

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, February 6, 2008, at 3:00 PM

5th Floor Large Conference Room
City Administration Building
202 C Street, San Diego, CA

The Design Assistance Subcommittee is a subcommittee of the City of San Diego's Historical Resources Board. It is primarily composed of Historical Resources Board members who are design professionals with expertise in historic preservation. The Subcommittee is not a voting entity, but rather a forum for discussing issues and solutions related to historic resources and their preservation. Comments on a project concept at the meeting do not predispose future positions on the project by the Historical Resources Board. After a brief staff introduction to a project, applicants will be allowed 5 minutes for their presentation, which should be focused on the project's compliance with the applicable U.S. Secretary of the Interior's Standards Treatment Plan (i.e Rehabilitation, Restoration, Preservation or Reconstruction). Applicants are encouraged to engage in an open dialogue regarding the changes that they propose to make to the historic resource and to seriously consider the Subcommittee members' comments before finalizing their project plans.

The Secretary of the Interior's Standards for Treatment of Historic Properties shall be used as guidelines in evaluating alterations, changes or potential relocation or demolition of historic resources.

Members of the public will be allowed an opportunity to speak, for up to one minute each, at the end of the Subcommittee's discussion on a project. Each member of the public is required to state their name and the organization (if any) that they represent prior to their one minute presentation.

**** REVISED ****

MEETING AGENDA

1. Introductions
2. Public Comment (on matters not on the agenda)
3. Project Reviews
 - ITEM 3A: Estimated time 20 minutes
 - HRB #: 662
 - Address: 4030 Sunset Road
 - PTS #: 147127
 - Project Contact: Steven Bradley, Architect; on behalf of the owner, Beth Kirby
 - Treatment: Rehabilitation
 - Project Scope: This rehabilitation project proposes to add an 89 square foot first floor addition and 1,506 square foot second floor addition to an existing one-story 1,520 square foot Tudor-style designated resource. The project was reviewed previously by the

DAS on two occasions in April and May of 2004. The Subcommittee approved the proposed project as consistent with the Standards. The project has been submitted for building permits. Given the amount of time that has passed, staff is redocketing the item before the DAS to ensure that the project design is consistent with the project reviewed and approved by DAS in 2004.

Existing Square Feet: 1,520 (house); 829 (garage)

Additional Square Feet: 1,595 (house)

Total Proposed Square Feet: 3,115 (house); 829 (garage)

▪ **ITEM 3B:** Estimated time 20 minutes

HRB #: 277

Address: 1907 Kettner Street

PTS #: n/a

Project Contact: Marie Lia, consultant; on behalf of the owner, Jonathan Segal

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to relocate and rehabilitate the existing historic house to the northeast corner of the property facing India Street. The one-story addition will be removed and demolished. A portion of the rear of the two-story structure will also be removed and demolished.

Existing Square Feet: unknown

Additional Square Feet: unknown

Total Proposed Square Feet: unknown

▪ **ITEM 3C:** Estimated time 20 minutes

HRB #: n/a

Address: 7961 Saint Louis Terrace

PTS #: 147006

Project Contact: Marie Lia, consultant and Ronald Wilson, architect; on behalf of the owner, Lee Carson

Treatment: Rehabilitation

Project Scope: This rehabilitation project involves a single family home which is not currently designated as a historical resource, but is actively seeking designation. Staff has reviewed the historical resource research report and the property appears eligible for designation. The project proposes to add 498 square feet of habitable space, which will be located primarily behind the existing residence. A small portion of this addition will be added along the interior (northwest) facade as "pop-outs". A 121 square foot storage addition will be constructed between the garage and the new habitable area.

Existing Square Feet: 1,840 (house); 360 (garage)

Additional Square Feet: 498 (house); 121 (storage)

Total Proposed Square Feet: 2,338 (house); 360 (garage); 121 (storage)

- ITEM 3D: Estimated time 30 minutes
HRB #: 442-008
Address: 5044 Del Monte Avenue
PTS #: 139624
Project Contact: Alec Zier, designer; on behalf of the owner, John Eberst
Treatment: Rehabilitation
Project Scope: This rehabilitation project proposes to add a 1,082 square foot one and two story addition to an existing 976 square foot cottage in the Ocean Beach Cottage Emerging Historical District. The project is being referred to the DAS by staff to address bulk and scale as well as proposed materials.
Existing Square Feet: 976
Additional Square Feet: 1,082
Total Proposed Square Feet: 2,058

- ITEM 3E: Estimated time 30 minutes
HRB #: 208-321
Address: 2120 K Street
PTS #: n/a
Project Contact: Johnson & Johnson Architecture, on behalf of the owner, Dan Schmitzer
Treatment: Rehabilitation
Project Scope: This rehabilitation project is being brought before the DAS by staff as the result of a code compliance action. The applicant is seeking direction regarding the appropriate design of a front porch and balcony to replace an older, but not original, porch and balcony which was demolished recently.
Existing Square Feet: 3,365
Additional Square Feet: n/a
Total Proposed Square Feet: 3,365

- ITEM 3F: Estimated time 40 minutes
HRB #: 1
Address: 1549 El Prado, Suite 12, Japanese Friendship Garden, Balboa Park
PTS #: 144590
Project Contact: Dennis Otsuji, ONA
Treatment: Rehabilitation
Project Scope: This rehabilitation project proposes an expansion of the Japanese Friendship Garden east of the existing Friendship Garden and Tea Pavilion in the approximate location of “Gold Gulch” from the 1935 Exposition. Proposed improvements include removal of some existing vegetation; grading on the slope leading down to the canyon with a series of stepped retaining walls; construction of a 28’ tall, 4,448 square foot pavilion building; a 20’6” tall, 2,442 square foot kitchen and bathroom facility; a 22’ tall, 1,581 square foot maintenance and storage facility; an outdoor amphitheater; modifications to the adjacent parking lot; and expansion of the Friendship Garden consisting of walkways, a pond, waterfall features, pedestrian bridges and landscaping which span from the canyon area north of the Tea Pavilion to the east just past the parking lot behind the Casa de Balboa building, south to the small parking lot

just southeast of the existing Friendship Garden, and west to the area south of the existing Garden Office and Activity Center.

Existing Square Feet: unknown

Additional Square Feet: 8,471

Total Proposed Square Feet: unknown

▪ **ITEM 3G**: Estimated time 20 minutes

HRB #: 1

Address: 1350 El Prado

PTS #: n/a

Project Contact: Javier Guerrero, Director of Operations, San Diego Museum of Man

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to convert an existing library office to an educational classroom in a previously enclosed 1915 arcade. Most of the work will be interior tenant improvements. The only exterior alterations are at the previously infilled arches where a new door pair is proposed. A small ADA ramp may also be required. The applicant is seeking preliminary input from the DAS.

Existing Square Feet: unknown

Additional Square Feet: n/a

Total Proposed Square Feet: n/a

4. Adjourn

The next regularly-scheduled Subcommittee Meeting will be on March 5, 2008 at 3:00 PM.

For more information, please contact Kelley Saunders at KMSaunders@san Diego.gov or 619.533.6508