

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, January 8, 2014, 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

Subcommittee Members Alex Bethke (Chair); Linda Marrone; Ann Woods;

City Staff

HRB Jodie Brown

Guests

Item 3A John Eisenhart; John Wilson; Jay Patel

Item 3B Gregory De Peña; Andrea Navagato

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #275

Address: 532 West Grape Street

Historic Name: Vue de L'Eau Apartments

Significance: C (Architecture)

Mills Act Status: No

PTS #: N/A

Project Contact: Lila Patel; John Eisenhart

Treatment: Rehabilitation

Project Scope: Rehabilitation of the window sill, jamb and head. Replacement of the sash with a similar window in dual pane.

Existing Square Feet: 14000

Additional Square Feet: 0

Total Proposed Square Feet: 14000

Prior DAS Review: N/A

Staff Presentation: The applicant would like to replace all of the windows with dual pane windows. The hotel sits within the flight path. Since it is not residential the airport's

noise attenuation program is not available. The owner would like to maintain the existing frame, but replace the sashes to help with noise attenuation.

Applicant Presentation: We would like to replace the windows in the existing hotel. Per the Standards the windows should be repaired rather than replaced, but this is a unique condition due to the environmental conditions. If any new building were built in this location the windows would have to be noise attenuated. Not only is the property within the noise contour, but I-5 is close by and Grape Street is busy. The proposed sash windows would be wood, the ropes and pulleys would be removed and they would operate with a friction system. A vinyl jamb liner would operate on the interior and would not be visible.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Will they remain operable?	Yes
So nothing to the exterior just a new interior?	Mostly except for the south side where the sills are in poor condition and would need to be replaced. The sashes will be replaced there, so it will not be an interior storm
Are there examples of how this done in Point Loma?	Yes, through the QHP Program
This is a hotel?	Yes

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	Recommend approval
Marrone	
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

▪ **ITEM 3B:**

Listings: HRB Site #127-063

Address: 904 5th Avenue

Historic Name: 1st National Bank Building

Significance: Gaslamp Historic District Contributor

Mills Act Status: No

PTS #: N/A

Project Contact: Vincenzo Lo Verso; Gregory de Pena

Treatment: Rehabilitation

Project Scope: Remodel the existing sidewalk café including a new iron railing and doorway opening into an existing restaurant.

Existing Square Feet: 152

Additional Square Feet: 0

Total Proposed Square Feet: 152

Prior DAS Review: N/A

Staff Presentation: The applicant would like to convert an existing window into a door to allow access to an existing patio café.

Applicant Presentation: The property is located at 904 5th Avenue and it currently has only one entrance. The rest is dark and uninviting to the patrons and they feel that they are missing out on potentially revenue. There will still be a step and the bulkhead will be partially maintained. The door will be historically appropriate per the Gaslamp PDO.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
How does the current window look?	It is broken into three parts and we will replicate the division. One side of the door will be a bi-fold door and the other will swing out on its own.
So you are basically talking about putting in a fake wall?	No, it would essentially be a large wood frame at the bottom but the whole thing would operate as a door.
It will replicate what is there now but it will have a door?	Yes
It is all occurring within the existing opening?	Yes and the existing transom would remain.
My only concern is that we are not understanding it correctly. We cannot see it well. Why not replicate what is there instead of the planter?	I am not sure how to replicate stone.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	I would recommend that we have sketches of the door and better pictures. I think there needs to be a little more detail. I think that you are on the right track.
Marrone	
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 5.00 PM

The next regularly-scheduled Subcommittee Meeting will be on February 5, 2014 at 4:00 PM.

For more information, please contact Jodie Brown, AICP, at JDBrown@sandiego.gov or 619.533.6300