

**APPEAL FROM HISTORICAL RESOURCES BOARD DECISION
SAN DIEGO MUNICIPAL CODE SECTION 123.0203**

TO THE HONORABLE CITY COUNCIL:

The Undersigned, Robert Smith on behalf of N/A,

does hereby appeal to your Honorable Body from the decision of the Historical Resources Board

on August 24, 2017, in approving the historical resource designation for the property

situated at 1525-37 Union Street within the City of San Diego, and more particularly

described as follows:

Parcel Number: 5333420400

**Lot 4 in Block 23 of Middletown, in the City of San Diego, County of San Diego,
State of California, according to partition map thereof made by J.E. Jackson, on file
in the Office of the County Clerk of said San Diego County.**

An appeal must specify wherein there was error in the decision of the Board.

This appeal is being made pursuant to SDMC 123.0203 because the following situation(s) exist:

- 1. Factual errors in materials or information presented to the Board**
- 2. Violations of bylaws or hearing procedures by the Board or individual member**
- 3. Presentation of new information**

An appeal from the decision of the Historical Resources Board must be filed with the City Clerk within 10 working days following action by the Historical Resources Board.

**Robert Smith
1501 India Street, #103-58
San Diego, CA 92101**

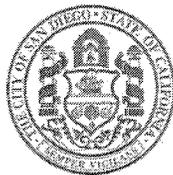
Telephone: 808.463.7333

I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Robert Smith
(Signature of Appellant)

Sept 7, 2017
(Date)

RECEIVED
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THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

THURSDAY, AUGUST 24, 2017 AT 1:00 PM

NORTH TERRACE ROOMS, SAN DIEGO CITY CONCOURSE

202 C STREET, SAN DIEGO, CA 92101

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Secretary for the Historical Resources Board at (619) 533-6301 at least five (5) working days prior to the meeting to insure availability.

Members of the Public are advised that Historical Resources Boardmembers may be unable to thoroughly review and consider materials delivered the day of the hearing.

If you would like to review agenda materials that are not available on our website, please contact the Secretary for the Historical Resources Board at (619) 533-6301 to make an appointment.

ITEM 1 - APPROVAL OF MINUTES FOR July 27, 2017

ITEM 2 - NON-AGENDA PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE HISTORICAL RESOURCES BOARD NOT PREVIOUSLY HEARD OR ON THE AGENDA. A REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE HEARING RECORDING SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3.0 MINUTES TIME PER SPEAKER.

ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
 - Absences
 - Other General Information
- B. Conflict of Interest Declarations
- C. Staff Report
- D. Subcommittee Report Out
 - Policy
 - Design Assistance
 - Archaeological and Tribal Cultural Resources
- E. Requests for Continuances or Withdrawals

ITEM 4 – REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The Chair may entertain a motion by any Boardmember to approve any agenda item as a consent item when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with the staff's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board, unless otherwise noted in the motion.

The following items are proposed to be placed on the consent agenda:

ITEM 6 – GORDON B. WELLS/ALLEN H. HILTON BUNGALOW COURT APARTMENTS

ITEM 7 – HERBERT AND ALEXINA CHILDS/THOMAS L. SHEPHERD HOUSE

ITEM 8 – HENRY CLYDE WALTERS SPEC HOUSE #1

ITEM 9 – PARK GARDEN APARTMENTS/HOMER DELAWIE AND LLOYD RUOCCO BUILDING

ACTION ITEMS

ITEM 5 – WILLIAM AND CARRIE OLD BUNGALOW COURT

Applicant: Atlas at 30th Street LLC represented by Scott A. Moomjian

Location: 2002-2010 30th Street, 92104, Golden Hill Community, Council District 3 (1289 1-E)

Description: Consider the designation of the property located at 2002-2010 30th Street 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 William and Carrie Old Bungalow Court located at 2002-2010 30th Street as a historical resource with a period of significance of 1948 under HRB Criteria A and C.

Report Number: HRB 17-047

ITEM 6 – GORDON B. WELLS/ALLEN H. HILTON BUNGALOW COURT APARTMENTS

Applicant: JMAN LLC represented by Heritage Architecture & Planning

Location: 1525-1537 Union Street, 92101, Downtown Community, Council District 3 (1289 2-A)

Description: Consider the designation of the property located at 1525-1537 Union Street 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 Gordon B. Wells/Allen H. Hilton Bungalow Court Apartments located at 1525-1537 Union Street as a historical resource with a period of significance of 1926 under HRB Criteria C and D.

Report Number: HRB 17-048

ITEM 7 – HERBERT AND ALEXINA CHILDS/THOMAS L. SHEPHERD HOUSE

Applicant: Laughlin/Sage Family Trust represented by Scott A. Moomjian and Brian F. Smith and Associates

Location: 210 Westbourne Street, 92037, La Jolla Community, Council District 1 (1247 1-E)

Description: Consider the designation of the property located at 210 Westbourne Street 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 Herbert and Alexina Childs/Thomas L. Shepherd House located at 210 Westbourne Street as a historical resource with a period of significance of 1950 to 1971 under HRB Criteria C and D.

Report Number: HRB 17-049

ITEM 8 – HENRY CLYDE WALTERS SPEC HOUSE #1

Applicant: Michael and Rebecca Roberts represented by Johnson & Johnson

Location: 2726 Gregory Street, 92104, North Park Community, Council District 3 (**1269 7-F**)

Description: Consider the designation of the property located at 2726 Gregory Street 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 Henry Clyde Waters Spec House #1 located at 2726 Gregory Street as a historical resource with a period of significance of 1929 under HRB Criterion C.

Report Number: HRB 17-050

ITEM 9 – PARK GARDEN APARTMENTS/HOMER DELAWIE AND LLOYD RUOCCO BUILDING

Applicant: Upas Park HOA represented by Legacy 106, Inc.

Location: 1740 Upas Street, 92103, North Park Community, Council District 3 (**1269 6-C**)

Description: Consider the designation of the property located at 1740 Upas Street 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 Park Garden Apartments/Homer Delawie and Lloyd Ruocco Building located at 1740 Upas Street as a historical resource with a period of significance of 1960 under HRB Criterion D.

Report Number: HRB 17-051

ITEM 10 – VALLE VISTA TERRACE HISTORIC DISTRICT (1ST HEARING)

Applicant: City of San Diego, Planning Department

Location: Various addresses within the intensive survey area boundaries, which includes 89 parcels addressed on Panorama Drive, Cliff Street, and the north side of Adams Avenue between 2060 and 2320 Adams.; North Park Community, Council District 3 (**1269 3-C; 3-D**)

Description: First hearing to consider the designation of the Valle Vista Terrace Historic District as a Historical Resource.

Today's Action: Review the Valle Vista Terrace Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Staff Recommendation: At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1907-1942, with or without further direction;
5. Consider the classification of the following 61 properties as Contributing Resources:

| St # | Street Name | APN | HRB Site # | Date | Style | Status Code |
|------|--------------|------------|------------|------|----------------------------------|-------------|
| 2112 | Adams Avenue | 4381622700 | | 1924 | Mission Revival | 5D1 |
| 2120 | Adams Avenue | 4381622400 | | 1924 | Mission Revival | 5D1 |
| 2128 | Adams Avenue | 4381622300 | | 1916 | Craftsman Bungalow | 5D1 |
| 2220 | Adams Avenue | 4381621800 | | 1912 | Craftsman Bungalow | 5D1 |
| 2230 | Adams Avenue | 4381621500 | | 1914 | Craftsman Bungalow | 5D1 |
| 2242 | Adams Avenue | 4381621400 | 362 | 1914 | Craftsman Bungalow | 5S1 |
| 2320 | Adams Avenue | 4381503700 | | 1912 | Craftsman Bungalow | 5D1 |
| 2203 | Cliff Street | 4381620300 | 581 | 1913 | Craftsman Bungalow | 5S1 |
| 2204 | Cliff Street | 4381610200 | | 1909 | Craftsman Bungalow/Tudor Revival | 5D1 |
| 2209 | Cliff Street | 4381620400 | | 1922 | Craftsman Bungalow | 5D1 |

| St # | Street Name | APN | HRB Site # | Date | Style | Status Code |
|-----------|----------------|------------|------------|------|----------------------------------|-------------|
| 2216 | Cliff Street | 4381610100 | | 1909 | Craftsman Bungalow/Tudor Revival | 5D1 |
| 2219 | Cliff Street | 4381620500 | | 1921 | Craftsman Bungalow | 5D1 |
| 2225 | Cliff Street | 4381620600 | | 1921 | Craftsman Bungalow | 5D1 |
| 2229 | Cliff Street | 4381620700 | | 1923 | Mission Revival | 5D1 |
| 2230 | Cliff Street | 4381612000 | 524 | 1913 | Craftsman (Arts & Crafts) | 5S1 |
| 2232 | Cliff Street | 4381612200 | | 1924 | Mission Revival | 5D1 |
| 2235 | Cliff Street | 4381620800 | | 1923 | Mission Revival | 5D1 |
| 2242 | Cliff Street | 4381612300 | | 1924 | Mission Revival | 5D1 |
| 2252 | Cliff Street | 4381612400 | | 1924 | Mission Revival | 5D1 |
| 4701 | Panorama Drive | 4381622800 | | 1923 | Mission Revival | 5D1 |
| 4704 | Panorama Drive | 4381500400 | | 1909 | Mission Revival | 5D1 |
| 4705 | Panorama Drive | 4381622600 | | 1923 | Mission Revival | 5D1 |
| 4709 | Panorama Drive | 4381622500 | | 1927 | Spanish Eclectic | 5D1 |
| 4711 | Panorama Drive | 4381622200 | | 1926 | Tudor Revival | 5D1 |
| 4712 | Panorama Drive | 4381500600 | | 1940 | Minimal Traditional | 5D1 |
| 4714 | Panorama Drive | 4381500700 | | 1911 | Craftsman Bungalow | 5D1 |
| 4715 | Panorama Drive | 4381620100 | | 1924 | Tudor Revival | 5D1 |
| 4716 | Panorama Drive | 4381500800 | | 1926 | Tudor Revival | 5D1 |
| 4717 | Panorama Drive | 4381620200 | | 1923 | Mission Revival | 5D1 |
| 4718 | Panorama Drive | 4381500900 | | 1926 | Spanish Eclectic | 5D1 |
| 4724 | Panorama Drive | 4381501100 | | 1915 | Craftsman Bungalow | 5D1 |
| 4727 | Panorama Drive | 4381610300 | | 1926 | Craftsman/Colonial Revival | 5D1 |
| 4731 | Panorama Drive | 4381610400 | | 1925 | Mission Revival | 5D1 |
| 4734 | Panorama Drive | 4381501500 | | 1920 | Craftsman Bungalow | 5D1 |
| 4735 | Panorama Drive | 4381610600 | | 1923 | Mission Revival | 5D1 |
| 4740 | Panorama Drive | 4381501800 | | 1926 | Spanish Eclectic | 5D1 |
| 4741 | Panorama Drive | 4381610900 | 769 | 1926 | Spanish Eclectic | 5S1 |
| 4744 | Panorama Drive | 4381501900 | | 1908 | Craftsman (Arts & Crafts) | 5D1 |
| 4747 | Panorama Drive | 4381611000 | 1121 | 1926 | Tudor Revival | 5S1 |
| 4751 | Panorama Drive | 4381611100 | | 1935 | Spanish Eclectic | 5D1 |
| 4756 | Panorama Drive | 4381502300 | | 1942 | Custom Ranch | 5D1 |
| 4760 | Panorama Drive | 4381502400 | | 1934 | Spanish Eclectic | 5D1 |
| 4762 | Panorama Drive | 4381502500 | | 1926 | Spanish Eclectic | 5D1 |
| 4769 | Panorama Drive | 4381611500 | 1107 | 1911 | Craftsman (Arts & Crafts) | 5S1 |
| 4770 | Panorama Drive | 4381502600 | | 1940 | Minimal Traditional | 5D1 |
| 4773 | Panorama Drive | 4381611700 | 1016 | 1926 | Spanish Colonial Revival | 5S1 |
| 4774 | Panorama Drive | 4381502700 | 1230 | 1920 | Dutch Colonial Revival | 5S1 |
| 4775 | Panorama Drive | 4381611800 | | 1927 | Mission Revival | 5D1 |
| 4776 | Panorama Drive | 4381502800 | | 1923 | Craftsman Bungalow | 5D1 |
| 4778 | Panorama Drive | 4381502900 | | 1914 | Craftsman (Arts & Crafts) | 5D1 |
| 4780 | Panorama Drive | 4381503000 | 675 | 1914 | Craftsman (Arts & Crafts) | 5S1 |
| 4781 | Panorama Drive | 4381612100 | | 1921 | Spanish Eclectic | 5D1 |
| 4784 | Panorama Drive | 4381503200 | | 1926 | Spanish Eclectic | 5D1 |
| 4785 | Panorama Drive | 4381620900 | 538 | 1913 | Craftsman Bungalow | 5S1 |
| 4791 | Panorama Drive | 4381621100 | | 1912 | Craftsman Bungalow | 5D1 |
| 4792 | Panorama Drive | 4381503400 | | 1924 | Mission Revival | 5D1 |
| 4793 | Panorama Drive | 4381621200 | | 1912 | Craftsman Bungalow | 5D1 |
| 4794-4796 | Panorama Drive | 4381504200 | | 1924 | Mission Revival | 5D1 |
| 4795 | Panorama Drive | 4381621300 | | 1923 | Mission Revival | 5D1 |
| 4797 | Panorama Drive | 4381621600 | | 1923 | Mission Revival | 5D1 |
| 4798 | Panorama Drive | 4381503800 | | 1912 | Craftsman (Arts & Crafts) | 5D1 |

6. Consider the classification of the following 28 properties as Non-Contributing Resources:

| St # | Street Name | APN | Date | Style | Status Code |
|------|----------------|------------|--------|----------------------|-------------|
| | Adams Avenue | 4381504100 | N/A | Vacant | 6Z |
| 2060 | Adams Avenue | 4381500200 | N/A | Vacant | 6Z |
| 2138 | Adams Avenue | 4381622100 | 1980 | No Style | 6Z |
| 2154 | Adams Avenue | 4381622000 | c.1956 | No Style | 6Z |
| 2206 | Adams Avenue | 4381621900 | 1926 | Spanish Eclectic | 6L |
| 2224 | Adams Avenue | 4381621700 | 1912 | Craftsman Bungalow | 6L |
| 4702 | Panorama Drive | 4381500300 | N/A | Vacant | 6Z |
| 4706 | Panorama Drive | 4381500500 | 1913 | Craftsman Bungalow | 6L |
| 4720 | Panorama Drive | 4381501000 | 1915 | No Style | 6Z |
| 4726 | Panorama Drive | 4381501200 | 1966 | Post and Beam | 5S3 |
| 4730 | Panorama Drive | 4381501300 | 1927 | Craftsman Bungalow | 6L |
| 4732 | Panorama Drive | 4381501400 | 1949 | Minimal Traditional | 6Z |
| 4733 | Panorama Drive | 4381610500 | 1923 | Spanish Eclectic | 6L |
| 4736 | Panorama Drive | 4381501600 | 1920 | No Style | 6Z |
| 4737 | Panorama Drive | 4381610700 | 1926 | Spanish Eclectic | 6L |
| 4738 | Panorama Drive | 4381501700 | 2013 | Neo-Craftsman | 6Z |
| 4739 | Panorama Drive | 4381610800 | 1926 | Neo-Spanish Eclectic | 6Z |
| 4748 | Panorama Drive | 4381502000 | 1953 | No Style | 6Z |
| 4750 | Panorama Drive | 4381502100 | 1950 | Custom Ranch | 6Z |
| 4752 | Panorama Drive | 4381502200 | 1948 | Custom Ranch | 6Z |
| 4755 | Panorama Drive | 4381611200 | 1926 | Neo-Contemporary | 6Z |
| 4761 | Panorama Drive | 4381611300 | 1948 | Minimal Traditional | 6Z |
| 4767 | Panorama Drive | 4381611400 | 1926 | Spanish Eclectic | 6L |
| 4771 | Panorama Drive | 4381611600 | 2004 | Neo-Spanish Eclectic | 6Z |
| 4779 | Panorama Drive | 4381611900 | 1921 | Custom Ranch | 6Z |
| 4782 | Panorama Drive | 4381503100 | 1922 | Craftsman Bungalow | 6L |
| 4788 | Panorama Drive | 4381503300 | 1947 | Tract Ranch | 6Z |
| 4789 | Panorama Drive | 4381621000 | 1913 | Craftsman Bungalow | 6L |

7. Find that the nomination is complete based upon this direction, and direct staff to docket the Valle Vista Terrace Historic District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Report Number: HRB 17-052

ADJOURNMENT

ENCLOSURES (with printed copy only):

Staff Reports and/or supporting information for Items 5 through 10.

REMINDERS:

NEXT BOARD MEETING DATE:

Thursday, September 28, 2017

LOCATION:

City Concourse Building, North Terrace Rooms

NEXT SUBCOMMITTEE MEETING DATES (subject to change with appropriate notice)

Design Assistance Subcommittee meets the first Wednesday of the month at 4:00 PM in Conference Room 5C on the 5th floor of Development Services. The next regularly scheduled meeting will be held Wednesday, September 6, 2017.

Policy Subcommittee meets the second Monday of the month at 3:00 PM in Conference Room 4C on the 4th floor of Development Services. The next regularly scheduled meeting will be held on Monday, September 11, 2017.

Archaeological and Tribal Cultural Resources Subcommittee meets quarterly on the second Monday of the month at 4:00 PM in Conference Room 4C on the 4th floor of Development Services. The next regularly scheduled meeting will be held on Monday, November 13, 2017.

All subcommittee meetings are held at Development Services (City Operations Building) located at 1222 First Avenue, San Diego.