparing a separate Historic Buildings Interiors Policy. It was further agreed that some of the recommendations did not require formal revisions to adopted or draft documents and could be implemented immediately. Among the recommendations adopted were the following:

- Public vs. Private Ownership: Interiors should be considered for designation based upon public visibility and access. For example, even a “private” building, like a hotel, has publicly accessible interior spaces like a lobby, ballroom, corridors, etc. that should be evaluated for designation.
- Owner Consent: A homeowner has the option of volunteering their interior spaces for designation, but there may be a rare occasion when Board/staff would want to evaluate and consider designation of an interior space that an owner does not volunteer. In non-consensual situations the interior of a home must be of exceptional significance to be designated.
- Visibility: Interior areas visible to the public from the exterior are not considered an “interior designation,” but are part of the exterior designation. Since the public can see the space from a public right-of-way, it can be designated as part of the resource.

In adopting the Historic Building Interiors Ad Hoc Subcommittee's recommendations, the Board established that the interiors of private homes could only be considered for historic designation in instances where the property owner volunteered inclusion of those interiors in the designation action, unless the interior elements are determined to be of exceptional significance, or if they are publicly visible from the exterior. There was no argument made that the interiors of the subject houses were of exceptional historical significance, and the interiors of the subject houses are not publicly visible from the exterior. It should be noted that no interiors of private homes have been designated without the owner's consent since the adoption of the Ad Hoc Subcommittee's recommendations.

The language from City and adopted Board Guidelines referenced in the appellant's materials allow for the designation of interior elements provided that they reflect the significance of the designated resource and retain integrity; and requires adequate evaluation of interiors when they are to be considered in the designation. However, City and adopted Board Guidelines do not require consideration of interior elements when evaluating the overall integrity of the resource when those interior elements are not included in the designation. The subject property contained two single family homes that did not contain publicly accessible interiors, the owner did not volunteer the interior of either home for designation, and the interiors were not determined to be of exceptional significance. The evaluation of the interior elements was not consistent with adopted Board policy, procedure and practice, and was not permissible. Therefore, the statement in the Staff Report that interior elements "are not considered when assessing style or integrity, as these elements are outside the purview of the Board unless volunteered by the owner, and are not visible or accessible to the public" was not a factual error; and staff does not agree that a finding can be made to uphold the appeal on this ground.

3. In the materials submitted in support of the appeal, the appellant presents the following finding: "The statements contained in the written and oral HRB Staff Reports that only '14 character-defining features of [La Jolla] Beach Cottage architecture' need to be considered for designation, is in error and, therefore, constitute factual errors in materials and information at the time of the hearing."

#### Staff Response

While interior spaces and features are characteristic to architectural styles; established Board policy, procedure and practice states that such interior elements cannot be considered for historic designation in single family homes unless the interior element is volunteered by the property owner, is publicly visible, or is of exceptional historic significance, as detailed in the discussion above. None of these conditions applied to the subject houses. Additionally, interior elements not included in a historic designation are not considered when evaluating the overall integrity of a historic resource. Buildings of all types, especially single family homes, are regularly designated as historically significant within various historical contexts despite extensive interior remodeling which may have left little to no original material or features intact. Therefore, the statement in the Staff Report that interior elements "are not considered when assessing style or integrity, as these elements are outside the purview of the Board unless volunteered by the owner, and are not visible or accessible to the public" was not a factual error; and staff does not agree that a finding can be made to uphold the appeal on this ground.

#### Violation of Bylaws or Hearing Procedures:

1. In the materials submitted in support of the appeal, the appellant presents the following finding: "The decision to designate the Properties under HRB Criterion A without any evidentiary support at the time of hearing as required under the HRB's Designation Criteria Guidelines violated the San Diego Municipal Code."

#### Staff Response

The staff recommendation to designate the property, while different from the recommendation of the applicant's consultant, was based on the information provided in the applicant's Historical Resource Research Report (HRRR), which included the context

of early beach cottage development in La Jolla. The context, which has been utilized in the designation of two other historic resources, establishes that the early beach cottages which were constructed in La Jolla between the late 1880s through the 1930s reflect a special element of La Jolla's development; specifically, its historical, cultural, social, economic, aesthetic and architectural development.

Historically, culturally and socially, beach cottages embody the earliest development when La Jolla was little more than a village of rental cottages with few residents, through its growth and establishment as a both a tourist destination and an established, permanent community, as documented in the context. Economically, beach cottages played a critical role in the early development in La Jolla. The context and HRRR state that "La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents... It is likely that the first commercial hotel buildings constructed in La Jolla were beach cottages." Aesthetically and architecturally, the HRRR states that "the beach cottage in La Jolla served as the community's earliest architectural style."

Most of the original beach cottages have been demolished or remodeled beyond recognition. A survey conducted in 2009 in conjunction with the designation of HRB Site #941 estimated as few as 19 examples remaining that retained integrity (7 designated, 12 potentially eligible), underscoring the unique nature of extant, representative examples of early beach cottage development in La Jolla. The recommendation and decision to designate the property under HRB Criterion A was based on the information provided in the Historical Resource Research Report and was consistent with the adopted Designation Criteria Guidelines. Therefore, no violation of bylaws or hearing procedures occurred, and staff does not agree that a finding can be made to uphold the appeal on this ground.

2. In the materials submitted in support of the appeal, the appellant presents the following finding: "Designation of the Properties under HRB Criterion A (Community Development) on the basis that they embody the character-defining features of La Jolla Beach Cottage Architecture, rather than under HRB Criterion C (Architecture) as required under the HRB's Designation Criteria Guidelines violated the San Diego Municipal Code."

#### Staff Response

The Board's adopted Designation Criteria Guidelines state that a property can be determined historically significant under HRB Criterion A if the property is found to "exemplify or reflect special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development." As detailed in discussion above, based on the information provided in the HRRR, the property was found to be significant as a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development. The subject houses were found to embody the character defining features of Beach Cottage architecture, and are one of a finite and limited number of beach cottages remaining which retain integrity and reflect the early development history of La Jolla.

Three properties currently designated on the City's Register, HRB Site #708 located at 1049-51 Coast Boulevard, HRB Site #941 located at 1263 Silverado Street, and HRB Site #1074 located at 524 Coast Boulevard South, are all designated under HRB Criterion A

as resources that are significant within the context of early beach cottage development in La Jolla. HRB Criterion C was duly examined in the staff report and by the Board, and the property was found to be ineligible under Criterion C. The recommendation and decision to designate the property under HRB Criterion A was based on the information provided in the Historical Resource Research Report and was consistent with the adopted Designation Criteria Guidelines. Therefore, no violation of bylaws or hearing procedures occurred, and staff does not agree that a finding can be made to uphold the appeal on this ground.

## CONCLUSION

The San Diego Municipal Code limits the findings for an appeal to the following:

1. *“factual errors in materials or information presented to the Board”*
2. *“violations of hearing procedures by the Board or individual member”*
3. *“presentation of new information”*

The required findings for the appeal cannot be made. No factual errors in material or information presented to the Board have been identified; no violations of hearing procedures by the Board or individual member occurred; and no new information relevant to the designation of the property has been provided. The designation was processed in accordance with the Municipal Code regulations for Designation of Historical Resources (Chapter 12, Article 3, Division 2). Therefore, staff recommends that the City Council deny the appeal and not reverse or modify the historical resource designation of the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane.

## ALTERNATIVES

Grant the appeal and reverse the designation of the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane. This alternative would remove the historical designation from the property, which would no longer be subject to the Historical Resources Regulations of the Municipal Code.

## FISCAL CONSIDERATIONS:

None identified.

## PREVIOUS COUNCIL and/or COMMITTEE ACTION:

None.

## COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

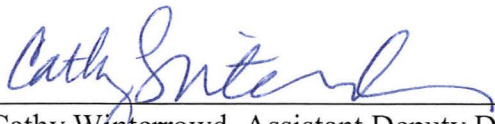
A noticed public hearing was held on July 26, 2012 before the Historical Resources Board. Notices of Public Hearing were sent to the property owner and their representative prior to the hearing, consistent with Municipal Code requirements. Notices were also sent to interested parties including the La Jolla Community Planning Association, the La Jolla Historical Society, Council District 1, the San Diego History Center, the Black Historical Society, and SOHO. In addition, the agenda of the HRB meeting was posted on the City's website.

## KEY STAKEHOLDERS AND PROJECTED IMPACTS:

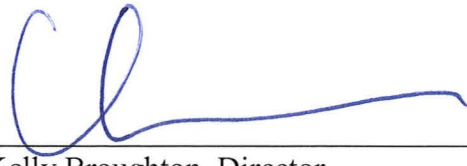
The key stakeholder is the owner of the property, Rabines-Safdie Family Trust. The owner has hired an attorney, Scott A. Moomjian, to represent them during their appeal. If the designation is upheld, the property owner will be required to maintain their property consistent with the U.S. Secretary of the Interior's Standards (Standards) and the City's Historical Resources Regulations. Staff and the Historical Resources Board's Design Assistance Subcommittee are available to assist property owners in developing a project that is consistent with the Standards. However, were a project proposed that is not consistent with the Standards, such as demolition or substantial alteration of the resource; the applicant would be required to process a Site Development Permit.

Additional stakeholders include historic preservationists, the La Jolla Historical Society and SOHO, represented by Bruce Coons, Executive Director. Approval of the appeal may result in demolition or substantial alteration of the building which could be perceived as an impact by the historic preservation community.

Respectfully submitted,



Cathy Winterrowd, Assistant Deputy Director  
Development Services Department



Kelly Broughton, Director  
Development Services Department

BROUGHTON/WINTERROWD/ks

- Attachments:
1. SDMC Section 123.0212
  2. Staff report dated July 12, 2012 with attachments
  3. Minutes of the Historical Resources Board meeting of July 26, 2012
  4. SDMC Section 123.0203
  5. Appellant's materials in support of the appeal (under separate cover)
  6. Staff report dated July 19, 2007 regarding adoption of Historic Building Interiors Ad Hoc Subcommittee recommendations (without attachments) and Meeting Minutes of July 26, 2007

**§143.0211 Duty to Submit Required Documentation and to Obtain Permit**

The property owner or *applicant* shall submit required documentation and obtain a *construction permit*, a Neighborhood Development Permit, a Site Development Permit as required pursuant to this division before any *development* activity occurs on a *premises* that contains *historical resources*.  
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§143.0212 Need for Site-Specific Survey and Determination of Location of Historical Resources**

- (a) The City Manager shall determine the need for a site-specific survey for the purposes of obtaining a *construction permit* or *development permit* for *development* proposed for any parcel containing a *structure* that is 45 or more years old and not located within any area identified as exempt in the Historical Resources Guidelines of the Land Development Manual or for any parcel identified as sensitive on the Historical Resource Sensitivity Maps. Interior *development* and any modifications or repairs that are limited in scope to an electrical or plumbing/mechanical permit shall be exempt from the requirement to obtain a site specific survey prior to approval of the applicable *construction permit* where the *development* would include no change to the exterior of existing *structures*.
- (b) The Historical Resource Sensitivity Maps shall be maintained by City Manager and shall be used to identify properties that have a likelihood of containing archaeological sites based on records from the South Coastal Information Center at San Diego State University and the San Diego Museum of Man, and based on site-specific information on file with the City. If it is demonstrated that archaeological sites exist on or immediately adjacent to any property, whether identified for review or not, the City Manager shall require a survey. If it is demonstrated that archaeological sites do not exist on any property identified for review, the Historical Resource Sensitivity Maps shall be updated to remove that property from the review requirements.
- (c) The City Manager shall determine the need for a site-specific survey within 10 *business days* of application for a *construction permit* or within 30 calendar days of application for a *development permit*. A site-specific survey shall be required when the City Manager determines that a *historical resource* may exist on the parcel. If the City Manager determines that a site-specific survey is not required within the specified time period, a permit in accordance with Section 143.0210 shall not be required.



- (d) If a site-specific survey is required, it shall be conducted consistent with the Historical Resources Guidelines of the Land Development Manual. Based on the site-specific survey and the best information available, the City Manager shall determine whether a *historical resource* exists, whether a potential *historical resource* is eligible for designation as a *designated historical resource* by the Historical Resources Board in accordance with Chapter 12, Article 3, Division 2 of the Land Development Code, and the precise location of the resource.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

**[Editors Note:** Amendments as adopted by O-20081 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language  
[http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20081-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20081-SO.pdf) ]

#### ~~§143.0213~~ Procedures and Regulations for Project-Specific Land Use Plans

- (a) The regulations in this division shall apply to project-specific *land use plans*, including specific plans, precise plans, privately initiated *land use plan* amendments, and *Proposition A Land* subarea plans, when *historical resources* are present. These regulations are applied in order to ensure an adequate analysis of the constraints and opportunities of the planning area relative to *historical resources*.
- (b) This section provides two options for processing project-specific *land use plans* which depend on the level of detail available pertaining to the proposed *development*. Compliance with either Section 143.0213(b)(1) or Section 143.0213(b)(2) will be required based on whether or not a Site Development Permit is processed concurrently with the project-specific *land use plan*.
- (1) Where a Site Development Permit for *historical resources* is requested concurrently with the processing of a project-specific *land use plan*, the proposed *development* shall be subject to the following:
- (A) The boundaries of the Site Development Permit shall be the boundaries of the project-specific *land use plan*, including all individual interior lots within the plan area;



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: July 12, 2012 REPORT NO. HRB-12-045

ATTENTION: Historical Resources Board  
Agenda of July 26, 2012

SUBJECT: **ITEM #8 – Lillian Lentell Cottages**

APPLICANT: Maynard and Virginia Sievek Family Trust represented by Scott Moomjian

LOCATION: 7761 Eads Avenue and 7762 Bishops Lane, La Jolla Community,  
Council District 1

DESCRIPTION: Consider the designation of the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane as a historical resource.

STAFF RECOMMENDATION

Designate the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane as a historical resource with a period of significance of 1913-1915 under HRB Criterion A. This recommendation is based on the following finding:

The resource is a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development and retains integrity to the 1913-1915 date of construction and period of significance. Specifically, the resources, which embody the character defining features of Beach Cottage architecture, are one of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla, and retain integrity for that association.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The property consists of two detached cottages, one constructed on the west end of the lot fronting onto Eads Avenue (addressed as 7761) and one on the east end of the lot fronting onto Bishops Lane (addressed as 7762). The cottages were constructed in 1915 and 1913, respectively, and are located in a residential multi-family area of La Jolla Park.

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The historic name of the resource, the Lillian Lentell Cottages, has been identified consistent with the Board's adopted naming policy and reflects the name of Lillian Lentell, who owned both cottages at the time they were constructed. Katharine Burkey initially owned the Bishops Avenue cottage with Lentell, but sold her ownership share not long after the cottage was constructed.

## ANALYSIS

A historical resource technical report was prepared by Scott A. Moomjian, which concludes that the buildings are not significant under any HRB Criteria. Staff disagrees, and finds that the site is a significant historical resource under HRB Criterion A. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank Botsford and was the first subdivision to have identified lots and streets. The first permanent residence in La Jolla was constructed that same year. Historian Patricia Schaechlin described La Jolla's early history as follows: "In 1888, the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope.... La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents."

Beach Cottages were the dominant housing type in La Jolla during this early period through the 1930's. The Beach Cottage style was ideal for use as a summer or winter retreat or, even though lacking in many modern conveniences, they could be and were used as permanent residences. Early beach cottages were characterized (in part) as smaller dwellings, typically one story, with a low pitched roof and exposed rafters; wood siding; a small front porch and garden area; and an orientation toward any available beach or coastal view. Originally known by name, the cottages were not given proper addresses until 1913. By the 1920s, the population had increased to over 2,500 people and the tourism industry was firmly established. Hotels were constructed in increasing numbers, and as the famous and wealthy began to vacation there, the cottages were no longer seen as suitable accommodations. Increased population, tourism and wealth, coupled with shifting architectural preferences, caused Beach Cottages to fall out of favor through the late 1920s and 1930s. In the following decades, many of these early cottages were relocated to less desirable inland lots.

In the 1970s through the 1980s and 1990s, the cottages were demolished, rather than relocated. The shrinking number of cottages dating to La Jolla's early development can be tracked through prior histories and surveys. A 1955 history of La Jolla by Howard Randolph identified approximately 466 beach cottages on 25 streets, including Eads Avenue, that dated from the

1890's to the 1920's. For an unknown reason, the subject cottages were not among them. In 1977, a survey of historic resources in La Jolla was conducted by Pat Schaechlin. The survey identified approximately 1,976 structures from the early history of La Jolla, only 1,119 of which still remained at the time of the survey. Again, for unknown reasons, the subject property was not included in Schaechlin's survey of potentially significant early La Jolla development. A 1987 survey of the beach cottages identified in the Schaechlin survey found 36 individual cottages remaining, a number reduced by one with the demolition of the Green Dragon Colony in 1992. The subject property, which was not identified in the 1955, 1977 or 1987 listing of cottages, would not be counted among the 35. The applicant's report states that of the 35 cottages, 7 have been designated as historical resources, 12 appear to maintain much of their original integrity and 16 have been substantially altered or demolished.

The applicant's report states that the subject buildings do not display the majority of the character defining features of early La Jolla Beach Cottages, which the report lists in detail. However, the buildings do exhibit a majority of the character defining features that relate to the exterior appearance of early La Jolla Beach Cottages as follows:

- Small to medium sized residences
- One to one and one-half stories, occasionally two stories
- Low, sloping roof, hipped or gabled, sometimes with dormers
- Exposed roof structure (beams and rafters)
- Exterior proportions balanced rather than symmetrical in arrangement
- Modest front porch
- Front stoop
- Partial width front porch
- Wood shingles, horizontal siding or stucco exteriors

The last 9 features listed by the applicant in their report are interior features that are not considered when assessing style or integrity, as these elements are outside the purview of the Board unless volunteered by the owner, and are not visible or accessible to the public. The cottages clearly display 9 of the 14 character defining features of Beach Cottage architecture, and have elements of the other features, including a brick chimney (interior), simple window casings, and a yard/garden (although not a formal garden). While the applicant notes that the cottages are not oriented to the ocean, they are located in close proximity to the ocean, within an area that reflects the earliest development in La Jolla (see Sanborn Maps, Attachment 1) and were oriented to the street, like all cottages. In addition, with construction dates of 1913 and 1915, these cottages were built squarely within the 1880s-1930s period of significance for early La Jolla Beach Cottage development, and reflect the development during the period of 1900-1920 when La Jolla grew and established itself as a village. Lastly, with the exception of the minor modifications noted, some of which occurred as early as the 1930s, these cottages retain a high degree of integrity.

Given the scarcity of early Beach Cottages in La Jolla, as documented in the applicant's report (7 designated, 12 potentially eligible) staff finds that the subject buildings at 7761 Eads Avenue and 7762 Bishops Lane, which embody the character defining features of Beach Cottage architecture

and retain integrity, reflect a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development. Therefore, staff recommends designation under HRB Criterion A.

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The cottages located at 7761 Eads Avenue and 7762 Bishops Lane were constructed in 1915 and 1913, respectively, in a Craftsman-influenced bungalow style. The building at 7761 Eads Avenue features a low-pitch front gable roof with asphalt shingles, overhanging eaves and exposed rafter tails; wood shingle siding over wood frame construction; and a concrete foundation. The entry porch is set to the south end of the front façade, and is covered by a low-pitch front gable roof with exposed rafter tails supported on simple wood posts. Fenestration consists of one-over-one double hung wood frame and sash windows. Modifications include an addition at the back of the house measuring approximately 150 square feet, constructed in 1937. The remnant of a chimney appears to have been covered in shingles and topped with a low-pitch gable roof.

The building at 7762 Bishops Lane features a low-to-medium pitch side gable roof with asphalt shingles, overhanging eaves and exposed rafter tails; wood lap siding over wood frame construction; and a pier foundation. The entry porch is centered on the Bishops Lane façade under a wood trellis supported on simple wood posts. A brick chimney is set on the interior of the house behind the ridge line. Fenestration consists of single lite wood frame and sash casement windows. Modifications include enclosure of a rear porch and construction of a 28 square foot addition on the southwest side of the house, all after 1956.

With origins in the British Arts and Crafts movement, which born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One story vernacular examples are often called simply bungalows. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

The subject buildings would be considered vernacular expressions of the Craftsman style, and exhibit few of the character defining features, including a low-pitch roof, exposed rafters, wood siding, and a partial width porch. The buildings do not, however, reflect any of the other many features of the Craftsman style; and embody the style in a minimal, insignificant way. Therefore, staff does not recommend designation under HRB Criterion C.

## OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

## CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane be designated with a period of significance of 1913-1915 under HRB Criterion A, as a resource that exemplifies La Jolla's early Beach Cottage development. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Kelley Stanco  
Senior Planner



Cathy Winterrowd  
Principal Planner/HRB Liaison

KS/cw

### Attachments:

1. Sanborn Maps
2. Draft Resolution
3. Applicant's Historical Report under separate cover
4. Applicant's Letter under separate cover

KEY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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WATER FACILITIES: Supplied by San Diego. From 2 Gravity Reservoirs one 1750000 Gal. & 13500000 Gal. Cap. City 575 above sea level. Also from Pacific Beach Reservoir Cap. 400000 Gal. 140-305' above sea level. To have 600000 Gal. Reservoir at LA JOLLA elev. 200'. About 3 Mi. W. of Pacific Beach. 10-25' 5' high. Fire press about 70 Lbs. at Prospect & Girard Sts.

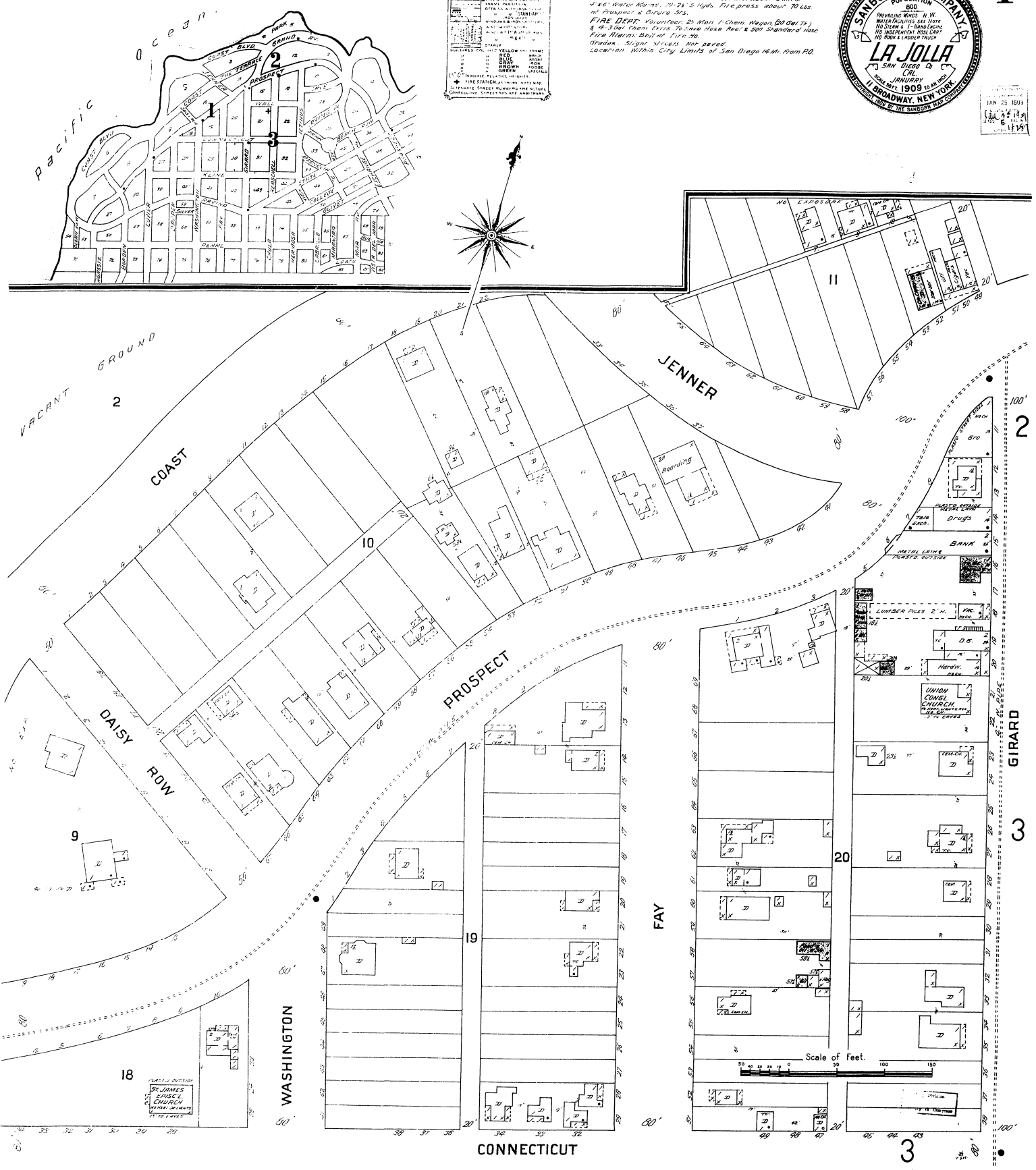
FIRE DEPT. Volunteer. 25 Men. 1 Chem. Wagon. 60 Gal. Tank & 4-3 Gal. Chem. Exting. To have Hose Reel & 500' Standard Hose. Fire Alarm. Bell of Fire 90.

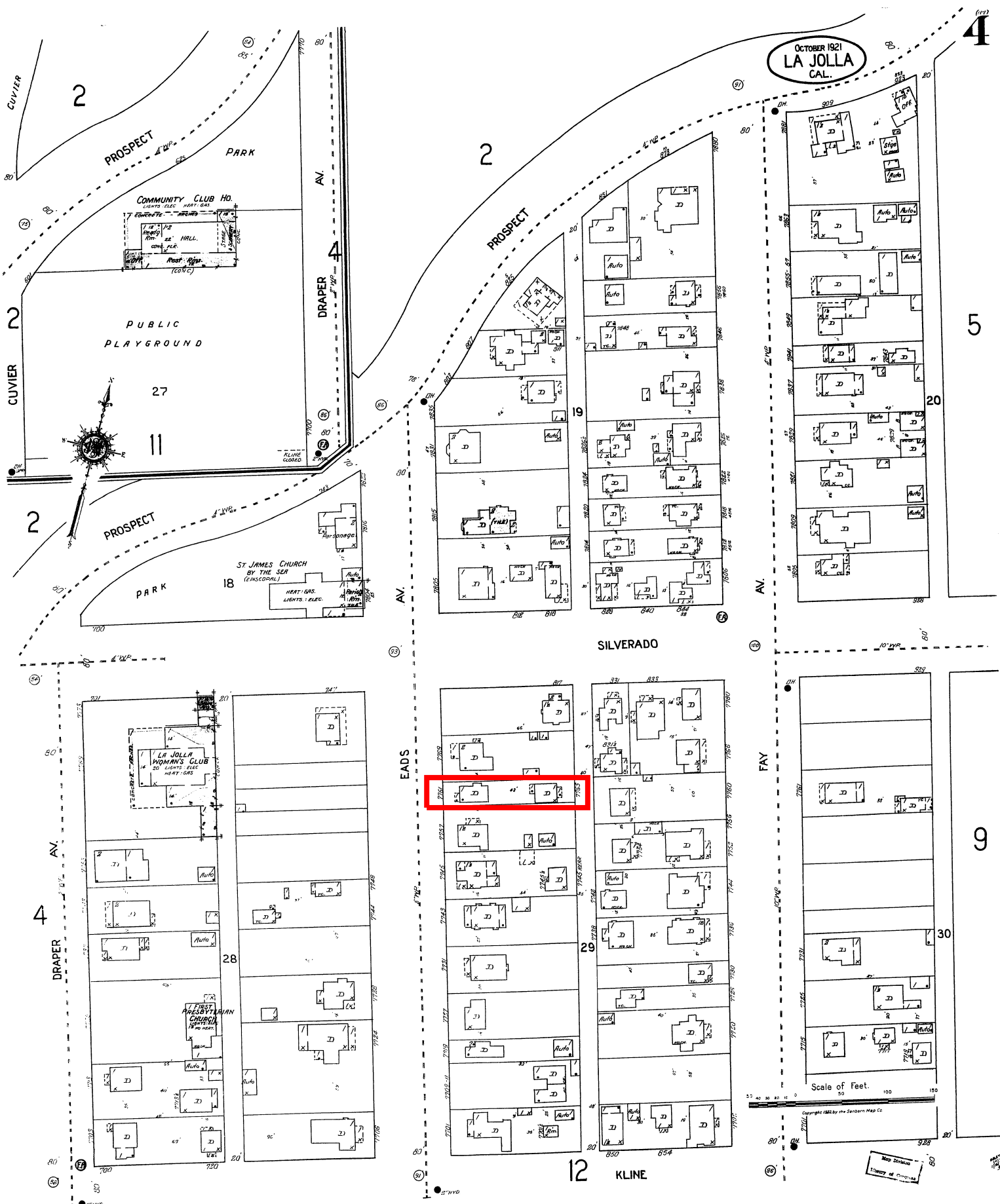
Grades. Street. Streets. Not paved.

Location Within City Limits of San Diego 14 Mi. from P.O.



JAN 25 1906  
1899  
1897







RESOLUTION NUMBER

ADOPTED ON 7/26/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/26/2012, to consider the historical designation of the **Lillian Lentell Cottages** located at **7761 Eads Avenue and 7762 Bishops Lane, San Diego, CA 92037**, APN: **350-321-04 and 350-321-05-00**, further described as BLK 31 LOT 5 W 1/2 and BLK 31 LOT 5 E 1/2 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Lillian Lentell Cottages on the following findings:

(1) The property is historically significant under CRITERION A as a special element of La Jolla's historical, cultural, social, economic, aesthetic and architectural development and retains integrity to the 1913-1915 date of construction and period of significance. Specifically, the resources, which embody the character defining features of Beach Cottage architecture, are one of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla, and retain integrity for that association. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney



Boardmember Marrone agrees with Boardmember Berge, doesn't have a problem with it being moved, but there are a lot of changes. She is in favor of requesting the owner come back after the restoration of the siding.

Boardmember Larimer asked if the designation could be conditional.

Boardmember Curry mentioned that there is no guarantee of designation even if the owner restores the siding. Movement of the building is associated with social history and is very interesting.

Vice-Chair Garbini supports Staff's recommendation; enclosed porch has changed balance to front view.

Boardmember Berge asked if it can be sent back for restoration.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER BERGE TO GRANT AN INDEFINITE CONTINUANCE  
FOR ITEM 7 – 2823 JUNIPER STREET**

Seconded by Boardmember Rivera

Vote: 9-0-0

Motion Passes

**ITEM 8 – LILLIAN LENTELL COTTAGES**

Applicant: Maynard and Virginia Sievek Family Trust represented by Scott A. Moomjian

Location: 7761 Eads Avenue and 7762 Bishops Lane, 92037, La Jolla Community, Council District 1  
(1227 7-E)

Description: Consider the designation of the property located at 7761 Eads Avenue and 7762 Bishops Lane as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Lillian Lentell Cottages located at 7761 Eads Avenue and 7762 Bishops Lane as a historical resource with a period of significance of 1913-1915 under HRB Criterion A.

Report Number: HRB-12-045

Staff Report by Kelley Stanco

**Testimony Received:**

In Favor: Constance Branscomb

In Opposition: Scott Moomjian, Louis Beecham, C.A. Marengo

**Board Discussion:**

Boardmember Marrone mentioned that they were built as beach cottages in 1913 and 1915 on original lot, similar to Silverado property. She supports Staff's recommendation.

Boardmember Larimer said the village has a very special place in his heart. These homes exemplify early beach cottages in La Jolla; they are intact to original site, valuable to fabric of community. He supports Staff's recommendation.

Boardmember Curry thinks they need to look at Criterion C, style, type, period or method. These are modest examples. They are vernacular expressions of Craftsman style, could consider Criterion C because they have integrity for the way they were designed. They comply with Criterion A contextual history. Can't look at just high style, need these to understand the others.

Boardmember Rivera mentioned that there are only 36 cottages left; need to preserve those that are left, could be one of the last in our history. She was on the fence based on the current land uses in the neighborhood, supports Staff's recommendation.

Boardmember Baksh supports Staff's recommendation.

Boardmember Woods supports designation.

Boardmember Silvas mentioned that the home is almost a hundred years old.

Boardmember Berge thinks the Bishops property may look like a beach cottage, the later one does not fit theme. Earlier surveys did not identify these cottages. She does not support designation under Criterion A for beach cottage theme.

Vice-Chair Garbini supports designation under Criterion A, there are still quite of number of small scale cottages on block; workers cottages are still along alley.

**BOARD ACTION:**

**MOTION BY BOARDMEMBER CURRY TO DESIGNATE ITEM 8 – LILLIAN LENTELL COTTAGES PER STAFF'S RECOMMENDATION**

Seconded by Boardmember Woods

Vote: 8-1-0  
(Berge)

Motion Passes

**ITEM 9 – AUGUST AND ELLEN ROSS HOUSE**

Applicant: Bonnie Ingalls and Cydna Swan represented by Legacy 106, Inc

Location: 4010 Wesleyan Place, 92116, Kensington-Talmadge Community, Council District 3 (1269 2-G)

Description: Consider the designation of the property located at 4010 Wesleyan Place as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the August and Ellen Ross House located at 4010 Wesleyan Place as a historical resource with a period of significance of 1955 under HRB Criterion C.

Report Number: HRB-12-042

ITEM PASSED ON CONSENT AGENDA

**ITEM 10 – HELEN RUTH DAILEY/RUSSELL FORESTER HOUSE**

Applicant: Michael M. Mullin Family Trust c/o Connie Mullin Branscomb

Location: 7750 Ludington Place, 92037, La Jolla Community, Council District 1 (1227 6-G)

Description: Consider the designation of the property located at 7750 Ludington Place as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Helen Ruth Dailey/Russell Forester House located at 7750 Ludington Place as a historical resource with a period of significance of 1949 under HRB Criteria C and D. The 324 square foot addition constructed in 1962 and the 75 square foot addition constructed in 1997 are excluded from the proposed designation.

Report Number: HRB-12-043

ITEM PASSED ON CONSENT AGENDA WITH MODIFICATION TO RESOLUTION

may be prepared by City staff or volunteers, with a copy provided to the owner at least 10 *business days* before the next Board meeting at which the designation will be considered. If a final decision is not made within 90 calendar days of receipt of a nomination for designation, the consideration of the property by the Board shall terminate unless a continuance has been granted at the request of the property owner.

- (d) Continuance. At the request of the property owner, the Historical Resources Board shall grant a continuance of one scheduled Board meeting after the motion has been made to designate a *historical resource*.
- (e) Historical Resources Board Decision. The Historical Resources Board shall review the Research Report and shall make a decision on whether to designate a *historical resource* based on the criteria specified in, and consistent with the procedures of the Historical Resources Guidelines of the Land Development Manual. The action to designate shall require the affirmative vote by six members of the Board.
- (f) *Findings*. The decision to designate a *historical resource* shall be based on written *findings* describing the historical significance of the property.
- (g) Re-initiation of Designation Proceedings. Designation procedures may not be re-initiated within 5 years without owner consent, absent significant new information.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 12-15-2006 by O-19557 N.S.; effective 1-14-2007.)

### **§123.0203 Appeal From Historical Resources Board Decision**

- (a) The action of the Historical Resources Board in the designation process is final 11 *business days* following the decision of the Board unless an appeal to the City Council is filed with the City Clerk no later than 10 *business days* after the action of the Board. The decision of the Historical Resources Board may be appealed by an *applicant* or an *interested person*. An appeal shall be in writing and shall specify wherein there was error in the decision of the Board. The City Council may reject designation on the basis of factual errors in materials or information presented to the Board, violations of bylaws or hearing procedures by the Board or individual member, or presentation of new information.

- (b) Upon the filing of the appeal, the City Clerk shall set the matter for public hearing as soon as is practicable and shall give written notice to the property owner and the appellant of the time and date set for the hearing. At the public hearing on the appeal, the City Council may by resolution affirm, reverse, or modify the determination of the Board and shall make written *findings* in support of its decision.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§123.0204 Recordation of Designated Historical Resources**

No later than 90 calendar days following the final decision to designate a *historical resource*, the City Manager shall record the designation with the County Recorder.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§123.0205 Amendment or Rescission of Historical Resource Designation**

The Historical Resources Board may amend or rescind any designation of a *historical resource* in the same manner and procedure as was followed in the original designation. This action may be taken only if there is new information, the discovery of earlier misinformation, or a change in circumstances surrounding the original designation.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§123.0206 State and National Register**

The City Council shall consider endorsing the nomination of a *historical resource* for inclusion in the California Register of Historic Resources and the National Register of Historic Places upon recommendation of the Historical Resources Board.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: July 19, 2007 REPORT NO. HRB-07-037

ATTENTION: Historical Resources Board  
Agenda of July 26, 2007

SUBJECT: **ITEM #5 – HISTORIC BUILDING INTERIORS AD HOC  
SUBCOMMITTEE REPORT TO THE HRB**

DESCRIPTION: Review the recommendations of the Historic Building Interiors Ad Hoc Subcommittee and accept the subcommittee's recommendations or return specific issues to the subcommittee for additional work with specific direction.

## STAFF RECOMMENDATION

Accept the subcommittee's recommendations.

## BACKGROUND

At the Policy Subcommittee meeting on January 12, 2007 it was suggested that an ad hoc subcommittee be established to address issues related to historic building interiors. Information regarding the member composition, subcommittee goal, process, scope, initial issues, and schedule of meetings was distributed at the February 12, 2007 Policy Subcommittee meeting (see Attachment 1). At the February 22, 2007 HRB meeting, the Board established the Historic Building Interiors Ad Hoc Subcommittee as a stand alone subcommittee that reports directly to the full HRB. The Board also appointed David Marshall as the subcommittee chair, and Priscilla Berge, Robert Vacchi, Marsha Sewell, and Bruce Coons as subcommittee members.



The goal of the subcommittee was to develop draft HRB guidelines for evaluating and designating historic interior spaces and forward the draft guidelines to the full HRB for adoption. The scope of the subcommittee's work would be guided by the City of San Diego Land Development Code, adopted HRB Procedures, the Draft Guidelines for the Application of HRB Designation Criteria, the U.S. Secretary of the Interior's Guidelines and Standards, and Preservation Brief 18. The initial issues were identified as:

- public access/visibility of the interior elements
- public vs. private ownership
- evaluation criteria for determining what constitutes a historic interior
- the need for the research report to address the historical or architectural significance of the interior elements that should be considered for designation
- the need for Board Members to visually inspect any interior elements being considered for designation
- whether or not owner consent is needed to designate interior elements of single family residences
- the treatment of non-designated historic building interiors on a voluntary basis
- property owner assistance from DAS in determining rehabilitation approaches that are consistent with the Standards and Guidelines

## ANALYSIS

The subcommittee met three times in March, April and May 2007 (see Attachment 2). The meetings were chaired by David Marshall and although the agendas were made available to the public prior to the meetings, no members of the public attended the meetings. The attached meeting notes are organized around both general discussions by subcommittee members of historic interiors and specific discussion of identified issues and agreed upon recommendations.

At the first meeting, the subcommittee adopted the following quote from NPS Preservation Brief 18 as the guiding principle of their work:

*“While the exterior of a building may be its most prominent visible aspect, or its ‘public face,’ its interior can be even more important in conveying the building's history and development over time. Rehabilitation within the context of the Secretary of the Interior's Standards for Rehabilitation calls for the preservation of exterior and interior portions or features of the building that are significant to its historic, architectural and cultural values.”*

The following recommendations were developed by the subcommittee for identified issues and are provided here for review by the full HRB.

1. Evaluation criteria for determining what constitutes a historic interior.
  - a. An analysis of a building's publicly visible or volunteered interior should be addressed in the staff report as part of the discussion under Criterion C, when applicable.




- b. The Board could consider designation of an interior when a building had already been designated if new information comes forward through the open nomination process.
  - c. Since so few interiors have been designated, the Board could designate an owner volunteered interior with good integrity even if it is not rare or “high style.”
- 2. Public vs. private ownership.
  - a. Interiors should be considered for designation based upon public visibility and access. For example, even a “private” building, like a hotel, has publicly accessible interior spaces like a lobby, ballroom, corridors, etc. that should be evaluated for designation.
- 3. Whether or not owner consent is needed to designate interior elements of single family residences.
  - a. A homeowner has the option of volunteering their interior spaces for designation, but there may be a rare occasion when Board/staff would want to evaluate and consider designation of an interior space that an owner does not volunteer. In non-consensual situations the interior of a home must be of exceptional significance to be designated.
- 4. Public access/visibility of the interior elements.
  - a. Interior areas visible to the public from the exterior are not considered an “interior designation,” but are part of the exterior designation. Since the public can see the space from a public right-of-way, it can be designated as part of the resource.
  - b. Public buildings need evaluation of their interior spaces prior to a designation hearing, to allow for staff evaluation and board visitation, in order to consider the interior as part of the designation action.
  - c. The City cannot require access to private interiors, but a lack of physical public access is *not* sufficient reason to keep from designating an important interior space.
- 5. The need for the research report to address the historical or architectural significance of interior elements that should be considered for designation.
  - a. The Board may continue an item if sufficient information regarding a historic interior space is not provided in a research report. Staff needs to be proactive in the identification and evaluation of important historic interiors, especially in publicly accessible buildings.
  - b. Public buildings being considered for designation should include thorough photo documentation of all interior areas visible to the public.
- 6. The need for Board Members to visually inspect interior elements being considered for designation.
  - a. The procedures requiring Board Members to view resources prior to voting on the item applies to designation of interior spaces as well. Staff will continue to make arrangements for Board Member access to interiors that are being considered for designation.
  - b. Photos with a key floor plan would be required for review of building interiors if they cannot be viewed in person. It is desirable for all HRB members to see the interior but it is not required. In the rare circumstance when *only* an interior is being considered for designation, Board visitation would be required.

7. Property owner assistance from DAS in determining rehabilitation approaches that are consistent with the Standards and Guidelines.
  - a. Assistance from the DAS for interior design issues can occur at an owner's or staff request, similar to the existing process for assistance with building exteriors. The staff's First Contact procedure should include: information about building interiors; a one-page information sheet for property owners with bullet points of "can do" and "can't do" for designated buildings and interiors; and the DSD Information Bulletin should be revised to make it very clear that modifications to all designated portions of buildings require HRB review.
8. The treatment of non-designated historic building interiors on a voluntary basis.
  - a. Treatment of non-designated historic building interiors would focus on education about consistency with the Standards and promotion of their value to property owners as well as the city's heritage.

Further, the Subcommittee agreed that the recommendations should be implemented through existing documents and procedures as appropriate rather than preparing a separate Historic Buildings Interiors Policy. The Report Guidelines should include a requirement to address interiors when appropriate and the sample DPR form should highlight the need to evaluate interiors. Revisions would also be needed to the draft Designation Criteria Guidelines, the HRB Procedures, Information Bulletin 513 (Development Services), and the First Contact procedures. Standard project review comments should be developed by staff to address treatments of designated interiors and the sign-off stamps should include interiors. The Register of Designated Historical Resources should include a notation when interior spaces are included in the designation.

## CONCLUSION

Staff concurs with the recommendations and implementation proposed by the subcommittee and recommends that the full HRB accept the recommendations as proposed. Staff and the HRB can immediately implement those recommendations that do not require formal revisions to adopted or draft documents (1a, 1b, 1c, 2a, 3a, 4a, 4b, 4c, portions of 7a, and 8a.) It is anticipated that staff can return to the HRB with implementation of the remaining recommendations (5a, 5b, 6a, 6b, and portions of 7a) at the November 29, 2007 HRB hearing.



Cathy Winterrowd  
Senior Planner/Program Coordinator

Attachment:   1. Historic Building Interiors Ad Hoc Subcommittee Data Sheet  
                  2. Historic Building Interiors Ad Hoc Subcommittee Meeting Notes for March, April and May 2007

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF JULY 26, 2007  
CITY ADMINISTRATION BUILDING  
COUNCIL COMMITTEE ROOM, 12<sup>TH</sup> FLOOR  
202 C STREET  
SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Vice Chairperson Emme at 1:05 p.m.

Chairperson	Robert Vacchi	Absent
Vice Chairperson	Otto Emme	Present
Boardmember	Priscilla Berge	Present
Boardmember	Laura Burnett	Absent
Boardmember	Maria Curry	Absent
Boardmember	John Eisenhart	Present
Boardmember	Donald Harrison	Absent
Boardmember	David Marshall	Present
Boardmember	Delores McNeely	Present
Boardmember	Jerry Schaefer	Present
Boardmember	Abel Silvas	Absent

Staff to the Board in Attendance: Delores Johnson, Board Secretary  
Jacqueline Dominguez, Clerical Assistant  
Cathy Winterrowd, Senior Planner  
Kelley Saunders, Senior Planner  
Mike Tudury, Senior Planner

Legal Counsel in Attendance: Marianne Greene, Deputy City Attorney

**ITEM 1A - MINUTES OF MAY 24, 2007**

The Minutes of May 24, 2007 were not available for approval.

**ITEM 1B - MINUTES OF JUNE 28, 2007**

The Minutes of June 28, 2007 were not available for approval.

**ITEM 2 - PUBLIC COMMENT**

Nicole Purvis announced that two classes are being offered through San Diego State University, The Introduction to Historic Preservation and American Architectural History.

**ITEM 3 - ADMINISTRATIVE ITEMS**

**A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION**

ITEM 17 – J. B. DRAPER SPEC HOUSE #1 at 3563 28<sup>th</sup> Street

- ITEM 18 – HAROLD AND CHARLOTTE MUIR HOUSE at 1205 Muirlands Drive
- ITEM 19 – THE PACIFIC BUILDING COMPANY SPEC HOUSE #2 at 1517 Granada Avenue
- ITEM 20 – SAM AND MARY MCPHERSON/RALPH E. HURLBURT AND CHARLES H. TIFAL HOUSE at 3133 28<sup>th</sup> Street
- ITEM 21 – LAURA M. AND JAMES R. LUTTRELL HOUSE at 938 20<sup>th</sup> Street
- ITEM 22 – HEILMAN BROTHERS SPEC HOUSE # 1 at 3215 Granada Avenue

**Requests for Withdrawals from the Consent Agenda:**

ITEM 7A-G - Boardmember Berge requested the item pulled for discussion.

ITEM 17 - Boardmember Berge requested the item pulled for discussion.

ITEM 18 - Boardmember Berge requested the item pulled for discussion.

ITEM 19 - Boardmember Marshall disagreed with Staff Recommendation and requested the item pulled for discussion.

**BOARD ACTION:** Boardmember McNeely moved that Items 16, 20, 21 & 22 be approved on consent. The motion was seconded by Boardmember Marshall. The motion was approved 6-0-0.

**PUBLIC COMMENT:** Wayne Peterson, spoke on Item 16 and thanked the Board for the favorable vote on his home.

Lisa Barnes spoke on Item 22 and thanked the Board for recognizing her Craftsman home.

**ACTION ITEMS**

**ITEM 5 – HISTORIC BUILDING INTERIORS AD HOC SUBCOMMITTEE REPORT TO THE HRB**

Applicant: CP&CI, Urban Form Division

Location: Citywide

Description: Review the Recommendations of the Historic Building Interiors Ad Hoc Subcommittee.

Today's Action: Accept the subcommittee's Recommendations or return specific issues to the subcommittee for additional work with specific direction.

Staff Recommendation: Accept the subcommittee's Recommendations.

Report Number: HRB-07-037

Staff Report by Cathy Winterrowd.

Cathay Winterrowd reported that the Historic Building Interiors Ad Hoc Subcommittee developed Recommendations addressing eight topics related to historic interior spaces. The Recommendations are provided in detail in the Staff report. Ms. Winterrowd summarized the Recommendations as follows: Recommendation to use existing and draft documents and

procedures to incorporate the analysis, access to designation and treatment of interiors; Interiors should be addressed under HRB Criterion C; Homeowners should have the ability to voluntarily request designation of interior spaces; There is the need for the interior to be of exceptional significance in order to designate it without owner agreement; There is the need for interiors of public buildings and publicly accessible interior spaces to be addressed in the research report and Staff Recommendation; The desire, but not requirement for Board members to visit the interior spaces in order to designate them, unless it is only the interior that is being considered for designation, then viewing of the interior would be required. Staff concurs with all of the Recommendations and the implementation proposed by the subcommittee and recommends that the full Board accept these Recommendations as proposed. Staff and the Board can immediately implement those Recommendations that do not require formal revisions to adopted or draft documents. It is anticipated that Staff can return to the HRB with implementation of the remaining Recommendations at the November hearing.

Mr. Marshall thanked the Interior Ad Hoc Subcommittee members, Pricilla Berge, Robert Vacchi, Marsha Sewell and Bruce Coons. Mr. Marshall said that this process was not to institute new requirements, regulations or codes, it was to create a process that enables the HRB to consider interiors and to recognize their importance in those cases where it is warranted, to protect the interiors of historic buildings.

### **Open public testimony**

#### **In Favor:**

Bruce Coons echoed what was already said. Even though it was always available to designated interiors, it is good to have set of criteria and guidelines to follow and to encourage more interior preservation. Mr. Coons encouraged the adoption of these regulations and added that hopefully more people will be volunteering their interiors to be designated.

#### **In Opposition:**

None.

**BOARD DISCUSSION:** Mr. Schaefer said the policies are well thought out and balanced and he is in full support.

**BOARD ACTION:** Boardmember Marshall moved that the HRB adopt the Staff Recommendation to accept the subcommittee recommendations for Item 5, Historic Building Interiors Ad Hoc Subcommittee Report, and that Staff Report HRB-07-037 be added to the existing documents as an attachment. The motion was seconded by Boardmember Berge. The motion was approved 6-0-0.

### **ITEM 6 – SDM-W-12 LOCUS A (SDI-4669) NATIONAL REGISTER NOMINATION**

**Applicant:** Patricia Dalhberg and Don Schmidt on behalf of the La Jolla Historical Society, not the property owner

**Location:** *Address Restricted*, La Jolla Community, Council District 1