

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, February 6, 2013, 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 4:00

Subcommittee Members	Alex Bethke (Chair); Gail Garbini; Linda Marrone; Ann Woods; Tom Larimer
Recusals	
City Staff	HRB Kelley Stanco; Jodie Brown; Cathy Winterrowd; Sarah Vonesh
Guests	Item 3A Samantha Strack, Brian Leslie

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

None

3. Project Reviews

▪ **ITEM 3A:**

Listings: N/A

Address: 4747 Panorama

Historic Name: N/A

Significance: N/A

Mills Act Status: No

PTS #: N/A

Project Contact: Brian Leslie

Treatment: Rehabilitation

Project Scope: The property owners are attending DAS at the request of the HRB. They would like to discuss the restoration of the windows, stoop, patio and converting the non historic French door back to windows.

Existing Square Feet: 1,287

Additional Square Feet: 0

Total Proposed Square Feet: 1,287

Prior DAS Review: N/A

Staff Presentation: This property was recently reviewed at HRB. There have been a number of modifications to the property-changes of the light pattern to the windows, flagstone added to the front and deck added, change from a window to a pair of French doors. When staff initially met with the property owner, we recommended that these issues be addressed. The property owner wanted to go forward to the HRB to see if their house would go forward. From a staff perspective, we felt that each of the alterations were significant.

Applicant Presentation: From the HRB, we heard three things-the windows, the French doors and the patio. We are here to figure out what is acceptable. Our big question is the patio. We found out that the patio has some pretty substantial concrete work so it will be a big job. We have a good sense of what the work will cost. We would also like to ask about the vinyl window on the side. Our existing photos show that it is a fixed single light window. Is this acceptable? We also have questions about the double hung windows in the bathroom and the bedroom. They are painted shut-could they be replaced?

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
I thought I heard that the roofing material was changed from slate to composite shake?	Staff identified that the existing roof is not the original roof based on the 1973 photos and the Sanborn map.
What are the dates of the historic photos?	1973
I was interested in Gail's comments on the patio. The patio used different material so it portrays itself as historic.	
I like the French doors as they relate to the patio out front.	
You could keep the French doors the same and then change the windows back so the lights are different to help distinguish	
You may need to have someone come in and evaluate the property by taking it apart to determine the window type.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	The windows should be returned to their original light pattern. The patio would be OK, I don't see it as a character-defining feature. I think the French doors are a little different. I don't think that it is in keeping with the Standards. I don't think they are a significant impact but there should be something to help distinguish them from the historic. Maybe something should be done to the frame to distinguish it.
Garbini	I am not bothered by the patio but the lights in the windows bother me. I don't think that the French doors detract from the design.
Marrone	
Woods	I am not bothered by the French doors either.
Larimer	I don't have a problem with the patio. It looks like it is part of the house. The French doors, I don't have a problem with them but I would like to hear how it fits in with SOI. We have a number of historic homes that don't have their original roof so I am not bother by it.

Staff Comment:

None

Recommended Modifications: The windows should be restored to their original light configuration. The other features at the front of the house (French doors, patio, and stoop) can remain in their current configuration.

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 4.38 PM

The next regularly-scheduled Subcommittee Meeting will be on March 6, 2013 at 4:00 PM.

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