

# DESIGN ASSISTANCE SUBCOMMITTEE

September 5, 2007, 3:00 pm – 5:00  
4<sup>th</sup> Floor Conference Room  
City Administration Building  
202 C Street, San Diego, CA

## MEETING NOTES

### 1. ATTENDANCE

#### Boardmembers:

David Marshall (Chair) from 3:00 to 4:30, Otto Emme and John Eisenhart. Note: Mr. Marshall recused himself on the 777 Beech Street Project, and Mr. Eisenhart recused on 1907 Kettner.

#### Staff:

Marianne Greene, City Attorney's Office (arr. 3:35); Michael Tudury, HRB (arr. 3:15); Cathy Winterrowd, HRB; Kelley Saunders (only for a portion of the Sierra Vista item and for the Ray 4-plex item)

#### Guests:

369 10<sup>th</sup> Avenue (Carnation Bldg Complex): David Thompson, architect; Davin McLaughlin and M. Cooper, restaurateurs  
Silverado Ballroom: Richard Bundy architect  
4251 Sierra Vista: Tom and Amy O'Regan, owners  
Balboa Park, House of Hospitality Restaurant Heaters: Lesley and David Cohn, CRG, David Kinney, H of H  
1907 Kettner Blvd: Jonathan Segal, architect/owner/developer; Marie Lia, attorney  
Ray 4-plex Addition, 447 20<sup>th</sup> Street, Sherman Heights: John Ray, owner; Kent Smith, architect  
777 Beech Street Project Proponents: Peter Janopaul, owner; Mike Zucchet, JSDI, LLC; Scott Maas and Taal Safdie, Safdie Rabines architects  
777 Beech Street Interested Parties/Owners: Rita Collier; Barry and Debbie Bruins; Kathy Casey; Ray Wooding; Vern Miller; Kathleen Porter; Pamela Coker; John Walls; Anne Porter; Stella Croker  
Other: Alana and Bruce Coons, SOHO; Brad Richter, Phil Bona, Beverly Schroeder and Lucy Contreras, CCDC

2. Public/Staff Comment: None

3. Projects:

- Proposed Project at Carnation Building Complex , 369 10<sup>th</sup> Avenue, HRB Site #289: Architect David Thompson discussed proposed changes to the northwest corner of this designated resource. This portion of the structure is currently a residential condominium. The proposed use at this portion of the structure at the corner of 10<sup>th</sup> Ave. and J Streets is a restaurant. He noted that there would be a single or multiple new mechanical units above the roof.

Board Comment:

Chair David Marshall stated that the proposed cantilevered window elements around the corner would not be consistent with the Standards. In addition, he felt that it was important to retain the original windows and that it was not consistent with the Standards to change the pattern of the existing windows frames, especially at the symmetrical west facade. He also stated that the proposed frosted windows in lieu of the existing clear glass were not desirable and bisecting the windows with a new second floor created problems as seen from the exterior. Mr. Marshall stated that it was desirable to retain a roll-up door at the recessed entry to convey the warehouse aesthetic. Lastly, when asked by the architect about the proposed new rooftop mechanical units, he said that he preferred several smaller units to a single large unit, to reduce the visual impact.

John Eisenhart concurred with Mr. Marshall. Mr. Eisenhart stated that he would prefer to see a new layer of glazing at the interior, with the possible removal of the glass at the existing windows rather than changing the window openings or framework.

Otto Emme indicated that frameless glass over the existing metal window frames might work. He also agreed with Mr. Marshall that it was preferable to do smaller mechanical units at the roof instead of a single taller one.

Other Comment:

Bruce Coons of SOHO agreed that smaller multiple mechanical units was preferable to a single large one. He felt that it was appropriate to keep the existing metal frame windows, but would consider the layer of frameless glass windows, depending upon how it looked. Lastly, he agreed with Mr. Marshall that it was desirable to retain the original roll-up door so that the entry alcove would be secured after hours to avoid its use as a urinal for the homeless in the area.

- Proposed Restoration of the Silverado Ballroom at Euclid and University Avenues: Architect Richard Bundy stated that he is working with the owner David Chow in conjunction with the Mid City Redevelopment Corporation regarding the historic renovation and restoration of the 1931 Silverado Ballroom to its original art deco design. The structure is not currently historically designated, but would definitely warrant designation, and that the owner does not oppose designation. Mr. Bundy stated that he has not been able to find any historic photos, but that he has the original construction drawings that are likely to be mostly representative of the original building. He noted that the project would include the restoration of the interior ballroom space, which has its original bow trusses, to be used as a community assembly space. He stated that the work would include new restrooms at both floors, a new elevator at the rear of the structure off the parking area, reconstruction of the original storefronts to match the general historic appearance, and new roll-up doors at the south façade where the drive-in garage doors were originally situated.

Board Comment:

David Marshall stated that the proposal looks good and encouraged designation to protect the building. He confirmed that there would be no public use of the roof, and suggested that the architect do some forensic scrapings to determine the original color scheme in order to recreate it. He also suggested that the recreated transoms be more horizontal to match the original drawings.

Otto Emme asked about rooftop signs and was told there were none. He asked about the new roll-up doors and was told that they would be metal frame and glass and clearly new. Mr. Emme requested that the new roll-up doors be complementary and not too modern. He confirmed that there was no basement and asked about the sidewalks. Mr. Bundy indicated that the existing 8-foot-wide sidewalks would be required to be redone. John Eisenhart asked about the metal of the roll-up doors and was told that they would be aluminum. Mr. Eisenhart suggested that the architect consider steel frames due to their more slender profile. Mr. Eisenhart agreed that the Silverado Ballroom was a great building and that the proposal was a great project.

Mr. Marshall summed up that it was great to restore the interior Ballroom space and that the proposed project met the Standards.

Other Comment:

None.

- 4251 Sierra Vista:

This remodeled 1921 property, has street frontage on three streets, Sierra Vista, Montecito and Fort Stockton. It is currently a non-contributor to the Fort Stockton Line Historic District. The new owners, Tom and Amy O'Regan, would like to restore their property so that it may be considered for designation as a contributor to the district. The structure was originally a one-story residence, and a second-story master bedroom suite was added by a previous owner, increasing the square footage by approximately 35%. The property was given a code of 6L, which indicates that the new work done is reversible. The primary issue is a large curved skylight that is visible from all streets and that is not consistent with the Standards. Although no historic photos have been found to date, the remodel drawings are available, but were not brought to the DAS meeting. These drawings show the previously existing conditions. HRB staff Kelley Saunders noted that the owners think that the original architect may have been Alexander Schrieber. The design is in the style of Irving Gill, but was not done by him.

Board Comment:

Chair David Marshall requested that this item be re-docketed for the October DAS meeting when the drawings would be available for review by the Boardmembers since they are the only resource available which shows the house prior to the remodel. This will be done. Mr. Marshall also suggested that the drawings be made available to Kelley Saunders prior to the next meeting so that she could review the alterations.

Other Comment:

None.

- Balboa Park House of Hospitality Restaurant Heaters:

Several permanent heaters have been installed at the outside trellis structures at the south courtyard, as well as at the ceiling of the ground floor arcade at the central courtyard. These heaters are highly visible and are not consistent with the Standards. The DAS will discuss alternatives. The owners, Lesley and David Cohn, pointed out that, although the three heaters at the interior courtyard were added one year ago, most of the heaters have been in place since the restaurant was opened (6-8 years). All the heaters are gas-fired and are fixed in place by permanent piping, including the vertical heaters in the open area of the south terrace.

**Board Comment:**

Chair David Marshall indicated that the vertical “pole” hard piped heaters were OK. He noted that the previous restaurant tenants had not used the arcade adjacent to the entry for dining. He felt that although all other heaters were not consistent with the Standards, the worst offenders were the heaters that were hung from the ceiling utilizing decorative brackets. Mr. Cohn wondered if it would help mitigate the situation if the linear heaters were painted black. He noted that the manufacturer was AEI. There was support in utilizing black rather than a stainless steel finish at the trellis heaters as well as shortening the hanging supports. Mr. Marshall felt that linear heaters, placed to the upper edge of the space on the backside of the arches, would be best at the arcade. He stated that the pole units would be more desirable throughout.

John Eisenhart agreed that the decorative bracket heaters were not good. Mrs. Cohn stated that the pole heaters were not preferable as they were hard piped and their inability to be moved would impact the flexibility of the seating layout.

Otto Emme stated that in his experience, fire department rules seemed to be subjective in many occasions. He felt that it was important that the solution be reversible. He stated that there appeared to be a lot of heaters, perhaps more than is needed.

Mr. Marshall stated that it was important that, per the Standards, any new elements in a historically designated resource, like new space heaters, should not try to look “historic,” but should be clearly new, simple, and secondary to the historic resource. Mr. Marshall agreed with Mr. Emme regarding the number of heaters, stating that the quantity was “overkill” and reducing the number of heaters would be an important step. Mr. Cohn asked about burying the gas line under the finishes, and Mr. Marshall indicated that that would be a good approach if it did not significantly impact the original historic fabric. Mr. Marshall directed HRB staff to place this item on the October 3, 2007 agenda to see what other heater designs were available and to further discuss the direction that the restaurateurs wish to proceed in order to address these issues.

**Other Comment:**

None.

- **1907 Kettner Blvd (HRB Site #277), Little Italy:** (John Eisenhart recusal)  
A new development project is proposed for the site of this designated resource. The proposed project does not incorporate the resource in the new design. When designated in 1990, the designation resolution stated “In addition, the Board indicated that it would favorably consider the relocation of the structure (preferably to a nearby site) as part of a plan to preserve the house but allow for redevelopment of the present site.” The designated historic resource is proposed for relocation, but no receptor site has been found, although the owner continues to search for a possible site. Attorney Marie Lia said that a potential site in the Crest neighborhood was precluded by its wood frame construction. She indicated that the Little Italy Group wished the structure to stay in Little Italy.  
Ms. Lia noted that this 1889 house is very small, at 16 feet wide and 1032 sq. ft. area (600 at main level, and 432 above). The house is 28 feet tall.  
She indicated that the owner is willing to do a Treatment Plan. HABS drawings and photos have already been completed. She noted that if the structure was to be relocated

east of the trolley line, the house would have to be cut in half vertically to clear the trolley lines.

The owner, architect Johnathan Segal, indicated that the \$3.4M cost of the 10,000 sq. ft. site, together with its sloping site (the house at the lowest point of the site where the parking would need to be accessed) precluded preservation of the resource on site. In order to begin work on his project, he has applied for a demolition permit, but he said that he would work with anyone who wished to relocate the structure to another site and would pay for the move, estimated to be \$32,000.

Board Comment:

Chair David Marshall noted that the Victorian house was only one year younger than the Hotel Del and was an important resource. He indicated that he believed that the DAS could support relocation of the historic structure, possibly to 17<sup>th</sup> Street, south of G Street to a location that CCDC has indicated that may be a permanent receptor site for moved historic resources. Mr. Marshall also indicated that a temporary “holding” site could, in concept, be supported while a permanent site is identified, if the resource is well protected per a Treatment Plan and as long as there is not too short of a deadline to find a permanent site. Brad Richter of CCDC said that this option would be studied, together with a site at Park Blvd and Market Street.

Otto Emme confirmed that demolition could and should not be done without an approved demolition permit. He also said every effort should be made to keep the house in one piece. Mr. Segal stated that the demo permit will be part of the Site Development Permit that he will be processing.

Other Comment:

None.

- Ray Four-plex Addition, 447 20<sup>th</sup> Street, Sherman Heights:

The subject structure is located within the Sherman Heights Historic District and is designated as contributing site number 208-056. The proposed project is being reviewed by the DAS as a result of an ongoing Code Enforcement case.

The owner is proposing to remodel the existing building, add 1,120 square feet of enclosed space and new rooftop decks at the rear, as well as modify windows along the primary elevation. The owner and six-year resident, John Ray, has worked with HRB staff Kelley Saunders on this project. He and his architect Kent Smith discussed the scope of the project.

HRB staff had agreed to allow wood screens over the illegally installed new vinyl double hung windows at the side elevations that have already been installed in order to help mitigate the vinyl windows. However, the owner wished other exceptions from the Sherman Heights Design Guidelines including vinyl windows at the front elevation and at the not-yet-installed windows at the rear of the structure.

Board Comment:

John Eisenhart indicated that since the Design Guidelines require that new windows are to be wood frame, it's clear that this is what must be done.

David Marshall indicated that, in the context of resolution of the Code Enforcement case, he would accept the wood screens over the already-installed vinyl windows at the sides of the structure, but that the windows in the front must be wood framed to match the historic appearance. He also stated that the preferred solution to all windows is to rehabilitate and

reinstall the original wood windows. Mr. Marshall added that if the owner planned on replacing any of the original wood windows, they must be damaged beyond repair, per the Standards. HRB Staff would need to verify the condition prior to any replacements being approved.

Otto Emme reiterated that, at the front elevation, there is no compromise to the required wood frame windows.

Mr. Marshall discussed the windows with the other DAS members, and all agreed that wood screens over the existing vinyl side windows would be an acceptable mitigation only if all other new windows that are not yet in place, at the front and rear elevations, are of wood frame construction to match the historic appearance.

The DAS also noted that the new siding at the addition at the rear of the structure should be similar and complementary, but different from the existing wood siding (a different profile or dimension?) in order to be a clearly new addition to the historic resource and to meet the Standards.

- 777 Beech Street Project, adjacent to the El Cortez Hotel: (David Marshall recused and left the meeting)

The applicant, Mike Zucchet on behalf of owner Peter Janopaul, is seeking DAS input on a new project proposal that is a significant modification of the project that the Historical Resources Board saw at its May 24, 2007 meeting.

In response to HRB concerns, the project has been redesigned (by the same architect, Safdie Rabines, in the same contemporary architectural style) to substantially reduce the mass of the element of the building above the 7/8<sup>th</sup> floors, as well as to decrease the width of the north façade of the proposed new building. Specifically, the proposed building has been reduced in height from 18/19 levels to 12/13 levels, to just below the "second shoulder" of El Cortez (approximately the 13th floor of El Cortez). This is a reduction in height from the previous proposal of 60 feet. In addition, the width of the north façade has been reduced from 180 feet to 130 feet above the "first shoulder" of El Cortez (approximately the 7th floor of El Cortez). The proposed overall square footage has been reduced from about 170,000 square feet to about 135,000 square feet.

The proposed project remains a residential condo building above grade with neighborhood-serving retail and commercial uses on the ground floor, and underground parking. The originally-proposed sky room bar and restaurant on the top floors of the previous building design have been eliminated.

*It should be noted that because of an impending further loss of a DAS member due to a previous commitment, HRB staff requested that, in order to fully address this item, any comments should be brief and to the point, and that if a specific comment had already been made, that the courtesy of not repeating comments be adhered to.*

Public/Interested Party Comment: (taken before board comment)

Home Owner Association (HOA) President Barry Bruins stated that it was OK to demolish the Caribbean Wing but that it should be noted that in 1927, the site of this wing was occupied by 3-4 story town-homes. He said that the proposed new design takes away from the "wedding cake" style of the El Cortez, impacting this National Register Historic Site.

Rita Collier stated that this presentation should have included elevations from Beech Street, but does not. She felt that, with other new construction on adjacent sites, the El Cortez is being assaulted on all sides.

Pamela Coker stated that she was concerned about the proposed project's possible impact to the structural integrity of the El Cortez.

Kathy Casey noted the loss of what she referred to as the historic pool and palm tree (HRB staff: not done during the 1927 period of significance). She also felt that the Parcel 2, upon which the 777 Beech Street project is sited, was not created with due process. She noted that the historic designation is for the entire block, when there was only a single parcel.

Vern Miller reiterated that the lot split was illegal. He felt that the appropriate development on the site was town-homes of a similar scale to what existed in 1927.

Barry Bruins summarized, stating that the HOA did not believe that the proposed project was consistent with the Standards.

Board Comment:

Otto Emme stated that he did not like the contemporary architecture, believing that the building would be out of style in a few decades. For that reason, he stated that it was not consistent with Standard #9. However, he felt that the height and massing of the proposed design was consistent with the Standards.

John Eisenhart stated that the new design eliminated a primary objection that he had with the previously-proposed design, the competition of a new tower with the El Cortez tower. He stated that the view from the front of the El Cortez at the corner of Ash and 7<sup>th</sup> Streets was good. He felt that the massing and the space between the proposed structure and the El Cortez met the Standards. He indicated that he liked the middle portion of the façade between the five and seven-story elements. He felt that the proposed color was good, complementary and not competing with the El Cortez. He stated that the proposed new design respected the scale and massing of the El Cortez. He asked the architect to consider the rhythm of the new facades in order to further reflect the rhythm of the windows of the El Cortez. He stated that the mechanical equipment and its enclosure be setback from the facades and minimized to the extent possible. Overall, he felt that the proposed design of the 777 Beech Street project met the Standards.

#### 4. Adjourned at 5:00

The next DAS Meeting is scheduled for October 3, 2007 at 3:00 p.m.