

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, August 6, 2014, 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 4:09pm

Subcommittee Members	Gail Garbini; Ann Woods; Tom Larimer
Recusals	
City Staff	
HRB	Jodie Brown;
Guests	
Item 3A	Paul Johnson
Item 3B	Tri Huynh

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #1008-061

Address: 3543 Pershing Avenue

Historic Name: Dryden North Park Historic District

Significance: District Contributor

Mills Act Status: No

PTS #: N/A

Project Contact: William and Karen Strack; Paul Johnson

Treatment: Rehabilitation

Project Scope: The owner would like to replace the non historic windows with wood, divided light casement windows. Additionally, the owner would like to install either a tripartite window or three casement windows in a large focal window on the front façade.

Existing Square Feet: 1700

Additional Square Feet: 0

Total Proposed Square Feet: 1700

Prior DAS Review: N/A

Staff Presentation: The subject property is a contributor to the Dryden North Park Historic District. Prior to the establishment of the district and the current owner's

purchase of the home all of the windows were replaced. The owner would like to replace the windows with historically appropriate windows. Based on some investigation, it has been determined that the original windows were not double hung. Given the lack of historic photos, staff has requested that the proposed casement windows are single light to avoid any conjecture. The property owner would like to install divided light windows.

Applicant Presentation: Other than the front feature window, the issue is the divided light pattern of the casement. While it is not primary information and only circumstantial evidence, the windows used by Dryden were primarily divided light.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
So number 13 is set because of the historic window?	Yes
Page 16 shows a similar window that they are asking for and setting precedence?	Yes
I don't see an issue with window #1.	
How will you adjust the light pattern on #1	Most of the time the light pattern has an odd number of windows.
Based on the photo it seems that the lights are more square than rectangular.	
Window #10 in the dining room and seems appropriate.	
How wide are #11 and 12	They are 3' wide
Are there any other Dryden homes that are casements that are 3' wide?	I am not sure.
Have you seen different when the front is 6-light?	Yes

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	I agree. They appear to be taller than wide on the light pattern.
Larimer	It seems to be appropriate. I feel like we are taking a good pass at guessing what would have been there. The design is consistent with the style. I would rather tend to go with divided lights.

Staff Comment:

None

Recommended Modifications:

Correct the number of light in the front fixed window based on the historic photo.

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 #807

Address: 3223-3225 Euclid Avenue

Historic Name: Islenair Historic District

Significance: Non Contributor

Mills Act Status: No

PTS #: 371546

Project Contact: Phat Huynh; Tri Huynh

Treatment: Rehabilitation

Project Scope: Construct two new 2-story single family homes on vacant lot.

Existing Square Feet: 0

Additional Square Feet: 1482

Total Proposed Square Feet: 2964

Prior DAS Review: N/A

Staff Presentation: The proposed property is located along Euclid Avenue and is included in the Islenair Historic District. The lot is currently vacant and the property owner is proposing to construct two, 2-story single family homes set back toward the rear of the lot.

Applicant Presentation: I looked around the district and tried to see what the predominant designs were. Predominantly, the homes in the district are Spanish Eclectic. A number of the homes have recessed windows with beveled corners. I have provide photos of all the buildings on Euclid. I am proposing two new structures on the vacant lot with similar features but in a modern design.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
What is the nature of the district? It is part of the small home movement and not too many two stories?	No, but the topography is sloped so you won't see it in the district.
I am ok with the 2 story. I would recommend a heavier stucco finish.	
In the 3 photos that you shared. There is no	

Subcommittee-member Issue or Question	Applicant's Response
detail in how the roof transitions from the sloped roof to the wall.	
Consider a shed roof that the gable roof will be going into	The wall per structural needs to be fire rated with no overhangs which is why it is design in this manner.
The massing is fine.	
The garage door is jarring. Are there any in the neighborhood that are up front?	Yes, there is a mix
Just sliding glass doors at the balcony	French doors would be more fitting.
What is the finish of the garage door? I have seen some that are heavy plastic that look more like wood. What about a simulated wood door.	Roll up metal door. Most had painted wood trim around the door, but most were replacement.
Consider the paint colors and do three colors.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Larimer	In photos the stucco at the eave is rolled and that should be considered.
Garbini	The stucco should be stylized and have some texture. The heavy dash finish would be appropriate with undulating surface.

Staff Comment:

None

Recommended Modifications:

Consider a three color paint scheme and heavy dash stucco finish

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 5:15 PM

The next regularly-scheduled Subcommittee Meeting will be on September 3, 2014 at 4:00 PM.

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