

Please Note: This meeting is anticipated to be three hours.

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, May 2, 2007, from 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. Staff Report:
 - Railroad Museum Outdoor Exhibit: Staff is working with John Rotsart, Executive Director of the Model Railroad Museum (MRRM) and Kathleen Hasenaur of Park and Rec to identify an area for the missing element of the MRRM exhibits, an outdoor model railroad display. A previous DAS review determined that the Alcazar/Persian Carpet Garden was not a location that would be consistent with the Standards. However, a recent proposal was made for an area behind the Casa de Balboa Building adjacent to the roadway to the parking lot there. This area is adjacent to the historic Zorro Garden (that leads to Gold/Pepper Grove Canyon), but is not a part of any of these gardens. It is a small triangular planted area bounded by two pedestrian paths (primarily the path on the east side of Casa de Balboa), and on the third side by the roadway leading to the parking lot behind the Casa de Balboa. The intent of the design is to retain approximately 90% of the

existing non-historic planting at this area. There would be a locked RR “tunnel” box structure in which the trains would park at night when the exhibit is closed. The conceptual plan is to reuse two existing wood trestles from an existing RR museum interior exhibit in this area as well.

- July Meeting Date? The first Wednesday in July is July 4. DAS members need to determine the DAS meeting date for July.

4. Various Issues:

- Dr. Chester Tanner Office Bungalow Court at 3235, 45, 51 and 55 Fourth Avenue: This complex was originally scheduled to be considered for designation at the April 26, 2007 HRB meeting but is now proposed for a continuance in order to address retention of a portion of the structures, and whether or not it would meet the Standards. Marie Lia and developer Bruce Leidenberger wish to discuss incorporating a portion of this property in the proposed project for this site and an adjacent site. (20 minutes)
- Bradley-Woolman, St Cecilia’s Chapel, Historic Site #308, 1620 Sixth Avenue: On behalf of the developer, Marie Lia wishes to discuss the incorporation of all or a portion of the historic resource in a proposed project for this site and an adjacent site. (20 minutes)
- 3178 Maple St: There were three properties that were proposed for inclusion in the Kensington Historic District that the HRB excluded due to modifications that did not meet the Standards. The HRB suggested that the owners meet with the DAS to determine what work would be required in order for them to be included in the district. The second property owner (Laurel St.) chose not to pursue designation. The third owner (San Marcos Ave.) is unable to attend at this time due to illness. (10 minutes)
- 29th and Cedar Streets: Owners Beth Timpe and Dylan Calsyn would like to discuss possible reversal of previous owner’s alterations at windows and doors as well as a ground floor addition in order to determine if, with the reversal, the 1912 Prairie style would retain sufficient integrity for designation. (20 minutes)
- Imperial Avenue Marketplace (Farmers Market/Barrio Logan): The applicant for this multi-block project, Cindy Blair of Fehlman LaBarre Architects, would like to discuss the proposed mixed use project and whether or not it meets the Standards. The proposed project is located on the full block bounded by Imperial and Commercial Streets (north and south), and 21st and 22nd Streets (west and east), as well as portions of the blocks to the west, north and east of the full block. The proposed project would have underground parking for approximately 874 cars, 69,685 sq. ft. of commercial uses and 517,438 sq. ft. of residential. There are 481 residential units proposed, some of which would be affordable. (45 minutes)
- Mingei International Museum (House of Charm, Balboa Park): The Museum wishes to improve its indoor/outdoor connection and to increase the visibility of the Museum exterior to attract more visitors. They would like to discuss changes to the exterior of the building that include: replacing the glass in the arcade display case windows; new recessed glass entry doors and sidelights (retaining the historic wood pocket doors); new wood balcony doors; new signage (including information panels); and a new small café at the currently-unused south entry door. In addition, the Museum would like to discuss the

following proposed site improvements: new planters and benches; the use of two recessed niches in the arcade opposite the entry; and landscaping, paving and parking modifications at the Plaza de Panama. Lastly, the Museum would like the DAS to comment on a proposed name change for the House of Charm to its proposed 1915 name, the “Arts and Crafts Building”. (45 minutes)

- NTC Sellers Plaza: Modifications are proposed to buildings 01, 08, 11, 23, 24, 32 and 194 in order to accommodate tenant improvement adaptive reuse. At the last DAS meeting, the changes proposed to buildings 08, 32 and 194 were found to be consistent with the Standards. McMillin project manager Kurt Maier and architect Brian Rickling will present the proposed changes that respond to the issues of mullion patterns at new storefronts at buildings 11, 23 and 24, as well as a proposed fountain or fountains at building 1. (20 minutes)
- Proposed 24-hour ATM at NTC: The applicant is proposing to locate a 24-hour ATM at the exterior of the Navy Credit Union tenancy that is located in NTC Building 30 East. The ATM is proposed to be placed in a new exterior wall panel along the arcade that is to be in lieu of existing exterior double doors that will be removed and archived for the future by the lessor, McMillin Company. The arched transom above this double door opening is to be retained in situ. All 24-hour ATMs are mandated by Federal Standards to have lighting at the ATM that will create a bright spot to promote security. In addition, the Federal Standards mandate a lighting level leading up to the ATM along the arcade that is not currently met by the previously-approved existing pendant light fixtures. The DAS will discuss the proposal and whether or not it meets the Standards. (10 minutes)

4. Adjourn

Next Subcommittee Meeting will be on July ?, 2007 at 3:00 PM. (Date to be determined at this DAS meeting)

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