

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, July 6, 2011, at 4:00 PM

12th Floor Conference Room 12B

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	Alex Bethke (Chair); Gail Garbini
City Staff	
	HRB Kelley Stanco; Jodie Brown; Jennifer Feeley
	CCDC Brad Richter; Mark Caro; Eli Sanchez
Guests	
Item 3A	David Marshall & Curtis Drake, Heritage Architecture & Planning; Doug Macy, Walker/Macy
Item 3B	Paul Johnson and Sarai Johnson, Johnson & Johnson Architecture
Item 3C	Kim Grant, Kim Grant Design
Other	Bruce Coons and Ashley Christensen, SOHO; Jarvis Ross

2. Public Comment (on matters not on the agenda) None

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #51

Address: 321 Broadway

Historic Name: Horton Plaza and Fountain

Significance: Design; Irving Gill; Kate Sessions

Mills Act Status: N/A (City Owned)

PTS #: N/A

Project Contact: Curtis Drake, Heritage Architecture and Planning

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes restoration of Horton Plaza Park to the 1910-1930 period of significance. Work to include the restoration of the Irving Gill fountain, including the water pumps and colored light systems, restoration of the primary circulation walkways, lighting, planting, selected monuments, and plaques. The conceptual design includes several rehabilitation elements, including several secondary

▪ ITEM 3B:

Listings: N/A

Address: 2335 Juan Street

Historic Name: N/A

Significance: Not Determined

Mills Act Status: N/A

PTS #: N/A

Project Contact: Paul Johnson, Johnson & Johnson Architecture; on behalf of the owner, Iman Mikhail

Treatment: Rehabilitation

Project Scope: The application to designate this property as a historic resource was considered by the Board at the April 28, 2011 hearing, at which time staff was recommending against designation due to a lack of integrity. The item was continued at the applicant's request to allow time to explore options that would improve the building's integrity. The applicant is proposing restoration of the windows, shutters and garage doors and modification of the second floor addition to better differentiate it from the original house.

Existing Square Feet: Unknown

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

Staff Presentation: The application to designate this property as a historic resource was considered by the Board at the April 28, 2011 hearing, at which time staff was recommending against designation due to a lack of integrity, including window replacements, garage door replacements, alteration of windows at garage, removal of shutters, and a ground floor addition second floor addition between house and garage. The item was continued at the applicant's request to allow time to explore options that would improve the building's integrity. The applicant is proposing restoration of the windows, shutters and garage doors and modification of the second floor addition to better differentiate it from the original house. The proposal for addition is painting and restucco, and staff's position is that this is not sufficient to differentiate and bring into consistency with the Standards.

Applicant Presentation: The applicant is looking for the Subcommittee's direction on what needs to be changed and when, i.e., what character defining features need to be restored prior to designation? The owner is willing to restore the doors and windows based on historic photographs. The garage doors can be restored, but they are unsure if there is enough detail to restore stenciling. As to the addition, the applicant is suggesting it be stuccoed and painted differently. Other options could include framing it or off-setting it by bumping it out. The scarring around the windows noted by staff in the staff report is caused by flashing around the new window assembly.

Public Comment:

Name	Comments
Bruce Coons	Could shave the stucco back on addition to provide relief from the parapet below. Could also re-side the addition with wood.
Jarvis Ross	Vinyl can be painted. The wood shutters should be restored and termite treated.
Kim Grant	Removal of white gutters would help.

Q&A: NoneSubcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	The garage doors are such a big piece of the house and should be restored. If the stenciling can be recreated based on the documentation, great. As to the addition, the enclosure of the space below the arched stairway is the most troubling, as it eliminates light and air quality. The key is to bring back the asymmetrical profile of the building. (Applicant believes they can achieve that by changing color and texture of the addition).
Bethke	The windows, darker color paint, and shutters are all character defining features. The windows that are obviously not original should go back to original appearance. Dark, contrasting trim is important, and the shutters should be put back. The entry door is fine as is, and the applicant shouldn't speculate as to possible stenciling at this location. Would be comfortable with the applicant's opinion on whether or not sufficient detail exists to restore stenciling at the garage. As for the addition, the one story portion and deck was such a character defining feature of the building, and the current addition results in a loss of a major design element. The addition does not fit the style. Doesn't believe cosmetic changes to the addition would make it consistent with the Standards. Changing the planes would help, but the open space was essential to original design. Glass enclosure would be going more in the right direction.

Staff Comment:

Staff Member	Comments
Brown	Should windows be done before going back to Board? (Yes)
Stanco	Wanted to remind everyone that the recommendations of

Staff Member	Comments
	the Subcommittee cannot predispose the Board to a future action. The Subcommittee can comment on the character defining features of the home, whether or not existing modifications are consistent with the Standards, and whether or not the proposed modifications would bring the existing modifications into consistency with the Standards. However, the Subcommittee cannot state that completion of this work would be sufficient for designation. The owner will need to decide if he is willing to complete the work without the assurance of designation.

Recommended Modifications: The proposed window and shutter restoration is consistent with Standards. The proposed modifications to the addition do not bring it into compliance with the Standards.

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

▪ **ITEM 3C:**

Listings: N/A

Address: 1627 29th Street

Historic Name: N/A

Significance: Not Evaluated

Mills Act Status: N/A

PTS #: N/A

Project Contact: Kim Grant, Kim Grant Architecture; Scott Moomjian, Consultant

Treatment: Restoration

Project Scope: This restoration project proposes to restore an entry porch and stairs that were removed from the building. The prospective buyer is looking to restore the home and pursue designation. However, restoration may require some modification of original dimensions to comply with code requirements.

Existing Square Feet: Unknown

Additional Square Feet: N/A

Total Proposed Square Feet: N.A

Prior DAS Review: N/A

Staff Presentation: There was an unexpected resolution to this issue just prior to the DAS meeting. The applicant met with engineering staff at the Development Services Department, who stated that in order to resolve the code enforcement case, the porch,