

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, August 5, 2009, at 4:00 PM

12th Floor Conference Room 12B  
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 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 5 minutes for their presentation, which should be focused on the project's compliance with the applicable U.S. Secretary of the Interior's Standards Treatment Plan (i.e Rehabilitation, Restoration, Preservation or Reconstruction). 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. Project Reviews
  - **ITEM 3A:** Estimated time 15 Minutes
    - Listings: HRB Site #526-147
    - Address: 2617 San Marcos
    - Historic Name: Burlingame District Contributor
    - Significance: Contributing Element
    - Mills Act Status: Active Contract, Recorded 2007
    - PTS #: 182611
    - Project Contact: Seth Larson, Lars Construction; on behalf of the owners, Peter and Laura Giacalone
    - Treatment: Rehabilitation
    - Project Scope: This rehabilitation project proposes to add a 1,015 square foot two-story addition at the rear of a one-story contributing house to the Burlingame Historic District.

The project was reviewed previously by the DAS in July of 2009 and the applicant has requested to return to the Subcommittee with a revised project scope.

Existing Square Feet: 1,028

Additional Square Feet: 1,015

Total Proposed Square Feet: 2,136

Prior DAS Review: N/A

▪ ITEM 3B: Estimated time 20 minutes

Listings: HRB Site #425

Address: Lot A of NTC Unit 6

Historic Name: Naval Training Center

Significance: Contributing Element

Mills Act Status: No Contract, City Owned

PTS #: N/A

Project Contact: Neal Singer, NTC Foundation; and Chris Bittner, OBR Architecture

Treatment: Rehabilitation

Project Scope: The rehabilitation project proposes to adaptively reuse the steam exchange building on the former Naval Training Center. Work includes a new wood floor (no floor existing); removal of non-historic louvers at window openings; lowering of window sills at existing and re-instituted windows; creating a new opening with folding door panels on the north elevations with new wood lintel to replace existing lintel; re-instituted flag standard and downspouts; a new concrete patio and walkways to the public right-of-way; new roofing and exterior painting. Interior surfaces will remain unfinished.

Existing Square Feet: 455

Additional Square Feet: 0

Total Proposed Square Feet: 455

Prior DAS Review: N/A

▪ ITEM 3C: Estimated time 20 Minutes

Listings: N/A

Address: 3839 8th Avenue

Historic Name: N/A

Significance: N/A

Mills Act Status: N/A

PTS #: 182545

Project Contact: Frederick Hensel, owner

Treatment: Rehabilitation

Project Scope: This project is being brought before the Design Assistance Subcommittee by staff, who has determined that the house is potentially historically significant during a project review for a property 45 years old or older. The applicant proposes to enclose the front porch with lattice, a window and a door. Staff has determined that the modifications are not consistent with the Standards and would adversely impact the structure. Staff is seeking recommendations from the Subcommittee on ways in which the project could be revised to be consistent with the Standards.

Existing Square Feet: Unknown  
Additional Square Feet: N/A  
Total Proposed Square Feet: Unknown  
Prior DAS Review: N/A

▪ ITEM 3D: Estimated time 20 Minutes

Listings: HRB Site #1; National Register Landmark District

Address: 2001 Pan American Plaza

Historic Name: Balboa Park, Pan-America Plaza

Significance: Contributing Element

Mills Act Status: No Contract, City Owned

PTS #: N/A

Project Contact: James Kidrick, San Diego Air and Space Museum

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes installation of permanent plumbing upgrades to a portable kitchen facility on the rear patio of the San Diego Air and Space Museum. The installation of the portable kitchen was reviewed by DAS on December 5, 2007 and determined to be consistent with the Standards. During their review, the Subcommittee asked for clarification as to whether or not the kitchen would require connections to water, electricity and gas. The applicant responded that the kitchen would be self contained with no modifications to the building or installation of utilities. Given the revision to the project scope, staff is returning the item to the Subcommittee for review.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

▪ ITEM 3E: Estimated time 45 Minutes

Listings: HRB Site #1; National Register Landmark District

Address: 1350 El Prado

Historic Name: Balboa Park, California Building and Tower

Significance: Contributing Element

Mills Act Status: No Contract, City Owned

PTS #: N/A

Project Contact: David Marshall and Curtis Drake, Heritage Architecture and Planning

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes seismic enhancement of the California Tower and the Main Rotunda of the California Building. The seismic work is entirely interior except for the fortification of the existing steel braces within the upper three tiers of the ornamented portion of the Tower which are viewed through openings.

Strengthening of the lower part of the tower is entirely interior and will not change the appearance of interior spaces. The Main Dome will not be affected, the end-walls of each transept under the barrel vaulted roofs will be strengthened by removal of interior plaster-surfaced hollow clay tile and replacement with a plaster surfaced shotcrete wall.

Preservation of some interior elements will be required. The purpose of this presentation to the DAS is to introduce the project, provide an overview of the retrofit scope and how it will comply with the Standards, and to get preliminary feedback from the Subcommittee on the project's approach. It is anticipated that this item will return to the Subcommittee for additional review and comment once the development of the retrofit project is further along.

Existing Square Feet: 12,528

Additional Square Feet: N/A

Total Proposed Square Feet: 12,528

Prior DAS Review: N/A

4. Adjourn

The next regularly-scheduled Subcommittee Meeting will be on September 2, 2009 at 4:00 PM.

For more information, please contact Kelley Saunders at [KMSaunders@sandiego.gov](mailto:KMSaunders@sandiego.gov) or 619.236.6545