

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Please note: This meeting is anticipated to take 3 hours

Wednesday, September 5, 2007, at 3:00 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:
  - Proposed Project at Carnation Building Complex , 369 10<sup>th</sup> Avenue, HRB Site #289: Architect David Thompson wishes to discuss 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. (25 minutes)
  - Proposed Restoration of the Silverado Ballroom at Euclid and University Avenues: Architect Richard Bundy is working with the Mid City Redevelopment Corporation and the owner of the Silverado Ballroom to historically renovate and restore the building to its original art deco design. The structure is not currently historically designated. (25 minutes)

- 4251 Sierra Vista:  
This property is currently a non-contributor to the Fort Stockton Line Historic District. The owner would like to restore their property so that it may be considered for designation as a contributor to the district. (25 minutes)
- 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 not consistent with the Standards. The DAS will discuss alternatives. (25 minutes)
- 1907 Kettner Blvd (HRB Site #277), Little Italy:  
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 to two possible sites. (25 minutes)
- Ray Four-plex Addition, 447 20<sup>th</sup> Street, Sherman Heights:  
The project, located within the Sherman Heights Historic District and designated as contributing site number 208-056, is proposing to remodel the existing building, add 1,120 square feet at the rear and new rooftop decks, and modify windows along the primary elevation. (25 minutes)

**Note: The following item will not be heard before 4:30.**

- 777 Beech Street Project, adjacent to the El Cortez Hotel:  
The applicant 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 tower element of the building, as well as to decrease the width of the north façade of the 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). 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 proposed sky room bar/restaurant on the top floors of the building has been eliminated. (45 Minutes)

4. Adjourn

Next Subcommittee Meeting will be on October 3, 2007 at 3:00 PM.

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