

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, November 7, 2012, at 4:00 PM
5th Floor Large Conference Room
City Operations Building, Development Services Department
1222 First Avenue, San Diego, CA

MEETING NOTES

1. ATTENDANCE 4.03pm

Subcommittee Members	Alex Bethke (Chair); Gail Garbini; Linda Marrone; Ann Woods, Tom Larimer
Recusals	Tom Larimer for Item 3D
City Staff	
HRB	Jodie Brown; Sarah Vonesh
Guests	
Item 3A	Michael Sabella, Jared Basler, Julie Ellison, Mike Morrison, Rick Hardy, David Wells, Diane Lindquist, Steve Saars, Laura Giacalone, Connie di Girolamo, Petro di Girolamo, Elena Martinez, Jesse Nodora, Deborah Morrison, Kathy Hodges
Item 3B	Mark Lyon, Sara Hoffielt
Item 3C	Sean McGee, Kelly Kincaid
Item 3D	Doug Austin, Robert Akiyama
Other	

2. Public Comment (on matters not on the agenda)

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #526

Address: 3150 Maple Street

Historic Name: Burlingame Historic District

Significance: Non Contributor to District

Mills Act Status: Not Eligible

PTS #: 284928

Project Contact: Micael Sabella and Jared Basler

Treatment: Rehabilitation

Project Scope: Construct a two story Spanish Eclectic style single family residence on a vacant lot. The previous house was demolished in 2006.

Existing Square Feet: 0

Additional Square Feet: 2,223

Total Proposed Square Feet: 2,223

Prior DAS Review: N/A

Staff Presentation: Staff received this project via project review and did not meet with the owner prior to the submittal of the proposed design. The design being reviewed by DAS is the second rendition. The previous design was not appropriate and more consistent with a new subdivision. During the project review, staff recommended that the owner look to surround homes for cues on the design and stated that they were concerned with the scale and massing. While the new design has improved significantly, staff is still concerned with the scale and massing of the proposed design.

Applicant Presentation: We are proposing a 2200 SF house with 3 bedrooms and 3 bathrooms on a vacant lot. We wanted something that reflected the heritage of the area and went with the Spanish Eclectic style house. In the district, the historical significance plays into how each house contributes to the district as a whole. The district is very eclectic. We decided to not reconstruct a craftsman style house and to not dilute the historic ones. The Standards state that you should not replicate the historic home so we have developed the current design.

Public Comment:

Name	Comments
Rick Hardy	We are very concerned about historic district. We have a list of names of people who are concerned about the scale and the scope of the house. We are looking for a design that does not dwarf the immediate areas. This lot is a focal point of the neighborhood.
Vance Walker	We have worked hard to maintain the character of the neighborhood and we would like the new neighbors to maintain that character. I have provided a list that shows the size of the surrounding homes in comparison to the lot size. The largest home only has 33% of the lot. The proposed home is overly large on the lot and does not fit into the district. They would need to come down to 1100 SF to fit appropriately on the lot. The end of the lot, where they are proposing to place a garage door would have a 26' driveway, which no one in the district has. We consider this a cornerstone lot with significant views into the district. We all want someone to put something on the lot, we would like to see something on the lot, but it should conform to the architectural character of the neighborhood.
Mike Morrison	Based on what was proposed, it is not consistent with the

Name	Comments
	district.
	We want to make sure that this property fits into the district. We want to be pro-active, but we want a house that is consistent with the district. We want to make sure that it is size appropriate to the lot. If you were on Kalmia with the 3 story house, this proposal would not be an issue. Based on where this lot is placed the large house is not appropriate.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
I would like to know the FAR and zoning.	The biggest home is using 62% of the lot. We are under the FAR and in keeping with the zoning.
Is the second story mass set back?	There are a number of homes that are 2 story that use over 50% of the lot.
When did you purchase the property?	6 months ago.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	I agree with Linda, Ann, and Gail. I think that even the style is out of place. I think that it is off on the size and scale. Each street has its own character and that needs to be addressed.
Garbini	Very visual corner and the house will end up being a landmark. When you are in a district, you want the homes to be visual. Looking at this property it is 2 story where the others are one story. This would end up being a really strong visual impact. I think the massing is a problem and over-building the site.
Marrone	I think in a historic district that scale is important. I know that there are two story homes in the district, but for this lot it is out of scale. I think consideration should be given that you are in a district. You may want to consider a subterranean structure.
Woods	I agree there are two story homes in the district, but the other homes have the second mass that is set back. This second story massing will be right on the street.
Larimer	When I look at the aerials, what stands out for me are a number of homes that have detached garages. I see a number of detached structures so I don't know if the FAR is accurate. I also see a number of two story homes in the district.

Staff Comment:

Staff	Comment
Brown	DAS is recommending that the design, scale and massing of the house be revisited. A design that is more consistent with the surrounding homes would be more appropriate. Once a new design is developed, it should be brought back to DAS for review.

Recommended Modifications: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 3B:**Listings: HRB Site #117-009Address: 287 Playa del SurHistoric Name: El Pueblo RiberaSignificance: Contributing to DistrictMills Act Status: NoPTS #: 292711Project Contact: Mark D. Lyon; Fred BeckmannTreatment: Rehabilitation

Project Scope: Project proposes adding a 457 sq. ft. bedroom and sitting area to the existing 2nd story of a 2-story single family residence with an 80 sq. ft. balcony on the south façade. The existing vinyl windows will be replaced with wood windows. The existing garage door will also be replaced with a painted wood door to match the existing.

Existing Square Feet: 1,464Additional Square Feet: 457Total Proposed Square Feet: 1,921Prior DAS Review: N/A

Staff Presentation: This is a one and two story house within the El Pueblo Ribera compound. Staff previously approved a second story addition over the non historic one story garage at the rear. The previous design left a large deck between the two story portion at the front and the proposed addition at the rear. After the approval, the property owner decided they wanted a full second story addition and the new design eliminates the deck area. Staff was concerned with the scale and the massing of the proposed design.

Applicant Presentation: My client has owned the home for about ten years. The original intention was to build a bedroom for his daughter. The original plan was to build over

the garage, but they changed to add additional square footage. In 1977, the previous owner added a second story; sometime after that the garage was added. From the street the context is the same. Currently there is a 2 story structure at the street 15' away. From the alley, there will be no difference since there is a two story structure already approved. From a stand point of being compatible with the district we will be using horizontal siding and we would be staying compatible using like colors, etc. This design is compatible with the district and homes. The home next door has been extensively remodeled and our proposal is moderate in comparison.

Public Comment:

N/A

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
When planned the first proposal it was not attached? How would you access it?	Via the deck.
How many extra square feet are you adding?	457SF
The original concept goes in with the other plans with open courtyards. Not opposed to idea.	
Will this proposal block the neighbors' windows?	No
You are keeping the little balcony	Yes, I wanted to keep some articulation.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	Overall fine with the project. I recommend lookin at the threshold to see what could be done to retain the rear wall of the existing structure to make it reversible. I concur with the proposed design.
Garbini	This project should be looked at as a whole. It has totally lost its character.
Marrone	N/A
Woods	N/A
Larimer	If the issue comes down to size and mass the neighbors already have two stories. Since a 2 story mass was already approved I don't know that filling in is much of a change.

Staff Comment:

N/A

Recommended Modifications:

N/A

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: HRB Site #208-324

Address: 2245 K Street

Historic Name: Sherman Heights District Contributor

Significance: Contributing to District

Mills Act Status: Yes

PTS #: N/A

Project Contact: Kelly Kincaid, Sean McGee

Treatment: Rehabilitation

Project Scope: Installation of a railing for the rooftop widow's walk.

Existing Square Feet: 144

Additional Square Feet: 0

Total Proposed Square Feet: 144

Prior DAS Review: 4/4/2012

Staff Presentation: The property owner is proposing to reconstruct the widow's walk railing and the railing around a second story balcony.

Applicant Presentation: We are trying to do a restoration and not anything new. We did some internet research and found this newspaper rendering that showed the widows walk. We would just like to ask permission to do the work.

Public Comment:

N/A

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
What is the material? The 17" band below the Japanese railing. I would like to point out some of the differences, it appears to be vertical.	It is existing. The drawings will be changed to reflect the new found rendering.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	No problems go ahead and reconstruct.
Garbini	N/A
Marrone	N/A
Woods	N/A
Larimer	N/A

Staff Comment:

N/A

Recommended Modifications:

N/A

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 3D:**Listings: HRB Site #709Address: 701 16th StreetHistoric Name: Snowflake BakerySignificance: A (Cultural Landscape); D (Master Architect)Mills Act Status: NoPTS #: 285823Project Contact: MTS Investments, Inc.; Doug AustinTreatment: Rehabilitation

Project Scope: The buildings surrounding the Snowflake Bakery will be removed for redevelopment of the site. The north wall of the building is proposed for new openings. The northeast corner of the building is proposed for removal to allow for a new high-rise setback.

Existing Square Feet: 15,027Additional Square Feet: -1,117Total Proposed Square Feet: 13,910Prior DAS Review: 8/3/2005

Staff Presentation: A project at this site was previously approved that include a diagonal cut through the building and removal of approximately half of the building to accommodate new construction at the site. The approval for that proposed design has subsequently expired. The new project also proposes to remove a corner of the building

to accommodate new construction on the site. A side wall that is currently covered would be visible to the public and they are recommending adding a number of window openings that match the historic fenestration pattern. Staff is concerned with the removal of the corner of the building and the addition of the windows.

Applicant Presentation: We restored the main entrance to the building and restored the paint at the parapet. If you continue to look through the project you will see the area that we are proposing to remove. It is located at the northeast corner of the building. We were previously before DAS and we were approved to remove about half of the building. It was our understanding at the time that the exterior walls were only the ones facing the street. However, it is actually all the exterior walls that are part of the designation. The corner that is proposed for removal is not visible from the street now. We will restore the brick and we would install new windows that were per the SOI and aluminum frame. In the area where the corner was cut we would do a glass wall. We could also possibly clip less of the corner and could do glass or a green wall. We have to clip the corner or we do not have a project. If we clip it, we want feedback on the design. We also need light and air in the building, so we would like some feedback on the site too.

Public Comment:

N/A

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
What are the choices for the windows?	It could be regular pattern similar to the historic pattern or an irregular pattern, we are open.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	I agree with staff that mimicking the other façade is not appropriate. I would recommend an irregular pattern. I think you need to focus on the transition. I would not use brick, full glass sound enticing and would allow you to see into the historic building. The Western Metal Building is a good example. At the rear take another look and don't mimic the historic pattern.
Garbini	I think if they are going to clip the edge it will look like a clipped edge and it should be consistent with the design.
Marrone	N/A
Woods	If it was approved before I do not have a problem with the clipped edge.

Staff Comment:

N/A

Recommended Modifications:

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

4. Adjourned at 5:30 PM

The next regularly-scheduled Subcommittee Meeting will be on December 5, 2012 at 4:00 PM.

For more information, please contact Jodie Brown at JDBrown@san Diego.gov or 619.533.6300