

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, March 5, 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.

MEETING AGENDA

1. Introductions
2. Public Comment (on matters not on the agenda)
3. Project Reviews
 - **ITEM 3A:** Estimated time 20 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. The project was reviewed by the DAS in February 2008. The applicant is returning to the DAS with a proposal to construct a

new, yet historically appropriate and compatible porch and balcony element consistent with the Standards.

Existing Square Feet: 3,365

Additional Square Feet: n/a

Total Proposed Square Feet: 3,365

▪ ITEM 3B: Estimated time 20 minutes

HRB #: 463

Address: 1261 and 1263 Cave Street

PTS #: 110287

Project Contact: Jeffrey Shorn, Architect; Marie Lia, Consultant; on behalf of the owner Allison-Zongker

Treatment: Relocation

Project Scope: This relocation and rehabilitation project proposes to move two historically designated cottages located at 1261 and 1263 Cave Street to a new location at 2503 Ardath Road, approximately 1.5 miles away. The project was reviewed by the DAS on three prior occasions. The applicant is returning to DAS to finalize plans for the relocation and rehabilitation prior to submitting for the required permits.

Existing Square Feet: 704 (Guest House); 1,576 (Main House)

Additional Square Feet: 209 (Guest House); 376 (Main House)

Total Proposed Square Feet: 913 (Guest House); 1,952 (Main House)

▪ ITEM 3C: Estimated time 20 minutes

HRB #: n/a

Address: 3351-3371 30th Street

PTS #: n/a

Project Contact: Ione Steigler, Architect; on behalf of the owner Leland

Treatment: Rehabilitation

Project Scope: This rehabilitation project involves the rehabilitation of several cottages, built at different times and centered around a central courtyard. The project was reviewed by the DAS in January of 2007 to address removal of the non-historic stucco and restoration/reconstruction of deteriorated decorative elements. The applicant is returning to the DAS for direction regarding the appropriate replacement of non-historic windows. The applicant is interested in pursuing designation upon completion of the rehabilitation project.

Existing Square Feet: unknown

Additional Square Feet: n/a

Total Proposed Square Feet: n/a

▪ ITEM 3D: Estimated time 20 minutes

HRB #: n/a

Address: 4082 Saint James Place

PTS #: 144086

Project Contact: Curt Drake, Architect, on behalf of the owner, James Nicholas

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to remove a non-historic porch and balcony modification made to a Prairie style home in 1962 and restore the original porch and balcony based on historic photographs. The project also includes a 16 square foot addition to the kitchen at the northwest corner of the property fronting on Sheridan Avenue. The goal of the project is to restore the property to its historic appearance and pursue designation of the home. The project was reviewed conceptually by the DAS in November 2004.

Existing Square Feet: 3,313

Additional Square Feet: 16

Total Proposed Square Feet: 3,129

- ITEM 3E: 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 3F: Estimated time 30 minutes

HRB #: n/a

Address: 7755 Sierra Mar Drive

PTS #: 146914

Project Contact: John Oleinik, Architect on behalf of owner, Phil Stewart

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to add 9,444 square feet to an existing 5,279 square foot, potentially historic home. The applicant has prepared a historic research report and is pursuing designation of the home. The project was reviewed previously by the DAS in March 2007. The project is being referred back to DAS by staff due to concerns related to bulk and scale, competing architectural elements and features, and placement of the new construction.

Existing Square Feet: 5,279

Additional Square Feet: 9,444

Total Proposed Square Feet: 14,723

- ITEM 3G: Estimated time 30 minutes

HRB #: 854

Address: 1821 Torrey Pines Road

PTS #: 59455

Project Contact: Tony Ciani, Architect; on behalf of the owner David Schroedel

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to split a lot containing a historically designated house and build a new house on the second lot. The project does not propose any modifications to the existing, historically designated house. The existing lot is 19,790 square feet and would be split into a 8,792 square foot lot fronting onto Torrey Pines Road containing the 2,155 square foot historically designated property; and a 10,998 square foot lot fronting onto City land (an extension of Amalfi Street) containing a new (roughly) 6,000 square foot single family home. The project is being referred to the DAS by staff over concerns related to the proposed lot line and the impact of the new house on the historically designated house as perceived from Torrey Pines Road.

Existing Square Feet: 2,155 (historic house)

Additional Square Feet: 6,000 (new house)

Total Proposed Square Feet: 2,155 (historic house); 6,000 (new house)

4. Adjourn

The next regularly-scheduled Subcommittee Meeting will be on April 2, 2008 at 3:00 PM.

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