

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, April 6, 2016 at 4:00 PM

6th Floor Large Conference Room

Executive Complex

1010 Second Avenue, San Diego, CA

## MEETING NOTES

### 1. ATTENDANCE

Subcommittee Members      Gail Garbini (Chair); Ann Woods; Tom Larimer

City Staff

HRB   Kelley Stanco

Guests

Item 3A   Daren Nguyen

Item 3B   Kiley Wallace, Paul Johnson

Other   Bruce Coons, Amiee Hayes, SOHO

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

### 3. Project Reviews

#### ▪ ITEM 3A: Estimated time 20

Listings: Non-Contributor

Address: 3243-3245 Euclid Avenue

Historic Name: Islenair Historic District

Significance:

Mills Act Status: No

PTS #: 461092

Project Contact: John Vo; Daren Nguyen

Treatment: Rehabilitation

Project Scope: Proposed remodel and addition of an existing Communal Hall to a 2 story residential duplex. The first floor will consist of 2 bedrooms, 2 bathrooms, kitchen , living room, and a two car garage. The second floor will feature 2 bedrooms and 1 bathroom.

Existing Square Feet: 2519

Additional Square Feet: 1090

Total Proposed Square Feet: 3609

Prior DAS Review: None

Staff Presentation: The proposed project is a remodel and an addition to the front of an existing building that fronts on to Euclid Avenue. The existing building is one story, but the addition will add a second story. Euclid Avenue is a mixture of commercial and residential.

Applicant Presentation: Proposing duplex based on research of the neighborhood, which is primarily Spanish and Mediterranean in style. Incorporating red tile roofing, off-white stucco with soft edges, and single hung wood windows

Public Comment:

| <b>Name</b>   | <b>Comments</b>  |
|---------------|--|
| Coons         | If it were closer to the interior of the district, he would have more concerns about period appropriate detailing (use of arches, garage doors, etc) and massing; but given the location on the southwestern edge of the district, he doesn't think it matters much. |
| Hayes         | Very modern massing, but not detrimental to the district based on the location. The setback is very large and not consistent with the character of the district.   |
| Paul Johnson  | Roof detailing/drainage observation.   |
| Kiley Wallace | What will be in front (landscaping and driveway)   |

Q&A:

| <b>Subcommittee-member Issue or Question</b> | <b>Applicant's Response</b> |
|--|-----------------------------|
| Parking in front?                            | Driveway to garage.         |

Subcommittee Discussion and Comment:

| <b>Subcommittee-member</b> | <b>Comments</b>  |
|----------------------------|--|
| Garbini                    | Nothing to add.  |
| Larimer                    | If staff feels it is appropriate, he will reserve comment on design. |
| Woods                      | Given surrounding buildings, it seems fine.                          |

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

▪ **ITEM 3B:** Estimated time 20

Listings: N/A

Address: 140 West Thorn

Historic Name: N/A

Significance: N/A

Mills Act Status: No

PTS #: N/A

Project Contact: Edward Lenhart; Kiley Wallace

Treatment: Restoration

Project Scope: The house has had some modifications over the years. The applicant has located some historic photos of the house and would like to discuss restoration prior to historical designation.

Existing Square Feet:

Additional Square Feet:

Total Proposed Square Feet:

Prior DAS Review: None

Staff Presentation: The house has had some modifications over the years. The applicant has located some historic photos of the house and would like to discuss restoration prior to historical designation.

Applicant Presentation: The house was built in 1912 by William Hebbard. Located historic photos from owner and San Diego History Center. The owner has already restored the upper windows, which had been changed. The stucco is a grittier texture that matches the original. Changes over time include: roofing over front pergola with shed roof; modification to some windows; possible enclosure of a doorway under the pergola. The house appears very Gill-esque, but need further research to verify any connection. Only six windows are non-historic and need to be replaced, the rest are original.

Public Comment:

| Name         | Comments  |
|--------------|---|
| Coons        | The caps on the wall and the flower box are also character defining features. |
| Paul Johnson | Kathleen Flannigan's Master's Thesis identifies this building as a Hebbard.   |

Q&A:

| Subcommittee-member Issue or Question  | Applicant's Response                               |
|--|--|
| Did they mention that there was a door that was enclosed at the entry porch?   | Appears to have been one at the side of the entry. |
| In the historic photo, is the window at the right side of the porch a casement window? Because there appears to be a center division in what is now a single pane of | It appears to be the pergola post, not a mullion.  |

| Subcommittee-member Issue or Question                                   | Applicant's Response |
|---|----------------------|
| glass.  |                      |
| Was the raised detailing around the non-historic focal windows changed? | Yes.                 |

Subcommittee Discussion and Comment:

| Subcommittee-member | Comments   |
|---------------------|--|
| Larimer             | The shed roof was probably installed because the patio gets hot.                               |
| Woods               | Very exciting, it's a beautiful house. Opening the pergola will really improve the appearance. |

Staff Comment: None.

Recommended Modifications: Restore six non-historic windows and detailing around the windows; remove shed roof and restore pergola; restore wall caps; and restore flower box under second floor window prior to application for historic designation, based on historic photographs.

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 4:39 PM

The next regularly-scheduled Subcommittee Meeting will be on May 4, 2016 at 4:00 PM.

For more information, please contact Jodie Brown at [JDBrown@sanidiego.gov](mailto:JDBrown@sanidiego.gov) or 619.533.6300.