

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

(Please note: This will be a three hour meeting)

Wednesday, October 4, 2006, 3:00-6:00 PM

4th Floor Large Conference Room

City Administration Building

202 C Street, San Diego, CA

*The Design Assistance Subcommittee is a subcommittee of the City of San Diego's Historical Resources Board. It is primarily composed of Historical Resources Board members who are design professionals with expertise in historic preservation. The Subcommittee provides an informal atmosphere in which presenters can discuss issues related to historic resources. The Subcommittee is not a voting entity, but rather a forum for discussing issues and solutions related to historic resources and their preservation. Comments on a project concept at the meeting do not predispose future positions on the project by the Historical Resources Board. After a brief staff introduction to a project, applicants will be allowed up to 10 minutes for their presentation, which should be focused on the issues affecting the integrity of the historic resource. Applicants are encouraged to engage in an open dialogue regarding the changes that they propose to make to the historic resource and to seriously consider the Subcommittee members' comments before finalizing their project plans.*

*The Secretary of the Interior's Standards for Treatment of Historic Properties shall be used as guidelines in evaluating alterations, changes or potential relocation or demolition of historic resources.*

*Members of the public will be allowed an opportunity to speak, for up to one minute each, at the end of the Subcommittee's discussion on a project. Each member of the public is required to state their name and the organization (if any) that they represent prior to their one minute presentation.*

## MEETING AGENDA

1. Introductions
2. Public Comment (on matters not on the agenda)
3. Various Issues:
  - Grande Colonial Villas Hotel Project: The proposed project is the construction of a new building on three parcels of land on Coast Blvd. South, downhill from the Grand Colonial Hotel and north of the historically designated Little Hotel by the Sea and the Terrace Apartments. Other than previously reviewed rehabilitation, there is no impact to these structures. However, the applicant is proposing to demolish HRB site # 294 at 921, 925 and 927 Coast Blvd South, the Colonial Inn Project Sites, designated on 12/5/1990, in order to construct a proposed new building which would provide parking and additional hotel rooms to serve the existing historical hotel complex on the property. PTS# 102447 (25 minutes requested by the Marie Lia, the applicant's representative)
  - Katherine Teats House #2: The architect, Tim Martin, is working with the owner to legalize an existing second unit at this Irving Gill-designed house at 3415 Albatross

Street. The architect and owner are seeking advice on the design with respect to the Secretary of the Interior's Standards for Rehabilitation. (20minutes)

- 3230 Homer Street, Point Loma: An addition to the rear of this potentially historic Craftsman style house is being proposed for the owners, Mr. and Mrs. Patterson by architect Ada Mancilla. Although the primary portion of the addition is to the rear of the house beyond the peak of the gable roof that is parallel to the street, the applicant is proposing to make a modification to an existing central dormer at the front elevation. (15 minutes)
- Lafayette Hotel: Architect Art Balourdis will describe the new project that has been redesigned in response to community concerns. The DAS previously reviewed a Lafayette hotel site project, and all issues specific to the historically-designated Lafayette Hotel were resolved. There is no change to these agreed-to conditions. The issue to be discussed is the relationship of the historic hotel to the proposed new structures on the rear portion of the full-block site. The previously-approved project had both lower structures and a high-rise building at the opposite end of the site from the hotel. The proposed new project has only low to mid-rise structures behind the historic hotel. (20 minutes)
- 3157 Maple Street: The house is a contributing structure to the Burlingame Historic District. The owner, Rick Hardy wishes to make modifications to the front of the residence. (20 minutes)
- 16<sup>th</sup> and J Streets: Scott Moomjian, on behalf of the applicant and property owner Katalyst LLC, and in light of the designation appeal, would like to pursue a mitigation plan consisting of HABS documentation with DAS members relative to demolition of the resource in the context of a Site Development Permit for an affordable housing project now proposed for the property. (20 minutes)
- The Salk Institute for Biological Studies: This project was addressed at the HRB meeting September 28, 2006. The applicant wishes to discuss the two outstanding issues to see if the building design, master plan and guidelines can be found to be consistent with the Standards so that the review in the EIR can be focused on those aspects that are not consistent. The outstanding issues are: The design of the Torrey East Building regarding the axial view issue, and the Design Standards and Master Plan specifically regarding the site landscaping, plant material and placement. (60 minutes)

#### 4. Adjourn

Next Subcommittee Meeting will be on November 1, 2006 at 3:00 PM.

For more information, please contact Michael Tudury at (619) 533 6227