

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

SPECIAL MEETING OF THE DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, July 16, 2008, at 3:00 PM
5th Floor Large Conference Room
City Administration Building
202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	John Eisenhart (Chair); Gail Garbini
Recusals	None
City Staff	
HRB	Kelley Saunders
City Attorney	
Guests	
Item 3A	Sharon Duckham; Ron Ross
Other	

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

3. Project Reviews

- ITEM 3A: Estimated time 30 minutes
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

Staff Presentation: 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.

Applicant Presentation: The owner would like to install a site wall along the street-side yard to mitigate the noise generated from the AT&T utility boxes recently installed. The proposed wall would be a reinforced CMU wall 6 feet high and finished with stucco. The owner is also looking to change a window on the side of the house to a door in order to create a side patio area. Finally, the owner would like to install stained glass in an existing adjacent window and install new muntins to support the stained glass due to deterioration of the existing fabric.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
What is the height of the proposed wall?	6 feet
What is the distance from the front yard sidewalk to the face of the wall?	Approximately 40 feet.
The arched shape of the window would remain?	Yes. The sill would be dropped about 2' to change the central window to a door.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	The trend of building walls to create more patio space is increasing. It can be done, but needs to be done sensitively.
Eisenhart	Feels that it's important to keep the first 30' of depth (just past the lanai) open to view from the public right-of-way. Would support a 3' wall in front of the lanai, with the wall stepping up to 6' past the lanai. Would prefer a simple, stucco wall without any arches or lattice work. Could be okay with a window modification if the plane of the window within the arch is maintained. Might not be opposed to the stained glass on the adjacent window, but would not support replacement of muntins unless the existing ones are deteriorated beyond repair.

Staff Comment:

Staff Member	Comments
Saunders	Staff informed the applicant of the Subcommittee's role in the project review process and the permitting options available to them based on the project's compliance or non-compliance with the U.S. Secretary of the Interior's Standards.

Public Comment: None

Recommended Modifications: The applicant needs to return with a site plan and additional elevations and renderings. The exhibits should clearly demonstrate the proposed modifications to the window (how the wall will be cut, how the openings will be modified, etc); as well as some additional modeling of the site wall which provides for a 3' wall in front of the lanai which transitions to a 6' wall past the lanai. A partial floor plan must be included which shows the interior of the house along the St. James elevation approximately 12 feet in; as well as full elevations of the Sunset Boulevard and St. James facades and additional photos (wide shots) of the exterior and detail photos of the window muntins which are proposed to be replaced.

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 4:21 PM

The next regularly-scheduled Subcommittee Meeting will be on August 20, 2008 at 3:00 PM.

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