

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, November 6, 2013, 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

Subcommittee Members Alex Bethke (Chair); Gail Garbini; Ann Woods; Tom Larimer; Linda Marrone

Recusals

City Staff

HRB Jodie Brown

Guests

Item 3A Alana Robinson; Todd Robinson; Mark Lyon

Item 3B Linda Jazo; Israel Jazo; Rosario Jazo; Elisa Jazo

Item 3C Alan Ziter; Sean Giffen; Carlos Wellman

Other Bruce Coons, SOHO

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #498

Address: 7245 Eads Avenue

Historic Name: The Erling Rhode Residence

Significance: C (Architecture)

Mills Act Status: Yes

PTS #: N/A

Project Contact: Todd Robinson; Mark Lyon

Treatment: Rehabilitation

Project Scope: Proposed second floor and basement garage to an existing one story single family residence.

Existing Square Feet: 1,749

Additional Square Feet: 1,695

Total Proposed Square Feet: 3,444

Prior DAS Review: Oct-13

Staff Presentation:

This project was reviewed by DAS at the two previous meetings. The project involves a below grade garage and a second story addition. The subcommittee was concerned with the scale and massing of the proposed second story addition and individual members were supposed to visit the site to view the conditions.

Applicant Presentation:

In the designation there was no mention of the house being one story. At the last meeting, we heard two concerns about the view from the street. After the site visit, we would like to know of the subcommittee's opinion.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
My opinion has not changed, it would be a very prominent on 2 nd story.	
The character of the house is one story, and the character defining roof is low slung.	
I agree with both the massing concerns. There are three gables on the north elevation and the historic material will be removed.	
I was hoping for a different opinion. I am curious to know about other 1 story houses where a 2 nd story was added and the 2 façades were an issue.	The property as 7015 Vista Del Mar was originally not recommended for designation by the HRB staff and then approximately 14 months later after the property was designated a proposed 2 nd story addition was approved without any discussion.
Yes, I agree knowing that there are two facades that are prominent; it is difficult to make the findings.	We would like to know what the owner needs to provide to build something. Does DAS agree that a second story addition is reasonable?
Perhaps the landscaping can be modified and allow for more visibility of the ground floor?	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	An alternative would be to narrow the addition so it is not as visible from the side of the house. I appreciate the need for direction, but we can't design the addition for

Subcommittee-member	Comments
	you. I would like to see the 2 nd story that is not the primary focus of the façade. I am not saying that a second story can't be built but it is a matter of how it is designed to lessen the dominance of the 2 nd story.
Garbini	The primary design of a Craftsman was as low to the ground. Second stories were also designed but appeared differently.

Staff Comment:

None

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 #208-045Address: 242 20th StreetHistoric Name: Sherman Heights Historic District ContributorSignificance: C (Architecture)Mills Act Status: NoPTS #: N/AProject Contact: Rosario Jazo; Elisa JazoTreatment: RehabilitationProject Scope: Request for approval to change 26 windows from wood double hung to vinyl single hung within the existing openings.Existing Square Feet: 2,100Additional Square Feet: 0Total Proposed Square Feet: 2,100Prior DAS Review: N/AStaff Presentation:

This property is a contributor to the Sherman Height Historic District. The owner recently replaced all of her wood windows with vinyl in the existing openings. Replacement of the windows with a material other than wood is not consistent with the adopted Sherman Heights & Grant Hill Historic District Design Guidelines. Due to the alteration Code Enforcement now has an open case on this property.

Applicant Presentation:

My mother lives in the house and over the last few years she has saved money to do a number of repairs. We received a permit to remove the garage and received approval to paint the exterior of the house. We did not realize that the window replacement needed a permit. The windows that were in the house were not sound and they were replaced in their original openings. If we were to replace the existing windows it would be approximately \$1500/window.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Have the windows in the front been changed?	Only one window on the front porch was not changed.
In the future, it is important to provide information to the owners.	
We empathize with the situation, but it is a precedent. We are looking at how a project affects a property and impacts the character-defining features.	
Is this a Code Enforcement issue?	Yes
Can you paint the vinyl?	Yes

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	Staff can work with the owner to determine which windows are street visible excluding the front porch that is obscured by bars and replace the visible ones with wood.
Garbini	Leave it to staff to determine what is street visible on the sides of the house.
Marrone	Maybe the ones on the side could be painted to match.
Larimer	Tough situation. We empathize, but we are concerned with precedent. The rules are on the books.

Staff Comment:

None

Recommended Modifications:

Staff will make a site visit to the house to determine which windows are street visible.

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 #425Address: 2620 Truxton RoadHistoric Name: NTCSignificance: F (Contributor to a District); NRMills Act Status: NoPTS #: N/AProject Contact: NTC Foundation; SMS Architects/Alta DesignTreatment: RehabilitationProject Scope: Remodel of the Luce Theatre to become a 6 screen cinema.Existing Square Feet: 20,844Additional Square Feet: 0Total Proposed Square Feet: 20,844Prior DAS Review: N/AStaff Presentation:

This property is located within NTC and it is considered a contributing resource. The proposal would convert the building to a theatre. The interiors of the Luce Auditorium are considered significant.

Applicant Presentation:

Constructed in 1941, the Luce Auditorium will retain its historic use with this proposal and will retain its historic interior and exterior. The building has been empty for 16 years and currently there is no theatre in the area. We would like to make 3 openings at the front façade. We would maintain the stage presence at the front of the auditorium. The windows would be maintained but they would be covered from the interior. To help with the noise we plan to install an auditorium roof. We would also like to extend the patio out front with railing. We will be developing a master sign plan at a later date.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Will you be adding windows on the north elevation at the arcade? You should use a	Yes.

Subcommittee-member Issue or Question	Applicant's Response
material that is similar but a new design. The character of the windows is important.	
Aviary is interesting but something should be designed that does not block the view of the building.	Great idea.
Openings are important. The door in the middle is odd.	The sewer and electrical area on the side of the proposed door.
No elevated stage? It would be more interesting to have an elevated stage. You should keep it in mind.	No.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	Consistent.
Marrone	Looks like a good project.
Woods	Interesting.

Staff Comment:

None

Recommended Modifications:

None

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 5:45 PM

The next regularly-scheduled Subcommittee Meeting will be on December 4, 2013 at 4:00 PM.

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