

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: August 11, 2011

TO: Historical Resources Board and Interested Parties

FROM: Jodie Brown, AICP
Senior Planner

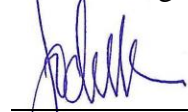
SUBJECT: **ITEM 5 — 2335 Juan Street**

The application to designate this property as a historic resource was considered by the Historical Resources Board at the April 28, 2011 hearing, at which time staff was recommending against designation due to a lack of integrity, including window replacements, garage door replacements, alteration of windows at the garage, removal of shutters, a ground floor addition between the main house and the garage, and a second floor addition that filled in a deck area. During the hearing the Board recommended that the applicant attend the Design Assistance Subcommittee (DAS) to determine the appropriate course treatment to restore the original appearance of the house.

The applicant attended the July 6, 2011 DAS meeting. The DAS members provided input on restoring the windows, shutters, and garage doors. In regards to the second story deck enclosure, the applicant was suggesting that the area be restuccoed and painted to differentiate the new addition. DAS felt that the second floor deck area was a character-defining feature of the original design and a minor cosmetic change was not consistent with the Standards. It was recommended that the applicant further evaluate possible ways to restore the appearance of the deck and return to DAS at a later date. At this time, the applicant has not requested to be docketed on the next available DAS agenda.

The recommendation from the Staff Report dated January 14, 2011 remains unchanged:

Do not designate the property located at 2335 Juan Street under any adopted HRB Criteria.



Jodie Brown, AICP
Senior Planner

Attachments: Staff Report dated January 14, 2011
Staff Memo dated April 14, 2011
DAS Meeting Minutes date July 6, 2011

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: April 14, 2011
TO: Historical Resources Board
FROM: Jodie Brown, AICP, Senior Planner
SUBJECT: **ITEM 6 — 2335 Juan Street**

This item was continued from the January 28, 2011 Historical Resources Board hearing at the Board's recommendation to allow the applicant to request docketing on the Design Assistance Subcommittee's agenda to discuss alterations not in keeping with the Secretary of the Interior's Standards. At this time, the applicant has failed to request to be placed on the Design Assistance Subcommittee's agenda. Additionally, no supplemental information has been provided to staff.

The recommendation from the Staff Report dated January 14, 2011 remains unchanged:

Do not designate the property located at 2335 Juan Street under any adopted HRB Criteria.



Jodie Brown, AICP
Senior Planner



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: January 14, 2011 REPORT NO. HRB-11-003

ATTENTION: Historical Resources Board
Agenda of January 28, 2011

SUBJECT: **ITEM #5 – 2235 Juan Street**

APPLICANT: Mikhail Family Trust; represented by Heritage Architecture and Planning

LOCATION: 2335 Juan Street; Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the 2335 Juan Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 2335 Juan Street under any adopted HRB Criteria.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The house at 2335 Juan Street is a single family home that was originally constructed in 1930 for Gordon Eby, the original property owner. The house was constructed in the Spanish Eclectic style.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

ANALYSIS

A historical resource research was prepared by Heritage Architecture and Planning, which concludes that the resource is significant under HRB Criterion C. Staff does not concur that the site is a significant historical resource under HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The two story Spanish Eclectic style house was constructed in 1930. The single family residence is located in the Mission Hills area above Old Town. The house is constructed with smooth stucco walls and a low-medium pitched hipped roof sheathed in clay tile that has shallow eaves. The central section of the house, where the front door is located, protrudes between each wing of the house. The front door is centrally located with a decorative frieze above a recessed six-paneled wood door. A tripartite window is located above the front door. The window features an exterior wrought iron curtain rod that originally held a curtain.

The left side of the main façade features an original pair of 3-light French doors on the first floor. The French doors are located behind the original wrought iron grilles. The second floor features a similar pair of French doors with a Juliette balcony. The balcony has a simple wrought iron railing. To the left of the French doors is a tripartite window.

The right side of the main façade features a pair of original French doors with a wrought iron grille on the first floor. To the right of the French doors is a non historic metal-clad slider window. The second floor features a pair of non historic metal-clad casement windows above the French doors. The area above the French doors is cantilevered with decorative corbels. To the right of the pair windows are two single casements on an addition.

The addition was completed in the 1960s and created a second story mass where there was originally an open deck. The deck was accessed by a door at the northeast corner with two windows overlooking the area. When the deck was enclosed the hipped roof was extended to cover the new addition. This new elevation consists of a non-historic metal-clad casement window and a non-historic wood door. The chimney that was clearly visible in the historic photo prior to the construction of the addition no longer has any visibility from the front of the house. Historically, the deck was accessed on the outside via concrete steps with a stuccoed balustrade. Based on the 1956 Sanborn map, it does not appear that the staircase connected to the garage. In its current configuration, not only does the staircase connect to the garage, the area below the staircase has been enclosed to create a room. This small room features a door and sliding windows on both sides.

The west (rear) elevation of the house consists of a number of large fixed, tripartite casement, and hopper windows. The windows are a mixture of metal-clad and wood. The chimney that is no longer visible from the front of the house is visible on this elevation. An addition of 686 sq. ft. was added to the rear of the house, which eliminated a porch at the southwest corner (shown

on the 1956 Sanborn). The addition has two-stories with a hipped roof. A small covered porch with arched columns is located on the first floor of the west side.

The southwest portion of the house features the two-story addition and the historic portion of the house is at the southeast corner. The new portion of the house protrudes approximately one foot. Based on the 1956 Sanborn map it appears that a rear porch area was eliminated to accommodate the rear addition. The addition that was originally constructed in the 1960s was remodeled in 2005 to reflect the original Spanish Eclectic design of the house.

Although it is not reflected in the 1945 historic photo or the 1956 Sanborn map, it appears that there may have been an open porch or a sleeping porch on the second floor at the southeast corner. The south side window has a recessed area above the window, which gives the appearance that the area was originally open. The recessed area has the look of a beam with corbels, typically found on balconies, which was stuccoed and enclosed with windows.

The two-story garage is located at the northwest corner of the property. The second level cantilevers over the parking bays with decorative corbels. The bays are separated by a square post with corbels. The hipped roof is sheathed with clay tiles to match the main house. The windows on the building are a mixture of aluminum single hung and sliders with a wood casement window on the rear. Metal sectional garage doors have replaced the original wood nine paneled tilt-up doors.

The property owner is also proposing to designate portions of the interior of the house, which includes: all of the original panel doors, decorative rafters, corbels and niches, the original tile and the interior stairway leading to the second floor, the entire shotgun hallway, including the sitting room on the west and the dining room. These areas contain many of the original elements of the house.

Staff has several concerns relating to the integrity of this residence. The property has had numerous modifications that have adversely impacted the historic character of the house. The open deck that was located on the north portion of the house was eliminated and enclosed for a second story addition. The addition altered the appearance of the house and was remodeled to match the historic characteristics of the house. The addition is seamless with the original portion of the house and provides no distinction contrary to the U.S. Secretary of the Interior's Standards. The large addition at the rear, while not visible from the main façade, was also designed in a manner to emulate the house with no distinction between new and old.

The area between the main house and the garage was also enclosed with a first story addition and a connecting stairway. The addition creates a long, linear house contrary to the open space that was previously present and allowed views of the bay area beyond the house.

While it is not shown in the 1945 historic photo or the 1956 Sanborn, staff also has concerns about the second floor southeast (front) corner of the house. Based on the remaining evidence around the windows, it appears that this area may have originally been an open or a sleeping porch that was enclosed.

The house originally had two and three-light wood casement windows which have been removed and replaced with metal-clad and vinyl sliders and casement windows. The few remaining wood windows have also had muntins removed. In a number of instances the operation of the windows has also been altered (i.e. from casement to single hung). It appears that all of the windows feature heavy scarring in the surrounding stucco which leads to questions on whether the original opening was also altered. The decorative shutters that are present in the historic photo have also been removed from the house.

Additionally, the original 9-panel wood garage doors were replaced with metal sectional garage doors that significantly alter the appearance of the garage.

The consultant also contends that the residence was designed by Richard Requa. This contention is based on the design of the exterior of the home and the similarity of the interior stenciling to the Requa's 1935 remodel of the House of Hospitality in Balboa Park. There are no documents available to substantiate this claim. Given the number of alterations that have taken place on the house, if the property were designed by Requa, the original design intent has been significantly and negatively impacted.

Based on the numerous alterations, staff does not recommend designation under Criterion C.

OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended to not designate the house at 2335 Juan Street as a historical resource under any HRB Criterion. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

jb/cw

Attachment(s):

1. Applicant's Historical Report under separate cover

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, July 6, 2011, at 4:00 PM

12th Floor Conference Room 12B

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	Alex Bethke (Chair); Gail Garbini
City Staff	
	HRB Kelley Stanco; Jodie Brown; Jennifer Feeley
	CCDC Brad Richter; Mark Caro; Eli Sanchez
Guests	
Item 3A	David Marshall & Curtis Drake, Heritage Architecture & Planning; Doug Macy, Walker/Macy
Item 3B	Paul Johnson and Sarai Johnson, Johnson & Johnson Architecture
Item 3C	Kim Grant, Kim Grant Design
Other	Bruce Coons and Ashley Christensen, SOHO; Jarvis Ross

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #51

Address: 321 Broadway

Historic Name: Horton Plaza and Fountain

Significance: Design; Irving Gill; Kate Sessions

Mills Act Status: N/A (City Owned)

PTS #: N/A

Project Contact: Curtis Drake, Heritage Architecture and Planning

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes restoration of Horton Plaza Park to the 1910-1930 period of significance. Work to include the restoration of the Irving Gill fountain, including the water pumps and colored light systems, restoration of the primary circulation walkways, lighting, planting, selected monuments, and plaques. The conceptual design includes several rehabilitation elements, including several secondary

walkways bisecting the quadrants perpendicular to Broadway. The project will be incorporated into the new plaza design at Horton Plaza.

Existing Square Feet: 14,325 of park area

Additional Square Feet: N/A

Total Proposed Square Feet: 14,325 of park area

Prior DAS Review: N/A

Staff Presentation: CCDC is looking to create a new public plaza area at Horton Plaza in the location of the old Robinsons May building, which will be demolished. Part of the improvements includes restoration of the historic Horton park area, including restoring the grass, curbs, lighting, etc. In general, staff finds that the proposal is consistent with the Standards, however, there is concern regarding the new pedestrian paths at the north and south sides of the park.

Applicant Presentation: The new plaza will include the historic park, with a new plaza and amphitheater that compliments the historic park. The Horton plaza fountain will be fully restored based on original the original plans by Irving Gill, and the open lawn areas will be restored. It appears that the original 1910 park was altered within the first 10 years. Underground restrooms were installed and used until 1960s. A gateway feature was added as well as planter urns. The urns, which are no longer extant, will be accurately replicated based on historic photos. The original park boarder had a small rounded mow strip with square corners, which will be restored. Curbs were limited to the interior of the park. Paving was originally square with unusually large $\frac{3}{4}$ " paving joints. They are unsure what the paver material was, but it may have been granite or a tan terra cotta. The existing terra cotta tile is not original. The site will be investigated to see if any of the original paving is intact underneath. The existing stanchions and chains appear to be original or an accurate reconstruction. The sidewalks surrounding park will be some sort of enhanced paving consistent with rest of plaza. In order to activate the park, they want to bring people through the park at the existing nodes with secondary, smaller walkways using decomposed granite (dg) or possibly lawn. A weather kiosk was originally present at one of the nodes. They are looking into the possibility of reconstructing this feature as an informational kiosk. The milestone marker will be moved back.

Public Comment:

Name	Comments
Bruce Coons	Want to see monuments moved back. Has concerns about new pathways. Supports removing the chains and allowing people to walk through at the nodes, but maintaining the lawn. Irving Gill experts at SOHO believe the pavers were 2" or 4" thick terra cotta pavers.
Jarvis Ross	What percent of current park is original? (30% or so.) Concerned about monitoring of homeless. Is there an opportunity to bring the restrooms back? (They will be in the kiosk, not underground.) Concerned that benches will attract homeless. (Unsure if they will be brought back, may use table and chairs instead.)

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Where will benches be?	If they are used they will be at the entrances, but not the fountain.
How wide will new pathways be?	4 feet. Existing entrance walkways are 11feet.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	Paving could be concrete or terra cotta. Has mixed feelings about squaring the corners along Broadway because it will make it tight for access. The proposed walkways at the south side aren't as troubling as the walkways at north side. Continuing to limiting access will perpetuate an unwelcoming feel. As to the pathways, the lawn would get trodden and would be hard to maintain. Tables and chairs on the lawn is good on a limited basis, but not continuously. Reconstruction the kiosks will draw people in and could be a platform for artwork or a historical display. Supports allowing people to cross grass by having a removable chain, rather than a permanent walkway.
Bethke	Concerned about over-thinking the access issue. The park would be a viable space if restored to its original appearance. Reproduction of the historic kiosk would attract more attention than a new kiosk design. The existing historic walkways should be sufficient, feels that the access issue is exaggerated. Would support trying out the park without walkways first and see how people respond to other improvements.

Staff Comment: None

Recommended Modifications: The proposed restoration/reconstruction elements are consistent with the Standards. New walkways/pathways should not be created; however, a removable chain that would allow people to cross the lawn area would be appropriate.

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: N/A

Address: 2335 Juan Street

Historic Name: N/A

Significance: Not Determined

Mills Act Status: N/A

PTS #: N/A

Project Contact: Paul Johnson, Johnson & Johnson Architecture; on behalf of the owner, Iman Mikhail

Treatment: Rehabilitation

Project Scope: The application to designate this property as a historic resource was considered by the Board at the April 28, 2011 hearing, at which time staff was recommending against designation due to a lack of integrity. The item was continued at the applicant's request to allow time to explore options that would improve the building's integrity. The applicant is proposing restoration of the windows, shutters and garage doors and modification of the second floor addition to better differentiate it from the original house.

Existing Square Feet: Unknown

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

Staff Presentation: The application to designate this property as a historic resource was considered by the Board at the April 28, 2011 hearing, at which time staff was recommending against designation due to a lack of integrity, including window replacements, garage door replacements, alteration of windows at garage, removal of shutters, and a ground floor addition second floor addition between house and garage. The item was continued at the applicant's request to allow time to explore options that would improve the building's integrity. The applicant is proposing restoration of the windows, shutters and garage doors and modification of the second floor addition to better differentiate it from the original house. The proposal for addition is painting and restucco, and staff's position is that this is not sufficient to differentiate and bring into consistency with the Standards.

Applicant Presentation: The applicant is looking for the Subcommittee's direction on what needs to be changed and when, i.e., what character defining features need to be restored prior to designation? The owner is willing to restore the doors and windows based on historic photographs. The garage doors can be restored, but they are unsure if there is enough detail to restore stenciling. As to the addition, the applicant is suggesting it be stuccoed and painted differently. Other options could include framing it or off-setting it by bumping it out. The scarring around the windows noted by staff in the staff report is caused by flashing around the new window assembly.

Public Comment:

Name	Comments
Bruce Coons	Could shave the stucco back on addition to provide relief from the parapet below. Could also re-side the addition with wood.
Jarvis Ross	Vinyl can be painted. The wood shutters should be restored and termite treated.
Kim Grant	Removal of white gutters would help.

Q&A: NoneSubcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	The garage doors are such a big piece of the house and should be restored. If the stenciling can be recreated based on the documentation, great. As to the addition, the enclosure of the space below the arched stairway is the most troubling, as it eliminates light and air quality. The key is to bring back the asymmetrical profile of the building. (Applicant believes they can achieve that by changing color and texture of the addition).
Bethke	The windows, darker color paint, and shutters are all character defining features. The windows that are obviously not original should go back to original appearance. Dark, contrasting trim is important, and the shutters should be put back. The entry door is fine as is, and the applicant shouldn't speculate as to possible stenciling at this location. Would be comfortable with the applicant's opinion on whether or not sufficient detail exists to restore stenciling at the garage. As for the addition, the one story portion and deck was such a character defining feature of the building, and the current addition results in a loss of a major design element. The addition does not fit the style. Doesn't believe cosmetic changes to the addition would make it consistent with the Standards. Changing the planes would help, but the open space was essential to original design. Glass enclosure would be going more in the right direction.

Staff Comment:

Staff Member	Comments
Brown	Should windows be done before going back to Board? (Yes)
Stanco	Wanted to remind everyone that the recommendations of

Staff Member	Comments
	the Subcommittee cannot predispose the Board to a future action. The Subcommittee can comment on the character defining features of the home, whether or not existing modifications are consistent with the Standards, and whether or not the proposed modifications would bring the existing modifications into consistency with the Standards. However, the Subcommittee cannot state that completion of this work would be sufficient for designation. The owner will need to decide if he is willing to complete the work without the assurance of designation.

Recommended Modifications: The proposed window and shutter restoration is consistent with Standards. The proposed modifications to the addition do not bring it into compliance with the Standards.

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: N/A

Address: 1627 29th Street

Historic Name: N/A

Significance: Not Evaluated

Mills Act Status: N/A

PTS #: N/A

Project Contact: Kim Grant, Kim Grant Architecture; Scott Moomjian, Consultant

Treatment: Restoration

Project Scope: This restoration project proposes to restore an entry porch and stairs that were removed from the building. The prospective buyer is looking to restore the home and pursue designation. However, restoration may require some modification of original dimensions to comply with code requirements.

Existing Square Feet: Unknown

Additional Square Feet: N/A

Total Proposed Square Feet: N.A

Prior DAS Review: N/A

Staff Presentation: There was an unexpected resolution to this issue just prior to the DAS meeting. The applicant met with engineering staff at the Development Services Department, who stated that in order to resolve the code enforcement case, the porch,

stairs and balcony could be constructed exactly as it was before, or brought into compliance. The applicant intends to construct it exactly as it was.

Applicant Presentation: Exact reconstruction was approved by engineering because it was a code violation. She plans to reconstruct it as it was, and perhaps add a railing of some sort behind the original railing at the balcony for safety.

Public Comment: None

Q&A: None

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	If a new railing as added at the balcony, mesh or a cable rail is preferred to glass to eliminate glare.
Bethke	Agreed.

Staff Comment: None

Recommended Modifications: If a new railing as added at the balcony, mesh or a cable rail is preferred to glass to eliminate glare.

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 5:57 PM

The next regularly-scheduled Subcommittee Meeting will be on August 3, 2011 at 4:00 PM.

For more information, please contact Kelley Stanco at KStanco@sandiego.gov or 619.236.6545