

DESIGN ASSISTANCE SUBCOMMITTEE

January 3, 2007, 3:00 pm – 5:30
4th Floor Conference Room
City Administration Building
202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Boardmembers: David Marshall (Chair), Laura Burnett and John Eisenhart
Staff: Cathy Winterrowd, and Michael Tudury
Guests: Grande Colonial Villas: Marie Lia
7055 Vista de Mar/304 Belvedere: None
Balboa Park WiFi Antennae: Charlie Daniels and Robert (Woody) Nicholson, Park and Recreation Department
Clermont/Coast Hotel, 501 7th Ave, Centre City: Robert Green and Patrick Russell, Robert Green Company; Melanie Como Harris, Heritage Architecture; Anthony Lavreti, Owner
30th Street Bungalows: Ione Steigler
Other: Bruce Coons, SOHO; Patricia Andrzejik

2. Public Comment

None

3. Projects

- Grande Colonial Villas Hotel Project: (This item was taken second, out of order on the agenda)
Background: 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. This proposed project has been reviewed by the DAS in two previous meetings, August and October, 2006. PTS# 102447. At this meeting, Marie Burke Lia, on behalf of the owner, suggested an on-site visit and meeting.

Board Comment:

Boardmembers agreed that the site visit would be a good way for all DAS members, including new members Delores McNeely and John Eisenhart, to be informed of the proposed project. Meeting Notes for August and October 2006 will also be provided to DAS members.

David Marshall suggested to Ms. Lia that a site map, showing the elements of the entire site and their proposed disposition, should be available for Boardmember review as well. Ms. Lia said that this would be provided.

Although January 16 and 17, from 10am to 2pm were suggested as a window of time, subsequent review of individual schedules identified the availability of only Wednesday, January 17, 2007, from 10:30 to noon. The site visit and an on-site DAS Special meeting has been tentatively scheduled for this time, awaiting confirmation from all DAS members before formal noticing.

Public Comment: None

- 7055 Vista del Mar/304 Belvedere, La Jolla:
This item was removed from the agenda at the request of the applicant's representative.
- Balboa Park WiFi Antennae: (This item was taken first on the agenda, out of order.)
Background: As mentioned in the previous presentation regarding the proposed kiosks, a new WiFi antenna would be part of each kiosk, hidden in each finial. In addition, the Park and Rec Department is also proposing three new WiFi antennae and a central antenna for City of San Diego emergency and City staff communication purposes only. These antennae are substantially smaller than the previously reviewed cell phone antennae and can be painted to match adjacent surfaces. A sample antenna was presented.
There is an existing fiber-optic line to the Balboa Park Administration Building at the old Naval Hospital. From this location, the signal is transmitted by antenna to the central antenna location at the Museum of Man California Tower, at the second level down from the top. From this central location, antennae would be targeted to an antenna at the finial of each of the kiosks, and to individual antennae at the Balboa Park Administration Building, the Fire Alarm Building, and the Balboa Park Club Building.
The antennae at the California Tower are proposed to be attached to the sides of the metal balcony railings at the east (2), west (1) and south (1) sides of the tower. The antenna would be painted flat black at the tower location.
The single antenna at the Fire Alarm building would be adhered to the upper corner of the façade as shown on the photos provided. The Fire Alarm building antenna would be painted the adjacent wall color.
The antenna at the Balboa Park Club Building would be hidden from public view behind the rooftop parapet and would not be painted.
The antenna at the Balboa Park Administration Building would be attached to an existing pipe vent located behind the rooftop parapet. The need for the existing AM radio station antenna will be determined and the existing antenna eliminated if possible. If it is necessary to retain the radio station antenna at this location, the wiring for this will be rerouted from its existing exposed condition on the outside of the building to a hidden internal route. Under any circumstances, the vent pipe will be shortened to the Code-required height and painted the color of the new unpainted WiFi antenna at this location.

Boardmember Comment:

The Boardmembers commented on the proposed locations and antenna colors, as well as the directions regarding the existing conditions at the Balboa Park Administration Building, and all agreed that due to the tiny size of the antennae and their locations and colors, as stated above, the project met the Secretary of the Interior's Standards for Rehabilitation.

David Marshall recommended that the antennae on the railings be set back as far as possible from the outer edge, ideally on the side railing sections rather than the front section.

Laura Burnett specifically thanked Park and Rec staff for the detailed and very clear presentation.

Public Comment:

Bruce Coons concurred with the directions given, although he would have preferred that the California Tower antennae be located within the structure. Mr. Daniels explained that this location would distort the signals.

- Clermont/Coast Hotel, 501 7th Ave., Centre City: (This item was taken last on the agenda.) David Marshall recused himself on this item, as his firm is involved with the proposed project.

The owner's representative, developer Robert Green, made it clear that he was in the process of responding to an RFP from CCDC, and that he was not yet selected as the site's developer. He indicated that the original list of seven groups that had been reviewed had been short-listed to two, and that the process was ongoing.

He indicated that as part of his due-diligence, he felt it important to discuss the proposed restoration of the 1887 historic resource, designated in December 2001. He noted that the property was not designated based on HRB Criterion C (Architecture), but rather HRB Criteria A (Cultural Landscape) and B (Historical Event), due to cultural issues related to the African-American community that occurred at a later date than the date of construction.

He presented drawings of his proposal and sought advice regarding the restoration of the historic resource. He noted that his proposal included a proposed African-American historical museum space. He also indicated that his group has secured the rights to the Chicago-based "Birdland" name for a proposed jazz venue, to be named after the famous musician, Charlie Parker who was called Charlie "Bird" Parker. Mr. Parker had stayed at this hotel. In the days of segregation, this hotel rented to all, including blacks.

Mr. Green indicated that it was his intent to restore the hotel to its original 1887 appearance, using existing materials wherever possible. At the exterior, per an historic photo, he proposed to restore the horizontal wood siding, the cornice and the front door. As part of the ballpark agreement, the windows have already been replaced with new wood frame windows to match the original historic ones.

At the interior, since much has been altered, he proposed to retain the central hall configuration and to restore the stair and balustrades. The balustrade currently exists between the entry level and the level above. At the upper two floors, there are walls where the balustrade would be, but the balustrade may be encased in these walls.

He indicated that the hotel is currently used as a SRO and the intended future use of the hotel at the upper floors is affordable housing.

He discussed the two options regarding locating underground parking below the hotel: 1. Moving the hotel to another location on site to excavate at this hotel site, then returning it to its original location; or 2. Shoring the hotel on-site and excavating below.

Boardmember Comment:

With the recusal of Mr. Marshall, HRB staff Mike Tudury suggested that he moderate the discussion with the two remaining DAS members and the public. All agreed.

Regarding the proposed restoration plans, all agreed that Mr. Green's proposal was a good one.

Regarding the proposed overall site massing relative to the historic resource, all agreed that the proposal respected the resource and made appropriate transitions in scale and massing to the historic resource.

Regarding the proposed underground parking, Mr. Eisenhart indicated that whichever option is most cost-effective would be acceptable, with the caveat that no harm befall the historic building. Ms. Burnett indicated that if the structure is to be relocated on site, that strict monitoring must occur to assure the well-being of the structure. HRB staff indicated that it is always best to not relocate the resource if possible, and that even on-site relocation may impact the project process.

Regarding the interior, Mr. Coons of SOHO indicated that the center hall configuration should be retained per the 1888 fire map. He stated that all the balustrades should be restored and that the door and window interior trim/moulding as well as the wood doors should be returned to the extent possible. Ms. Burnett and Mr. Eisenhart concurred.

Regarding the proposed "green" roof at the hotel, all agreed that this was inappropriate at the historic resource. Ms. Burnett noted that it would be OK to allow public rooftop access to the hotel, but that the use should be the type that might have occurred historically, and that the rooftop should not be landscaped. If the rooftop is to be accessible to the public, the rooftop walking surface should be a grey color, similar to the original built-up roof color, and any required guardrails should be set back from the parapet so that they are not visible from the street. All concurred.

Regarding building paint colors, Mr. Coons of SOHO suggested that scrapings or other exploratory methods be used to determine the original historic colors, and that these colors be utilized on the restored structure. Ms. Burnett and Mr. Eisenhart concurred.

Public Comment:

Comments by Mr. Coons of SOHO are included above.

- 30th Street Bungalow Court: (This item was taken second-to-last on the agenda)
Background: This composite two-part bungalow court was built several years apart as two individual halves, one in the Craftsman style and the other in the Spanish Eclectic style. They have now been consolidated as a single bungalow court. Architect Ione Stiegler discussed modifications to restore portions of the structures in order to potentially allow the structures to be designated. She noted that at the 1924-26 Spanish Colonial portion, which consists of five units and a garage, is primarily intact with the exception of new aluminum windows which will be removed to be replaced with wood frame windows to match the historic configuration. On the other site, there are two Craftsman style units and a two-unit structure that was originally a Soap Mixing factory. At these two Craftsman units, it is proposed to replace the aluminum sliding windows with wood frame windows of one-over-one historic configuration, correct the entry porch posts, and to remove the stucco siding in order to restore the original wood siding. The wood siding may be underneath the stucco. Mrs. Steigler stated that she felt that the factory structure was significantly altered to the extent that it should be excluded from consideration of designation.

Board Comment:

Chair David Marshall stated that, in particular on the two Craftsman structures, the rehabilitation work should be done prior to consideration of designation due to their loss of integrity. The Spanish Colonial structures appeared to have better integrity.

HRB staff Mike Tudury suggested that if the Spanish Colonial structures were to be considered for designation prior to rehabilitation, that it may be appropriate to restore the street-facing windows at the first unit to show what was to be done to these units.

Laura Burnett said that she likes the units without the proposed modifications, but agrees that the restoration proposed would be an improvement.

John Eisenhart stated that the existing wrought iron fence detracted from the complex's historic character, but understood the need for security. He and Mr. Marshall suggested that this white-painted fence be repainted black, or ideally it would be removed.

Mr. Eisenhart also suggested that further information be obtained about the Soap Mixing factory. He wondered if the existing canopy was evidence of an early Art Moderne structure.

Public Comment:

Bruce Coons of SOHO indicated that the pink paint at the clay tile entry roofs should be stripped and that the historic colors should be determined and reintroduced. Mr. Marshall agreed.

4. Adjourned at 5:30

The next DAS Meeting is scheduled for February 7, 2007.