

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, June 4, 2008, at 3:00 PM

12th Floor Conference Room 12B

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	John Eisenhart (Chair); Paul Johnson; Gail Garbini
Recusals	None
City Staff	
HRB	Kelley Saunders
City Attorney	Marianne Greene
Guests	
Item 3A	None
Item 3B	Kathleen Stoughton, owner; Felipe Lana, architect
Other	

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

3. Project Reviews

▪ **ITEM 3A:**

HRB #: 821-58: Mission Hills District Contributor

Address: 1895 Sunset Boulevard

PTS #: n/a

Project Contact: Sharon Duckham, owner

Treatment: Rehabilitation

Project Scope: The owner would like DAS input on the possible enlargement of a window opening on the street-side yard elevation of their designated home. Other possible improvements include construction of new sitewalls and walkways. This is a conceptual level review.

Existing Square Feet: unknown

Additional Square Feet: n/a

Total Proposed Square Feet: unknown

** THIS ITEM WAS NOT HEARD **

▪ **ITEM 3B:**

HRB #: 200: A.H. Sweet Residence

Address: 435 West Spruce Street

PTS #: n/a

Project Contact: Felipe Lana, Architect; on behalf of the owner Kathleen Stoughton

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to construct a new two-car-width garage at the rear of this National Register designated home. The garage will be located off of the street-side yard and built into the existing embankment 24" back from the existing retaining wall. The garage will be deep enough to hold four vehicles in a side-by-side tandem configuration. The upper section of the garage will have a 4' wide planter parallel to West Spruce Street with an outdoor fireplace and chimney centered on the planter wall. The area immediately above the proposed garage will be designed in a manner that will allow the existing garden to be replaced with new plantings.

Existing Square Feet: 5200

Additional Square Feet: 780

Total Proposed Square Feet: 5980

Staff Presentation: This rehabilitation project proposes to construct a new two-car-width garage at the rear of this National Register designated home. The garage will be located off of the street-side yard and built into the existing embankment 24" back from the existing retaining wall. The garage will be deep enough to hold four vehicles in a side-by-side tandem configuration. The upper section of the garage will have a 4' wide planter parallel to West Spruce Street with an outdoor fireplace and chimney centered on the planter wall. The area immediately above the proposed garage will be designed in a manner that will allow the existing garden to be replaced with new plantings.

Applicant Presentation: The applicant wants to utilize the existing embankment to bury two tandem garages 30 feet deep into the embankment, with two garage doors opening onto Spruce Street. The existing grade will be maintained, with a rooftop garden on the new garage. The garage will be setback 2 feet from the existing house.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Will the new garage be a concrete structure?	Yes, with a green roof that includes a rose garden.
How deep will the soil be on the roof?	12 – 16 inches
Was the original garden at this location designed by Kate Sessions?	Yes, she planted this area of the garden with roses and perennials. (The original garden had died out, and was restored by the current owner based on a rough sketch by Sessions.)
What is the ceiling height in the garage?	8 feet (could be reduced to 7 feet 6 inches if needed).
The site currently has only one garage?	Yes, 7 feet 6 inches wide.
How wide is the opening on the new	Each bay is 8 feet wide with a roll-up

Subcommittee-member Issue or Question	Applicant's Response
garage?	door.
Why full arches on the new garage?	To differentiate from the existing, historic garage and its elliptical arched opening.
What is the reasoning behind the fireplace and planter on the roof of the garage along the street elevation?	Wanted to retain the landscape and "bluff edge" feel that is currently there. In addition, Sessions had originally designed a summer house at the location (which was never built) to serve as a terminus for the garden. The proposed fireplace and planter would provide that terminus without creating a false sense of history.
How deep will the garage be?	30 feet (two tandem spaces)
Will the project maintain the same grade from the top of the garage to the adjacent existing grade?	Yes.
The existing house has a basement, so the new footing for the garage won't undermine the existing house, correct?	Correct.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	A rose garden will need more than 12 inches of soil. 12" will only support lawn. Concerned about the impact of the new openings along the Spruce Street elevation, and the fireplace (which adds an indoor element to an outdoor space) but will withhold comment until she has an opportunity to conduct a site visit in order to gain a better sense of the existing site and the impact of the proposed project. Requested that staff schedule an on-site meeting of the DAS to discuss the project.
Johnson	Feels that there are many ways to differentiate the project from the original construction, including different landscaping, different tiling on the chimney cap, slightly different stucco texture, etc.
Eisenhart	The finished grade should be maintained (existing grade vs. finished grade on top of the garage). In order for the rooftop garden to be viable, there should be at least 18 inches of soil. Generally approves of the project design, but will withhold final comment until the site visit. Would like to see additional detail on the fireplace, the layout of the garden, the finish and color of the garage, and the proposed garage door.

Staff Comment: None

Public Comment: None

Recommended Modifications: The Subcommittee elected to withhold comment on the project's consistency with the U.S. Secretary of the Interior's Standards until they had an opportunity to conduct a site visit in order to gain a better sense of the existing site and the impact of the proposed project.

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 3:46 PM

The next regularly-scheduled Subcommittee Meeting will be on July 2, 2008 at 3:00 PM.

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