

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, December 4, 2013, at 4:00 PM  
5th Floor Large Conference Room  
City Operations Building, Development Services Department  
1222 First Avenue, San Diego, CA

## MEETING NOTES

### 1. ATTENDANCE 4:05pm

Subcommittee Members      Alex Bethke (Chair); Gail Garbini; Ann Woods; Tom Larimer

City Staff

HRB      Kelley Stanco; Jodie Brown;  
Park & Rec      Charlie Daniels

Guests

Item 3A      Amy Pat Rigney; David Rue;  
Item 3B      David Reed; Anthony Ridenhour; Travis Nixon  
Item 3C      David Moty; Nitsuh Abena; Ali Alaeipour  
Other      Bruce Coons, SOHO

### 2. Public Comment (on matters not on the agenda)

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings: HRB Site #1

Address: Old Globe Way

Historic Name: Balboa Park

Significance: Contributing to the District

Mills Act Status: No

PTS #: N/A

Project Contact: Vicki Estrada and Charles Daniel

Treatment: Rehabilitation

Project Scope: Improvements to Old Globe Way to include new paving, lighting, site furniture, landscaping and irrigation. Existing parking and vehicular circulation will be reconfigured.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

Staff Presentation: As part of a new project to construct a parking garage on the Zoo land, the applicant is proposing to make improvements to Old Globe Way. The street is located behind the Botanical Gardens and the San Diego Museum of Art. The improvements would include new paving, lighting, site furniture and landscaping. The improved street would allow for access to the proposed parking garage for Zoo employees. The improvements would also include 9 accessible parking spots and the large ficus sycomorus tree would remain in place.

Applicant Presentation: Improvements to Old Globe Way were included in the Precise Plan. The Zoo would like to construct an employee parking lot on Zoo property which would use an existing accessing point. The parking structure would be entirely within the Zoo leasehold. The street from Village Place along Old Globe Way would have the improvements. There are no structures within the area. The new street furniture would be consistent with the Precise Plan, which was approved as consistent with the Standards. An existing sidewalk would be widened. The existing parking lot would be enlarged slightly and the rare ficus tree would be maintained. The roadway will have improved lighting. Sound walls will protect the noise issues for the Old Globe.

Public Comment:

Name	Comments
Bruce Coons	They came before SOHO Board and we support the project. We are supporting it because in 1915 there was a large addition at the Botanical Garden building. There was a road in place at that time. The existing road has change substantially since then.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Looks exciting. Would be nice if we could bring back the character of the original landscape.	We can try, would be an issue if the city couldn't maintain it.
The one thing that stood out is the ficus tree that is about 100 years old. I like the fact that it is being maintained. Is there enough space to maintain it?	Yes, we provided additional space for the tree too.
Looks great, how big is the parking structure going to be?	650 spaces, but the entrances to the garage are spaced apart as employees all start at different times. It is 6 stories.
Is there another access plan?	Just for emergency access not for regular access.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Bethke	I think it is nicely done.
Garbini	Good plan.
Larimer	Not a lot to comment on. They are not touching the architecture but just the landscaping.
Woods	It is great plan.

Staff Comment:

None

Recommended Modifications:

None

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

▪ **ITEM 3B:**Listings: HRB Site #1Address: 1649 El PradoHistoric Name: Balboa ParkSignificance: Contributing to the DistrictMills Act Status: NoPTS #: N/AProject Contact: Anthony Ridenhour and David ReedTreatment: RehabilitationProject Scope: Garden exhibit on the exterior of the building that includes a solar powered model railroad that would be placed in two existing planters.Existing Square Feet: 619.75Additional Square Feet: 0Total Proposed Square Feet: 619.75Prior DAS Review: N/A

Staff Presentation: The applicant is proposing to construct a miniature railroad within a gated area on the exterior of the building. The exhibit will relate to an interior exhibit and will allow people into the gated area from the museum. The exhibit will be powered by solar panels located on the roof of the building. The panels will be below the existing parapets with no visibility from the street. All panels will be weighted and no penetrations will be through the roof to accommodate the panels.

Applicant Presentation: The project itself is a miniature garden railroad. It is solar powered outdoor model railroad. We are partnering with the Balboa Park Online Collaborative using smart phones to enhance the experience. Additionally, we are working with the Sustainability Committee to work on projects long term. The display will be set up behind the building in two small existing planters. We are not touching the building and a gap will be maintained between the exhibit and the building. We are updating the accessibility, but it will be an exit only. Solar panels are also proposed for the roof at the southwest corner. The panels will be located below the parapet height. The electrical room is located directly below the proposed panel location. To mitigate any damage to the roof, we will not be penetrating the roof system. They will be weighted to the roof.

Public Comment:

Name	Comments
Charlie Daniels	Is the inverter going to be in the basement? (Yes. There will be no conduit on the exterior. You are correct.)

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
So you go through the museum, will the exhibit be accessed from the interior? I am wondering if it will be an attractive nuisance. Should it be shielded from view?	We would like it to be a tease to come in to the museum. We have talked about using an expanded metal, so that people could not reach through. The total height of the fence is 8'.
Part of the issue, is it is a small area so you don't want to make it seem like a fortress.	We wanted to make it feel like a patio.
The area is a secondary access point. Are you concerned about it being open?	We could not have it open. The material is expensive and we would not want it to be damaged by vandalism. Cameras would alert us to any issues.
I am concerned about the gate with the metal mesh.	We have looked at using a plexi-glass on the gate which would allow no one to poke through. This is reminiscent of the mesh used on the bridge. We could adjust the design. We are not married to the design just the use.
Based on the levels provided for the trains, if I bring my young nephew would they be able to see it.	Yes
What is the wall going to be made of?	The outer wall will be stucco. And we will be introducing art rock into the exhibit.
If I have a vote on the fence I prefer the fence with the rounded top.	

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Bethke	Cool project. It almost seems like too small of a space. Adding the historical aspect it is very exciting.
Garbini	I think it is great project.
Larimer	I think it looks great. Love the idea of model trains. Looks like you are introducing a train that is based on the historic trolley.
Woods	Great project.

Staff Comment:

None

Recommended Modifications:

None

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

▪ **ITEM 3C:**Listings: HRB Site #422Address: Talmadge AreaHistoric Name: Talmadge Gate Historic DistrictSignificance: Contributing to the DistrictMills Act Status: NoPTS #: N/AProject Contact: Ali AlaeipourTreatment: RehabilitationProject Scope: In conjunction with the Utilities Undergrounding Program, the City is updating ADA curb ramps at various locations. Specific upgrades will impact the designated resources.Existing Square Feet: N/AAdditional Square Feet: N/ATotal Proposed Square Feet: N/APrior DAS Review: N/A

Staff Presentation: HRB staff has had concerns about the proposed ramp upgrades taking place and impacting designated historic resources. The Talmadge Gate Historic District is a number of gates that show the historic entrance to the neighborhood. They are predominantly located near existing ADA ramps. As part of the street repaving and ramp upgrades, the designated Talmadge gates would have Federal Yellow truncated domes

added to the base of the gates on the existing ramps. Staff is concerned with the impact of the color on the historically black gates. We have suggested that different colors for the truncated domes are evaluated to determine if there is another color that would meet the requirements of contrast but also provide a more suitable alternative for the gates.

Applicant Presentation: ADA is a big component of the work that we do. This project has 114 ramps that need to be replaced. There are only 10 ramps within the 114 that are impacted because of the gates. The testing that we completed for Juan Street as recommended at the direction of the Old Town Design Review Board. This area is the same as Juan Street which is why we suggested Federal Yellow. The city is currently preparing to resurface the area. If we do not complete the ramps prior to the resurfacing we will not be able to address them again for 5 years.

Public Comment:

Name	Comments
Bruce Coons	There are seven or eight approved colors. There is not a contrast requirement, it is a tactile. We just worked with the County and used the medium grey. The truncated domes don't have to be colored it is a tactile thing.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
The requirement is that areas where there is vehicle hazards it has to be a tactile warning strip. There is nothing that notes colors. Yellow is an easy color but there should be other colors to look at.	When you are off the public streets you can use other colors. When you are in the city streets you use federal yellow. We have had many discussions regarding the colors.
There are yellow on all of the other sidewalks. I have noticed in other parts of the country that they are using other colors. What color is mandating yellow?	It is a city color. Federal code is not dictating the color.
There is precedent that has been set by SOHO.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	There are options that should be reviewed.
Garbini	
Larimer	It not a matter of color, but the tactile nature of the truncated domes. I would recommend that you re-read the requirement about the visual contrast. It is not stated what the amount of contrast is required. I would recommend that Wayne Donaldson is also contacted.
Woods	

Staff Comment:

None

Recommended Modifications:

None

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

4. Adjourned at 4:17 PM

The next regularly-scheduled Subcommittee Meeting will be on January 8, 2014 at 4:00 PM.

For more information, please contact Jodie Brown at [JDBrown@saniego.gov](mailto:JDBrown@saniego.gov) or 619.533.6300.