

DESIGN ASSISTANCE SUBCOMMITTEE

October 3, 2007, 3:00 pm – 6:30

4th Floor Conference Room
City Administration Building
202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Boardmembers:

David Marshall (Chair), Otto Emme and John Eisenhart. Note:
Mr. Eisenhart recused on 4330 Witherby Street

Staff:

Marianne Greene, City Attorney's Office; Michael Tudury, HRB;
Myra Herrmann, DSD

Guests:

4330 Witherby Street, Mission Hills: Ron and Dale May

4430 Witherby Street, Mission Hills: (Staff Report)

4251 Sierra Vista: Tom and Amy Stripe O'Regan

1104 Missouri Street, Pacific Beach: C. A. Marengo, architect

Ivy (Maryland) Hotel Signage: Louise Kelley, owner

2411 Second Avenue Office Building: Scott Moomjian, attorney;
Doug Cook, contractor; Jeanne Martin, Bad Boy Brands, Offner
Uptown LLC

Balboa Park House of Hospitality Restaurant Heaters: David
Cohn, owner

Proposed balcony expansion at the La Valencia Hotel: Paul
Benton, architect

2. Public/Staff Comment: None

3. Projects:

- 4330 Witherby Street, Mission Hills:

(John Eisenhart recused himself on this item and left the room.)

Ron May requested that the DAS review and comment on a proposed architectural restoration of this house. He presented historical and contemporary photos of the house and a rendering of a proposed restoration solution by the architect for DAS comment and guidance. He noted that in order to be more consistent with the historic character, the rounded rafter tails at the right side of the building would be removed and replaced with a trim piece to recall the historic photo and that wall would be faithfully reconstructed. He said that the reconstruction of the site wall would shorten the porch and that the new lower site wall would be capped and would have a low gate. He noted that a house in the same block had a similar scrollwork element to that shown in the historic photo and that it could be duplicated. He showed an 8 ½"x11" color rendering of the proposed new front elevation

clearly new and differentiated from the main house. Mr. Emme also said that he felt that the proposed rear shed and rear dormer were OK.

John Eisenhart concurred with Mr. Emme regarding the proposed new rear dormer and shed additions being consistent with the Standards. He said that he was OK with the 6" setback at the southern addition. He felt that the trellis at the front of the house would not be consistent with the Standards, but he was OK with the related proposed deck.

Regarding the doors and windows at this deck, he said that the double-hung window should be retained, but a new narrow French door could be added on one side to access the deck. Mr Eisenhart indicated that along Dawes Street, he felt it was consistent with the Standards to have a 36" ht. stucco site wall with pickets above. He felt that along Missouri Street, it should be only a 36"ht. picket fence. He was not comfortable with the proposed new garage location, being connected to the main house as the original garage was clearly detached. Mr. Marengo said he would study other options for the garage. David Marshall agreed with Mr. Eisenhart regarding the detached garage and window and door changes to the front of the house and the deck. He also said that the trellis was inconsistent and should not be added. He said that the fences proposed were consistent with the Standards, but that the entry arbor should not be built. Mr. Marshall stated that since the existing fireplace/chimney was at the rear of the house and minimally visible, it would be OK to remove it. He also felt that a new outdoor fireplace/chimney, detached from the house and located to the rear of the house would be OK. He stated that he felt that the proposed new ground level additions at the side and rear, as well as the second level dormer at the rear were consistent with the Standards.

After some discussion about the 6" setback, both he and Mr. Eisenhart said they were OK with it. Mr. Marshall remarked that the profile of the siding on the new additions should be complementary but different. He stated that a flat roof on the garage was OK.

Other Comment: None.

- **Ivy (Maryland) Hotel Signage:**

The corner blade sign is in place and is similar but not exactly what was approved by the DAS. The blade sign is made of a filmy metal mesh, not the solid perforated metal panels anticipated. The new sign has a tendency to move in the wind more than anticipated by both the DAS and the owner. The Boardmembers reviewed photos of the new sign and the owner, Louise Kelley wanted the DAS to determine if the sign is acceptable. In addition, the painted "Maryland Hotel" sign that was located on the north masonry (party) wall of the hotel was intended to remain as a homage to the original hotel name. However, it was inadvertently painted over with a much larger Ivy Hotel sign. Ms. Kelley stated that it was important to "brand" the structure with its new name, and that the restoration of the historic hotel speaks for itself.

Board Comment:

Regarding the Blade Sign:

Otto Emme stated that both the originally approved and the existing blade sign were of modern design, which he was comfortable with.

Both John Eisenhart and David Marshall stated that the new blade sign was consistent with the Standards. However, both suggested a "containment/closure" or weighting of the bottom of the mesh portion of the sign in order to reduce its ragged appearance. Ms. Kelley stated that she would like to do this and would explore options with the designer

regarding securing the bottom of the sign, without significantly changing the look of it. She stated that she has had many compliments on the design of the blade sign.

Regarding the North Wall Sign that was painted over:

Both Mr. Emme and Mr. Eisenhart stated that “It’s gone, it’s done”. However, Mr. Eisenhart and Mr. Marshall stated that the loss should be mitigated by reducing the dominant black background of the new Ivy Hotel sign and recreating all or a portion of the much smaller Maryland Hotel sign – to be done in conjunction with retaining a significant portion of the new Ivy Hotel sign. Mr. Marshall suggested perhaps stating “formerly the Maryland Hotel.” He noted that the wall sign had been the last remaining indication of the hotel’s name for the previous 92 years because the mosaic floor tiles at the entries had also been demolished. Mr. Marshall and Mr. Eisenhart stated that a horizontal format for the black background would have less impact. It was also suggested that some of the new sign be painted out with a red matching the brick color to reduce its visual impact. Ms. Kelley said that she would have her graphic designer provide options and return to the DAS for their direction.

Other Comment: None

- 2411 Second Avenue Office Building:

This Modern style one-story office structure was originally constructed at the northeast corner of Second Avenue and Kalmia Street as the offices of the well-known modernist architectural firm of Tucker Sadler. Owner Robin Offner appreciates the Modern style of architecture and has attempted to be sympathetic to the building. The DAS discussed the trellis at the north side of the structure as well as options for required disabled access (lift/ramp/doors) that do not currently exist. Photos and drawings were provided for the DAS review.

Board Comment:

North Trellis:

The north side trellis was removed due to dry rot that made the trellis unsafe structurally. Chair David Marshall noted that although the trellis in question is at the rear of the building, that due to the slope of Second Avenue, it is visible from the public right-of-way and should be reconstructed. A number of structural options were explored including internal fitch plates. Specifically, Mr. Marshall stated that no new columns should be introduced and no material alternatives such as plastic or exposed metal should be considered. Mr. Eisenhart indicated that it was important to keep all (10-11) of the bays of the trellis and its original depth. Contractor Doug Cook indicated that he would consider several attachment methods and return to the DAS at a later meeting with a proposed solution or solutions.

Front Trellis:

The new visible bolt connection at the front trellis was discussed and it was felt that, if the bolt heads were recessed and plugged, the existing solution would be OK. Mr. Cook indicated that this was an easy fix and would be done.

Required New Ramp for the Disabled:

Since the building use has not changed (office to office) and no building area has been added, staff asked the contractor to ask the city dept that is requiring a disabled ramp or lift whether or not this would be required if the building was historically designed.