

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, April 2, 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 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 was reviewed previously by the DAS in March of 2008. The project has been revised per direction given by the DAS and the scope has been reduced to add a one story, 578 square foot addition to an existing 976 square foot cottage in the Ocean Beach Cottage Emerging Historical District.
Existing Square Feet: 976
Additional Square Feet: 578
Total Proposed Square Feet: 1,554

- ITEM 3B: Estimated time 30 minutes
HRB #: 659
Address: 1151 Tenth Avenue
PTS #: 149660
Project Contact: Juan Quemado on behalf of the owner, Frank Arrington
Treatment: Relocation
Project Scope: This relocation and rehabilitation project proposes to move a historically designated house located at 1151 10th Avenue to a new location at 2235 K Street, approximately 1.3 miles away. The project was reviewed by the Policy Subcommittee in July 2005 and by the full Board for a recommendation on the Site Development Permit and mitigation in August 2007. At the August meeting, the Board took action to recommend approval of the Site Development Permit and the proposed mitigation; with direction to bring the project to the DAS prior to the issuance of a building permit for reconstruction of the porch, to assure compatibility with the style of the resource based on the investigation of original historic fabric and consistency with the Sherman Heights Design Guidelines. The applicant has prepared a proposed design for the reconstructed porch for DAS review and comment.
Existing Square Feet: 1,040
Additional Square Feet: 0
Total Proposed Square Feet: 1,040

- ITEM 3C: Estimated time 30 minutes
HRB #: 425
Address: 2690 Decatur Road
PTS #: n/a
Project Contact: Chris Bittner, Architect; on behalf of the operator, NTC Foundation
Treatment: Rehabilitation
Project Scope: This rehabilitation project proposes to rehabilitate and convert Building 19 at the Naval Training Center (NTC). The project will include remodeling of the interior of the building; installation of new heating, venting and lighting systems; removal of non-historic additions; repair of the existing roof; installation of a new elevator; and ADA accessibility improvements. The applicant has prepared conceptual level materials for review and direction by the DAS.
Existing Square Feet: 9,172
Additional Square Feet: 0
Total Proposed Square Feet: 9,172

- ITEM 3D: Estimated time 30 minutes
HRB #: 531
Address: 4656 North Avenue
PTS #: n/a
Project Contact: Ed Marks, potential buyer
Treatment: Rehabilitation

Project Scope: The property at 4656 North Avenue was designated by the HRB in July 2002 in a somewhat deteriorated state. Since that time, the property has fallen into further disrepair and has been subject to unpermitted modifications and demolition. An active code enforcement case (NC 112378) is pending. The property is currently for sale, and a prospective buyer has hired a contractor to assess the conditions at the site and the viability of the historic fabric. The prospective buyer is seeking direction from the DAS at a conceptual level regarding appropriate rehabilitation of the structure and the reuse of historic materials.

Existing Square Feet: 2,600

Additional Square Feet: n/a

Total Proposed Square Feet: 2,600

- ITEM 3E: Estimated time 30 minutes

HRB #: 449

Address: 7857 Eads Avenue

PTS #: 150047

Project Contact: Ione Steigler, Architect; on behalf of the owners Rolf and January Knoke

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to add 287 square feet to an existing 2,162 square foot house. A discretionary variance application to partially enclose a front deck with glass was reviewed and approved previously by HRB staff. The applicant is processing the building permit associated with that variance and has expanded the scope of work to include additions at the first and second floors. HRB staff has determined that the expanded scope of work is not consistent with the Standards, as the addition will be located along a highly visible side façade and will result in alteration of character defining features and spatial relationships.

Existing Square Feet: 2,162 (House); 766 (Garage/Office)

Additional Square Feet: 287 (House); n/a (Garage/Office)

Total Proposed Square Feet: 2,449 (House); 766 (Garage/Office)

- ITEM 3F: 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 project was reviewed previously by the DAS in March 2008, at which time the applicant received direction to revisit the siting, massing, design, and materials for the new structure; and explore options for reducing the horizontal massing, stepping the massing to respond better to the topography, opening views to the resource from Amalfi, and revising the

design to incorporate more natural materials and simplified forms which tie into the historic resource. In addition, the DAS directed the applicant to reconstruct the trellis within the the property line, not on an easement, preferably 5' or more away from the new property line. The applicant is returning to the DAS for additional review.

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 May 7, 2008 at 3:00 PM.

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