

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, February 5, 2014, 2012, 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 4:06PM

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

City Staff

HRB Kelley Stanco; Jodie Brown
Park & Rec Charlie Daniels

Guests

Item 3A Oliver Humphrey
Item 3B Todd Robinson; Mark Lyon
Item 3C Karen Li; Fletcher Callanta; Edric Doringo; James
Arnhart
Item 3D Ron Padilla; Steve Farley; Lori C. Azar;
Item 3E Andrea Navagato
Other Bruce Coons, SOHO

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #526-128

Address: 2608 San Marcos

Historic Name: Burlingame Historic District Contributor

Significance: District Contributor

Mills Act Status: Yes

PTS #: 342898

Project Contact: G. Oliver Humphrey; Nathalie Cochran

Treatment: Rehabilitation

Project Scope: Replace two windows on the front façade with two small casement windows.

Existing Square Feet: 840

Additional Square Feet: 0

Total Proposed Square Feet: 840

Prior DAS Review: N/A

Staff Presentation: On a recent visit to the Burlingame Historic District, HRB staff noted that work was taking place on this property that had not been reviewed or approved for a permit. The applicant reduced the size of the front façade windows. The windows that were in place at the time of designation were not original. They were jalousie windows with a wood frame. While the window was not original, it appeared that the opening was original. When the project came in for review, staff directed the applicant to restore the windows to their original size. The applicant would like to install like to maintain the non-permitted smaller windows.

Applicant Presentation: We have provided a packet showing similar style windows in the neighborhood for Spanish Colonial style houses. A number of the windows that we are showing are located on the front of the house. We believe that the windows currently in place are consistent with the design aesthetic of the style.

Public Comment:

Name	Comments
Bruce Coons	The window opening appear to be original and should have been maintained.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Providing photos of other houses is comparing apples to oranges. The windows provided do not appear to be on a primary façade. The windows may have been non historic but the openings were original.	
You could have an interior spandrel or black out panel so it doesn't show the interior cabinet.	
I would recommend a light pattern similar to what is existing on the house.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	Agree with what has been said.
Garbini	I agree. The windows should be returned to their original size. The interior always changes, but the exterior should be maintained.
Larimer	The windows should be returned to their original size.

Staff Comment:

None

Recommended Modifications:

The windows should be returned to their original size. The lower portion of the window could have black-out material.

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 #498

Address: 7245 Eads Avenue

Historic Name: The Erling Rhode Residence

Significance: C (Architecture)

Mills Act Status: Yes

PTS #: N/A

Project Contact: Todd Robinson; Mark Lyon

Treatment: Rehabilitation

Project Scope: Proposed second floor and basement garage to an existing one story single family residence.

Existing Square Feet: 1,749

Additional Square Feet: 1,695

Total Proposed Square Feet: 3,444

Prior DAS Review: Nov-13

Staff Presentation: The applicant has provided some revisions to the plans based on the previous input from DAS and would like present the plans.

Applicant Presentation: We have revised the new addition as it relates to Genter Street. We are now proposing to add 721SF on the second floor. We removed a room from the design and relocated the master bedroom. Every wall is set back from the first floor to expose as much of the original roof as possible.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
I appreciate that you came back. I like that the 2 nd floor mass has been stepped back. It would be nice to see in 3D. My primary	

Subcommittee-member Issue or Question	Applicant's Response
concern last time was that the ridge line was being lost. I don't know that anything cannot be done to protect the ridge line.	
I noticed that a lot more of the roof line is exposed. I think by exposing more of the roof line is a positive thing.	
On the north façade there are three gables with triangular knee braces. Are they proposed for removal? Are the eaves being closed by the fireplace?	It is not our intent. The one on the left will be removed. We can study this to determine if it encroaches and if not we can keep the braces. The eaves are not drawn correctly.
Is it the intent to align the upper and lower wall at the study?	Yes
I think it is better if the three gables are maintained. On the front does the overhang go over the ridge line?	It is even with the ridge.
Is that a deck at the front?	Yes, it is behind the ridge.
Is there one in front of the study?	No.
Seems like the study is the issue. Maybe end it at the stairway and see how it looks.	
The gables are part of the character of the house. If it was straight across it would be more prominent, but it is softer stepping it back.	
We want to make sure that the gables are maintained. It would help to have a 3D proposal or see a comparison. Maybe provide a narrower alternative, by keeping the hall or stairwell on the side. It will help to have perspective.	
Is it possible to move back the study?	We had it there originally.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	I am still concerned about the view from the side of the house. I agree it may be helpful to see the design in 3D. It is still a bit overwhelming. Ultimately, we are looking at a home with a single barrel addition. I would like to see options.

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: Misc

Address: Citywide

Historic Name: Local Historic Districts

Significance: Misc

Mills Act Status: N/A

PTS #: N/A

Project Contact: Fletcher Callanta, E&CP

Treatment: Rehabilitation

Project Scope: The Historical Resources Board Policy Subcommittee is currently considering whether to recommend expenditure of Preservation Fund money for the preparation of a color study analyzing truncated dome colors against varying concrete colors found in the City's designated historic districts. The Policy Subcommittee has requested a cost estimate for the study, which will require identifying the number of concrete colors and truncated dome colors to be studied. The Policy Subcommittee further requested that the Design Assistance Subcommittee provide direction on the truncated dome colors to be studied. The purpose of this item is to identify those colors.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review:

Staff Presentation: The Historical Resources Board Policy Subcommittee is currently considering whether to recommend expenditure of Preservation Fund money for the preparation of a color study analyzing truncated dome colors against varying concrete colors found in the City's designated historic districts. The Policy Subcommittee has requested a cost estimate for the study, which will require identifying the number of concrete colors and truncated dome colors to be studied. The Policy Subcommittee further requested that the Design Assistance Subcommittee provide direction on the truncated dome colors to be studied. The purpose of this item is to identify those colors. Fletcher Callanta with Engineering and Capital Projects is here to present color options available to the City for the Subcommittee's review and consideration. Staff is requesting that the Subcommittee identify colors to be studied, and a ranking of preferred colors.

Applicant Presentation: Mr. Callanta presented 9 color options, which include the currently-used Federal Yellow. He noted that white and black were not viable options, as

the white color may not produce the required contrast, and the black color produces too much heat for assistance dogs and may be perceived as a hole by some. This leaves 6 options.

Public Comment:

Name	Comments
Coons	70% contrast is not a requirement. Other colors have been used in other jurisdictions, including the County.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Where does the 70% contrast come from? As an architect, the Subcommittee member is not familiar with this requirement.	ADA Guidelines.
Why are the color selections so limited? Surely there are other options.	E&CP staff has provided the options they believe the Subcommittee is likely to approve.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	With so few choices, all colors should be tested.
Larimer	Wants more information on where the 70% contrast requirement comes from and why it is required.

Staff Comment:

None

Recommended Modifications: The colors presented are too limited. Additional color options should be brought to the Subcommittee, and they will determine which colors are appropriate to study. Additional information regarding the requirement for the 70% contrast is required before the Subcommittee will consider recommending support of such an expenditure.

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 3D:**

Listings: HRB Site #1; National Register Historic Landmark District

Address:

Historic Name: Balboa Park Historic District

Significance:

Mills Act Status: N/A

PTS #: N/A

Project Contact: Lorie Azar, Environmental Services

Treatment: Rehabilitation

Project Scope: This rehabilitation project consists of retrofitting the fixture heads on approximately 300 pedestrian light fixtures with energy efficient "warm" LED fixtures that match the color of the light source between 1915-1935. The fixture with will also reduce unwanted up light. In addition, the project proposes to replace some or all of the high mast parking lot fixtures within the park with a similar color energy efficient LED fixture.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

Staff Presentation: This rehabilitation project consists of retrofitting the fixture heads on approximately 300 pedestrian light fixtures with energy efficient "warm" LED fixtures that match the color of the light source between 1915-1935. The fixture with will also reduce unwanted up light. In addition, the project proposes to replace some or all of the high mast parking lot fixtures within the park with a similar color energy efficient LED fixture. Staff is seeking the Subcommittee's input on the project's consistency with the Standards.

Applicant Presentation: The proposed LED lights will provide greater visibility and security, as well as increased energy efficiency. A range of color temperatures are available, and they are proposing to a temperature which most closely resembles incandescent light. The light source is located in the top of the fixture, so a metal cap will be required. Different options are available, with and without finials. The globe will be a frosted glass, and use of a gray cap would most closely match the globe, reducing the visual impact of the cap.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
What are the options for the cap?	The brochure provided illustrates the option. The one proposed is the closest match available to the appearance of the original globe, which did not have a cap.

Subcommittee-member Issue or Question	Applicant's Response
Will the light be a "yellow" light or a "white" light?	They will be incandescent and more consistent with the historic yellow lights

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	Replacement of the globe is fine. The finial should be eliminated and a frosted globe with a grey cap would be appropriate.

Staff Comment:

Staff Member	Comments
Stanco	The existing fixtures are not original, so the replacement of the globe will not result in the loss of original fabric. Furthermore, the proposed globes and caps will be as similar if not more so to the original globes than the existing fixtures.

Recommended Modifications: Use of the frosted globe with the light grey cap (without the finial) is consistent with the Standards. The color temperature should be consistent with an incandescent bulb.

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 3E:**

Listings: HRB Site #127-063

Address: 904 5th Avenue

Historic Name: 1st National Bank Building

Significance: Gaslamp Historic District Contributor

Mills Act Status: N/A

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: Jan-13

Staff Presentation: This project was reviewed by DAS last month. The applicant would like to convert an existing window to a door to provide access to an outdoor patio café. At the last meeting, DAS wanted to understand the existing conditions better and requested photos of the window.

Applicant Presentation: We have provided better photos of the window in question to help facilitate the conversation.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Is the railing being removed?	Yes
Are all three operable?	Yes
I am unclear. Are you proposed doors for fresh air or for access?	For access.
Are 12" under the planter being removed?	Yes
What is the difference in grade between the interior and the exterior?	Not sure.
Would there be one or two steps?	There would be one step.
Could the one window not be impacted by the door and be maintained?	Possibly, but the owners would like it for ventilation.
Could the third window be maintained?	With operable doors you would not need it for ventilation.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Bethke	With these recommendations, it is consistent.
Marrone	I like it. It doesn't take away much of the original fabric.
Larimer	I would recommend that the railing in front of the fixed windows be reversed, but the planter should be maintained in front of the railing.

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 6.30 PM

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

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