

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, March 9, 2011, at 4:00 PM

5th Floor Large Conference Room

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	Alex Bethke (Chair); Gail Garbini; Ann Jarmusch (4:07)
Recusals	None
City Staff	
HRB	Kelley Stanco
City Attorney	Nina Fain
Guests	
Item 3A	Charles Tiano
Other	Jerry Kwasek

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: N/A

Address: 4243 Jackdaw Street

Historic Name: N/A

Significance: Not Evaluated

Mills Act Status: N/A

PTS #: N/A

Project Contact: Charles Tiano on behalf of the owner, Lawrence Frank

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to restore and rehabilitate a single family home that is not currently designated; however, the owner is in the process of pursuing designation. Full renovation of a craftsman home in Mission Hills. The project proposes to replace an existing window opening (approximate size of 4'6" x 4'0") located on the north side of the home with a pair of French doors (either single or divided lit and approximately 96" x 84"). This opening will allow access from the home to a side courtyard and take advantage of southern exposure. The existing opening is set back

approximately 45' from the west property line and approximately 36' from the front facade of the home. During staff review of the project concerns were raised regarding consistency with the Standards. The applicant is seeking DAS comment on the proposal and consistency with the Standards.

Existing Square Feet: 1,775

Additional Square Feet: 90

Total Proposed Square Feet: 1,865

Prior DAS Review: N/A

Staff Presentation: This rehabilitation project proposes to restore and rehabilitate a single family home that is not currently designated; however, the owner is in the process of pursuing designation. The project proposes to replace an existing window opening located on the north side of the home with a pair of French doors. This opening will allow access from the home to a side courtyard and take advantage of southern exposure. The existing opening is set back approximately 45' from the west property line and approximately 36' from the front facade of the home. During staff review of the project concerns were raised regarding consistency with the Standards. The applicant is seeking DAS comment on the proposal and consistency with the Standards.

Applicant Presentation: The property is approximately 90 years old and was recently purchased by the current owner. Ron May had been hired to complete a nomination, but Ron is unable to complete the report at this time and the owner is seeking another consultant. Preliminary input from the consultant indicates that the house is eligible for designation. A number of unpermitted modifications are being reversed and the house is being restored. The remaining issue is the modification of a window to a door at the side of the property at a bedroom. A 1950s addition is being remodeled to fit in better with the character of the house ("Existing Bedroom #3" on the plans is the 1950s addition). The bedroom in question is original, but will be used as a guest room/family room, which is why the French door modification is being requested. It appears that all of the original doors, interior and exterior, are completely divided lite. Allowing access to the sideyard will provide more useable yard area in direct sunlight. The owner is willing to take the gamble that the work could preclude designation. There are other elements on the property that might preclude designation, like the 1950s designation and the guest house.

Public Comment: None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Is the difference in elevation that requires the stairs an existing condition?	Yes.
Is there a fence on that side?	Yes, a fence along the side property line.
What is the setback between Bedroom #1 and the fence?	10.5 feet.
What is the visibility?	Minimal, 50' back behind a 5' tall fence.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	Agrees with staff. If you're pursuing designation, you need to retain as much integrity as you can. There weren't French doors there historically. In order to pursue designation, that opening needs to stay as is. Fence may not always be there.
Bethke	Subcommittee member Garbini is right in an ideal situation; however, if this building were already listed, this modification may be approved. Believes it is consistent with the Standards, and would urge staff to consider the setbacks and visibility and the fact that it is a secondary façade.
Jarmusch	It's a shame not to put French doors in, but it is a gamble in regard to designation. Doesn't believe the project is consistent with the Standards.

Staff Comment:

Staff Member	Comments
Stanco	Clarify why this was raised as a concern: given the intent to designate the property, staff was concerned about the number of modifications along this façade.

Recommended Modifications: The Subcommittee was split on whether or not the installation of the French doors is consistent 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

4. Adjourned at 4:42 PM

The next regularly-scheduled Subcommittee Meeting will be on April 6, 2011 at 4:00 PM.

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