

DESIGN ASSISTANCE SUBCOMMITTEE

February 7, 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, Delores McNeely, Otto Emme and John Eisenhart

Staff:

Marianne Green, City Attorney's Office; Michael Tudury, HRB; Kelley Saunders, HRB

Guests:

Grande Colonial Villas: Attorney Marie Lia, Hotel Manager Terry Underwood and Architect Brian Giguere of Arch. Concepts

1261-63 Cave Street Relocation: Architect Jeffrey Shorn

NTC Sellers Plaza: Architect Clifford Cook

3106 Maple Street: Architect Jay Brown

Imperial Avenue Marketplace: (Continued)

Other: Barbara Baxter, La Jolla homeowner

2. Public/Staff Comment

City Attorney's Office representative Marianne Green introduced herself and said that she was looking forward to working with the HRB.

HRB staff Mike Tudury presented the two new posters that showed the four categories of the Secretary of the Interior's Standards and the ten Standards for Rehabilitation. These were placed in view as a visual reminder of the DAS charge. They will be displayed similarly at all DAS meetings.

3. Projects

- 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. This proposed project has been reviewed by the DAS in three previous meetings, August and October, 2006 and twice in January 2007. The second meeting was in conjunction with a DAS site review.

At this DAS meeting, the applicant's representative, attorney Marie Burke Lia, presented a two-page memo dated February 2, 2007 that recapped the applicant's objectives, the permit and review process, and the previous DAS recommendations.

Architect Brian Guiguere then presented the latest five alternatives that include the retention of all three historic resources as Alternative 1.

HRB staff pointed out a need for a sixth alternative that preserves the front yard setting of the brick structure, 921 Coast Blvd South (921).

Board Comment:

Chair David Marshall suggested that the needed additional alternative could be a version of Alternative 2, to be called 2A. Alt. 2A would relocate the two story mass in Alt. 2 that is shown in front of 921 to the site to the north where 925 Coast Blvd South (925) is located. Alt. 2A would also reconstruct the front yard setting of 921 above the project's proposed underground garage. The DAS had previously noted that although 925 is the oldest of the three structures, it is the most altered of the three historically designated properties on the project sites, so its retention was deemed less critical than the other two resources.

Staff stated that since 925 was significantly altered, the historic designation could be reconsidered at the HRB. The DAS did not wish to consider this action.

The DAS members discussed Alt. 2A and all agreed that, other than option 1 that preserves the three historic resources in situ, Alt 2A was the preferred alternative.

Laura Burnett noted the existing palm tree between 925 and 927 and indicated that the tree, which is not healthy, could be replaced in that same or similar location.

John Eisenhart stated that, in order for the new structures met Standard 9 of the Secretary of the Interior's Standards for Rehabilitation, a 30 foot height limit must be adhered to.

There was also some disagreement over how to apply the 30-foot height limit to this project. All stated that it was desirable to retain the open space that currently exists at the northeast corner of the site on the third property that is part of this three-property proposal.

All stated that it was important to maintain a reference to the historical massing of the street's 40-foot wide lot pattern and the neighborhood's development pattern, rather than constructing a wide "slab" development.

David Marshall stated that it was important that the massing of the proposed development had no taller than a two-story mass on the middle lot, transitioning to the three-story mass on the northernmost property as shown on the massing study per Alt 6.

John Eisenhart indicated that three and four-story massing is not characteristic of the Craftsman style. Architect Brian Guiguere stated that he researched this and that he found a number of examples of large-scale Craftsman structures. John indicated that since these are intended to recall the smaller scale of the existing development pattern and the 40-foot lot width, that his concerns regarding height were valid and important. HRB staff Diane Kane suggested that the applicant look at the book "Shingle Style" by historian Vincent Scully.

Mr. Marshall reiterated the DAS' concern with height and scale and stated that the development shown in the perspective rendering had the appearance of small bungalow and steroids. He indicated that the proposal was compatible in style and materials, but

that the new structures were differentiated too much in terms of scale with the adjacent historical structures.

Otto Emme stated that the retention/reconstruction of the cobblestone-faced retaining wall was important. This was reinforced by all DAS members, as well as neighbor Barbara Baxter.

All DAS members stated that the primary alternatives to be considered are Alternative 1 that retains all of the historic structures in their present location, and Alternative 2A.

- 1261 and 1263 Cave Street Relocation: The originally-proposed relocation site for these structures has fallen through. However, another La Jolla site, 5716 Beaumont Avenue near Bird Rock Avenue in La Jolla, has come forward with an owner committed to the relocation of these two historically-designated structures to this property. Marie Lia presented the new site and architect Jeffrey Shorn presented a conceptual site plan only of the structures on the Beaumont St. Mr. Shorn noted that the new proposal intends to remove the non-historic rear additions to the two structures and plans to convert the smaller rear structure into a garage that is accessed off an alley at the rear of the property. This would allow for the required on-site parking. He noted that at the previous site, required parking was an unresolved issue. He also noted that the original garage at Cave Street was not part of the historic designation. Regarding solar orientation, the new site allows for a very similar orientation to the existing historic siting on Cave Street.

Board Comment:

There was a general consensus among the DAS members that the new proposal was a good one, with respect to the Site Plan presented. It was noted that as the project is more fully developed, it should return for follow-up DAS review.

Otto Emme expressed concern regarding the relocation of the structure's brick chimney. Mr. Shorn indicated that the chimney would probably be disassembled for the move and reconstructed using the original bricks, design and location.

Both Mr. Emme and Ms. Burnett said that the siting was a great idea.

Delores McNeely indicated that the proposal looks good.

John Eisenhart said that this project would be a great addition to Bird Rock.

David Marshall supported the proposal and stated that it was particularly good to retain the original relationships between the two buildings, as this proposal does.

- NTC Sellers Plaza: (Chair David Marshall recused himself on this item due to his firm's involvement on NTC projects.) Modifications are proposed to buildings 01, 08, 11, 23, 24, 32 and 194 in order to accommodate tenant improvement adaptive reuse. These structures are located at the north end of the historic district. Building 32 is east of Decatur Road adjacent to Building 194. Building 24 is also east of Decatur Road, at the Lytton Street gate. All other structures are between Truxton and Decatur Roads, south of Perry Street. Architect Clifford Cook of Awbrey Cook McGill presented the proposed changes that include the insertion of new storefronts in door openings while retaining the existing doors in an open position, new parapets beyond the existing parapets, site work to address disabled access, and landscaping. The proposed changes have been reviewed by State Historic Preservation Office (SHPO) and are in the process of final review by the National Park Service (NPS). The SHPO comments were distributed prior to the

meeting for review. Mr. Cook stated that these SHPO and NPS reviews are necessary to obtain the Rehabilitation Tax Credit that is offered as part of the Federal Historic Preservation Tax Incentive program administered by NPS, and that his projects are subject to a very high level of scrutiny for that reason.

In general, Mr. Cook noted that no historic fabric is to be demolished or significantly altered. Only the portions of the structures that have been identified as added/non-historic are proposed to be removed. He noted that at all of the structures, only interior work and removal of non-historic fabric is to occur at this structure, with no change to the historic fabric. He noted that new interior partitions, structural upgrades, electrical, plumbing and HVAC work not visible from the exterior of the structures is typical throughout. He explained that where the existing narrow sidewalks needed to be widened for the disabled, the existing sidewalk was retained and a new adjacent sidewalk, complementary in design but clearly new is to be constructed. At the existing openings where new storefronts are to close off the opening, the design employs peripheral dark green painted aluminum frames with only a single horizontal mullion to assure that pedestrians would not accidentally attempt to walk through the clear glass closure.

The following summarizes the significant proposed alterations on a building-by-building basis, as well as related DAS comments:

- Building 1, west side: the existing volume is to be unchanged, and the stairs to the mezzanine and the mezzanine are to be retained, although the stairs and the mezzanine are not to be used. A single large reversible fountain and new landscaping is proposed for the existing courtyard. This fountain was determined to NOT be consistent with the Secretary of the Interior's Standards for Rehabilitation (the Standards) by DAS landscape architect Laura Burnett as it is not easily removable, nor is there any historic precedence for a fountain at this courtyard. Other DAS members concurred. It was suggested that more transitory elements such as tables, chairs and umbrellas be used to enliven the courtyard and that the historic appearance be determined and a solution complementary to the historic appearance be utilized. This courtyard design and the fountain were the single element of this review that the DAS felt strongly was inappropriate.
- Building 1, east side: the non-historic infill roof at the court in this area is to be removed and a new non-historic roof is to be added. This new roof is not attached to the historic structure (as is the existing one to be removed) and is visible only from a substantial distance away (1/4 mile +-). The DAS members expressed no concern regarding the new roof.
- Building 8: A new storefront is to be installed at the existing large fire truck opening. The existing doors are to be retained in the open position. There were no DAS comments regarding this issue.
- Building 11: At the existing arches, added non-historic glass block infill is to be removed and replaced with a single glass pane. A new pair of glass doors is to be added, but no existing historic doors are to be removed. There were no DAS comments regarding this issue.
- Building 23: The added non-historic roof is to be removed with no replacement. There were no DAS comments regarding this issue.

- Building 24 (at Lytton gate): Only interior work and removal of non-historic fabric is to occur at this structure, with no change to the historic fabric. No DAS comment.
- Building 32 (east of Decatur Road): This structure was originally a warehouse. Only interior work and removal of non-historic fabric, including the mezzanine, is to occur at this structure, with no change to the historic fabric. No DAS comment.
- Building 194: Only interior work and removal of non-historic fabric is to occur at this structure, with no change to the historic fabric. No DAS comment.

DAS Landscape Architect Laura Burnett stated that, with the exception of the east court of Building 1, the landscape plans looked OK.

As acting chair, Ms. Burnett discussed a suggested site visit/review of this area of NTC by the DAS. However, the majority of the DAS indicated that they were familiar with the area and that they had no problem envisioning the proposed changes. For that reason, there will be no organized DAS site visit. As most of the HRB has visited NTC, there is no objection to individuals visiting this public venue on their own, but they should not discuss their thoughts with other HRB/DAS members outside the context of a noticed public meeting. In order for the DAS to better understand the proposed modifications at a future DAS meeting, the applicant was directed to return with photos of the subject affected buildings, and with any materials and colors (the dark green painted aluminum frames, etc.) necessary to describe the specifics related to changes.

- 3106 Maple Street: The owner is proposing to add a first and second story addition to a contributing structure to the Burlingame Historical District. The proposed project scope includes a two story addition at the rear of the structure, which will replace a single story porch infill at the rear, and the demolition of the detached garage to make room for the workshop portion of the addition. The two-story addition is proposed to be 1.5 feet to 2 feet taller than the existing structure and incorporates some design influences from the historic structure, including the hipped roof and Asian-inspired roof peak flares. The addition is set behind the original second story portion and provides a visual break and reveal from the original construction to clearly differentiate old from new. Finally, a small one story storage addition would be added to the interior sideyard on the west side of the property, encroaching approximately 5 feet into the existing driveway. The HRB staff member Kelley Saunders has met with the applicant and provided direction to bring the project into conformance with the Standards. Specifically, this direction included reducing the height of the addition so that it is no taller than the existing structure, and retaining the existing garage, which was included in the designation. The applicant's architect, Jay Brown, is seeking additional input from the Design Assistance Subcommittee.

Board Comment:

Chair David Marshall stated that he felt that it was good that the new addition that is proposed differentiates clearly the existing and the new.

Regarding the two-story addition, all DAS members agreed that the addition respected the scale and character and did not overwhelm or detract from the resource, but that the Asian-inspired roofline should not be copied.

While HRB staff suggested that the height of the two story addition be reduced to the height of the existing structure by reducing the height of the tall ceilings, DAS members did not have an issue with the height, noting that while the ridgeline of the addition is visible in the elevations, in reality it would not be visible from the right-of-way. Mr. Brown confirmed this.

In regard to the proposed storage space that intrudes 5 feet into the driveway, DAS member John Eisenhart stated that the location of the garage at the rear of the site, and the long driveway is important and creates tension between the larger and smaller structures, and should be kept. The DAS members agreed and stated that a maximum intrusion of no more than three feet into the driveway by the addition would allow adequate continued historic visibility of the garage and would meet the Standards. The DAS unanimously agreed with staff that the original garage should be retained in place and reused as the new workshop space, as opposed to tearing down the garage to make room for the construction of a new workshop.

Finally, the DAS commented on materials and finishes, stating that a combination of plaster, wood clapboard or a differentiated wood shingle would be appropriate on the new construction, and that the windows on the new construction should have a vertical, as opposed to a horizontal emphasis, with similar proportions to the historic windows.

- Imperial Avenue Marketplace (Farmers Market/Barrio Logan): The applicant for this multi-block project, Cindy Blair of Fehlman LaBarre Architects, asked for a continuance, and the DAS granted it.
4. Adjourned at 5:30

The next DAS Meeting is scheduled for February 22, 2007 at 4-5 p.m. following the full HRB meeting.