

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, January 7, 2015, 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 4:00pm

Subcommittee Members Gail Garbini; Tom Larimer
City Staff

HRB Jodie Brown;

Guests

Item 3A Brian Sweeney, Kelly Kincaid

Item 3B Lucas Reeve, Gina Champion, Alison Michael, Phil
Roxworthy, Tracie Billock, Chris Bittner, Philip
Cudaback, Nathan Cadieux

Other Bruce Coons, SOHO

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #208-138

Address: 506 22nd Street

Historic Name: Sherman Heights Historic District

Significance: District Contributor

Mills Act Status: Yes

PTS #: 393481

Project Contact: Kelly Kincaid;

Treatment: Rehabilitation

Project Scope: Property owner is requesting to install solar panels on the south side of a historic house located on a corner lot.

Existing Square Feet: 3935

Additional Square Feet: 0

Total Proposed Square Feet: 3935

Prior DAS Review: N/A

Staff Presentation: The property owner has proposed to install roof mounted solar panels on their house. The house is located on a corner lot at Island Avenue and 22nd Street and

it is two stories. Staff has verbally approved panels on the north side and at the rear of the house on the addition. Staff has a number of concerns about the addition of panels on the south side along Island Avenue on the historic portion of the house. This location would be highly visible, staff believes that other locations should be investigated.

Applicant Presentation: The SOI Standards does allow for modifications, I believe that the flush mounted panels will not diminish the character or history of the building. Since 2005, we have done a lot of work to restore the building. We have been instrumental in turning the neighborhood around. I believe it is reasonable based on my design and power bills. Without using the south side panels we do not get the production that we need. The frameless panels have a lower profile and less of an impact. We have also provided two reports that show including panels on the trellis, which would reduce the production by 27%. We have tried multiple layouts and provided the production amounts at the top of the various plan sets.

Public Comment:

Name	Comments
Coons	I have consulted on some of the projects but not on this project. It is unfortunate that the trellis is not a good option. You are so visible on 22 nd Street. Have you looked at the panels that look like shingles? (They are cost prohibitive and do not produce as much).

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
What is most objectionable on the south side? When the sun hits, it will be quite visible. Looks almost like a glass roof.	The photo I provided shows it is more of a reflections of the sky.
I get that the south side façade will give you the most. I was not here three years ago, so everything west of the main box is new?	Yes.
I don't see anything on the south side on the new addition?	Due to fire setbacks we would not be able to fit any in that location.
The roofline does not appear to be drawn correctly.	The patio is not drawn correct.
I am not seeing a study that shows the panels placed in the south and west side of the addition.	The numbers provided are the best we can provide.
Do the panels only come in the rectangular size?	Yes.
It looks like there is a portion of the roof available above the garage and at the second story.	We looked at that, and were not able to the produce much power at those locations.
The rear dormer is hipped?	It is pyramidal.
How about the dog leg area of the garage? Has that been investigated?	No

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	I think that the company should return with a new design where there are no reflective panels on the south side of the historic house.

Staff Comment:

None

Recommended Modifications: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: HRB Site #425; NRAddress: 2855 Perry RoadHistoric Name: Naval Training Center Historic DistrictSignificance: District Contributor Building #8Mills Act Status: NoPTS #: N/AProject Contact: Nathan Cadieux; Philip CudabackTreatment: RehabilitationProject Scope: Addition of exterior cooking facilities, two shipping containers, and site work.Existing Square Feet: 3300Additional Square Feet: 0Total Proposed Square Feet: 3300Prior DAS Review: Dec-14

Staff Presentation: This project was reviewed at the December 2014 meeting. There were a number of comments related to the proposed design and DAS asked that the project team investigate revisions and return to present at DAS.

Applicant Presentation: We have made a number of changes based on the previous comments. We removed the trellis over the historic driveway preserving the views of the building. We have also reduced the size of the other trellis. On the container design, we have provided renderings that show their open nature and we have also brought some materials. Regarding the outdoor cooking areas, the outside canopy is detached from the building. The west side kitchen will be limited in visibility. The outdoor kitchen will require a cover; we have modified the slope to distinguish it from the historic. The outdoor kitchens will also close up at night via sliding doors or a garage roll up door.

Public Comment:

Name	Comments
Coons	You made a lot of good changes. It looks a lot better.
Coons	Historically there were not a lot of trees, so these were added, but the design was in a symmetrical manner.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
It looks a lot cleaner than last time. The plans and the renderings are not the same. Is the trellis meant to be L shaped?	Yes
The overhead awnings appear larger in the plan versus the renderings –is that the case?	If you refer to A5.2, it shows the correct elevations. The reference of the table appears to be throwing off the view.
Tell us about the wood deck	It is basically at curb level. It is for tables and chairs.
The fire pit is in the same spot?	Yes.
You are considering relocating trees? The Norfolk Pines cannot be relocated easily.	Those will not be relocated. We are looking at the pin oak pines which are only 6-7 years old.
Is this trellis wood?	Yes, the photos were provided for reference.
I would like to see the landscape plans. It is a more cohesive plan. The design was meant to respect the military history of the site. I am concerned that as we go forward, we should be removing or adding trees that support that concept.	
What about the trees at the street front?	They will be remaining.
And which trees will be relocated?	The ones located behind the driveway. There are two that will remain and four that will relocate slightly further back. Could we maintain the trees and add a few additional trees? I am interested in the historic specimens but also how they will relate to the site
I am mostly concerned about the street trees. The relocation of the interior trees should be able to be relocated without problem. But if they die during relocation should be replaced in kind, staff should review it.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	The proposed project is consistent.

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

4. Adjourned at 5:28 PM

The next regularly-scheduled Subcommittee Meeting will be on February 4, 2015 at 4:00 PM.

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