

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, October 1, 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 4:07pm

Subcommittee Members	Gail Garbini; Linda Marrone; Ann Woods; Tom Larimer
Recusals	
City Staff	
HRB	Jodie Brown;
Guests	
Item 3A	Paul Basile; Christopher Bittner; Nathan Cadieux; Kim Elliott
Item 3B	Karina Urias; Justin Mandelbaum; David Mandelbaum; Phil Reed; Tony Crisafi; Desiree Kellog; Diane Kane
Other	Bruce Coons, SOHO

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

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings: HRB Site #425; NR

Address: 2570 Dewey Road

Historic Name: Naval Training Station

Significance: District Contributor

Mills Act Status: No

PTS #: N/A

Project Contact: McMillin Commercial; Paul Basile; Chris Bittner

Treatment: Rehabilitation

Project Scope: Construct a new free standing steel/wood trellis and shade structure on a non-historic patio and install a new tilt up door opening on the East side of Building 193.

Existing Square Feet: 3882

Additional Square Feet: 0

Total Proposed Square Feet: 3882

Prior DAS Review: N/A

Staff Presentation: The applicants are proposing to install a free standing shade structure on the east side of the building. The proposed work would also involve a new tilt up garage door with glass panels on a blank wall. There are currently no tilt up garage style doors in NTC.

Applicant Presentation: The pre design intent was to provide some shade. The trellis is low and will not protrude above the height of the wall. The trellis is located on the service side of the building and the concrete patio is not original. It is not in the corridor and it is not heavily viewed. The garage door opening could be patched and closed off in the future. This was an existing restaurant and there was an existing exterior bar in that location with a previously approved canvas awning that was simple in design.

Public Comment:

Name	Comments
Coons	I know the property really well. I think this is a very visible spot and it is on a main road. I think the current structure is way too modern and it was more than what was approved for Tin Fish. The wood work on the wall should be removed and the material should be wood and painted green. The railing for the ADA access should be simplified.
Nathan	I am from McMillian, the Precis Plan notes that this building is not in a main view corridor.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Is it in the main view corridor or not?	It is not, but it is highly visible.
I have been to a number of restaurants there and this seems rather dominate. I would recommend that the architecture is toned down.	
Are their guidelines for the ADA railing? I recommend using a material that is consistent with the period of significance and there should be move constraint in the design.	Yes, they are typically pretty simple.
What is the upper portion of the upper section of the trellis?	It is just the design.
I think it is an attractive design. The horizontal nature of the design plays off on the other design of the trellis. The trellis is free standing and easily removable.	
What do the new guidelines say about new	They are allowed by they should be

Subcommittee-member Issue or Question	Applicant's Response
openings?	consistent with the design of the others. They should not obscure and remove any character defining features.
I like the new opening, but we are removing historic fabric to accommodate.	
We are looking at a rehabilitation so changes are allowed.	
The vertical element of the trellis detracts from the historic profile	We could lower it should it be below the roof line? How much below could it be lowered? ( use your fine eye)

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	Handrail material should revisited and minimized, the tilt up door is OK.

Staff Comment:

None

Recommended Modifications:

The railing for the ADA ramp should be minimized and the upper portion of the trellis should be eliminated.

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 #1125

Address: 7727 Lookout

Historic Name: George and Marion Cottrell/Cliff May House

Significance: C (Architecture); D (Master Architect)

Mills Act Status: No

PTS #: N/A

Project Contact: Justin Mandelbaum; David Mandelbaum; Tony Crisafi

Treatment: Rehabilitation

Project Scope: Install a lift and slide aluminum system on the front (north) façade in place of the existing living room window. Enclose a portion of the interior courtyard's open loggia to serve as a hallway.

Existing Square Feet: 3178

Additional Square Feet: 0

Total Proposed Square Feet: 3178

Prior DAS Review: N/A

Staff Presentation: The applicant would like to install a lift and slide glass door on the front façade in place of a non-historic door and would like to enclose a portion of the interior courtyard with glass to accommodate a hall way.

Applicant Presentation: We have provided a sketch of the original elevation. The form of the picture window has change dramatically from what is original there. We have looked to do a design that is consistent with the cadence and pattern of the original intent. We have followed the SOI and believe that what we proposed is consistent. The new window will involve removing the furred out the portion and mounting the new door on the exterior. It will operate almost like a barn door. In the interior courtyard we are proposing to enclose a portion of the patio. We will use a bolt on system that is easily removable. It notes that the window pattern should be mimicked in the new windows, so the courtyard would have a similar look.

Public Comment:

Name	Comments
Coons	I have talked to the owners in the past and some of the neighbors. Some of the items improve the way it looks. I hate to see the veranda enclosures. It is difficult with the floor plan to live in so I understand the change. The fact that it is reversible is good, but does not exactly meet the SOI. This house is a milestone in that it is a full courtyard. Regarding the big window, I would prefer to see a multi-light configuration. May typically had multi-light doors. The SOI don't require you to replace missing features but it should be compatible. Where he did French doors he did 4 lights.
Kellog	Character defining features have been removed from the house. The net effect has made the house into a modern day tract home and the work is not consistent with the SOI.
Kane	I am concerned that the 1936 home and the openings are getting larger and over time the changes have had a cumulative impact making the home feel like a modern home. There have been a lot of the changes and we are concerned about all of the cumulative changes and would it still be recognizable to Cliff May.

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
The sketches illustrate the changes to the building. Overall when I look at the massing of the home and the design, it is still a Cliff May home. Is the middle portion on the current window wider?	Yes, the existing fixed window is the size of the original fixed and the casements together.
I think that the removal of the furred out wall does a lot to bring back the character. Given the size of the window, I would not do anything other than a lift and slide window. I would be curious to see a study that brings the side of the window back to its original width. I would like to see a couple of other studies.	A study has not been done. The balance of the room looks good since the window on the other side is the same proportion.
The treatment of the interior courtyard, we would pay greater homage to the architect if we did a window wall that is consistent with the original design. The same language could be carried through.	The muntins are actually rather large and we did about three studies. The proposed pattern is consistent with the modern living.
Some of the windows in the courtyard open?	Yes, there are two casements on each end and a French door in the middle. The system is screwed into the posts. They can be made so that the profile of the operable window is the same as the fixed.
I am not completely on board about the resolution of the living room window. The proportions look odd. The middle portion is the same but I am thrown off by the proportions of the side.	So you would like to see the side flanking proportions slightly smaller.
The key to enclosing it should have something that is original and not undermining the historic fabric.	The windows could be unscrewed and removed.
The window, I would defer to Tom's comment on how to do that window. I understand the functionality of it but it does change a lot of the design.	
Have you lived in the house?	No
I live in a Cliff May house, it was the first spec house. We have kept the corridor open and it is part of the history and fun of living in a Cliff May house. I would encourage you to live in the house before you enclose the corridor.	The hallway will not be visible and the other loggia will still be open.

Subcommittee-member Issue or Question	Applicant's Response
In regard to the window, the windows are character defining. I would recommend that you go back to original design of the window.	
Let's talk about rehabilitation, what about the use has changed. There were a number of doors that operate as doors with a fixed proportion.	There are charming aspects of the door. We could bring the proportion back to the original but why not do something modern? It would have less of an impact on the original house. 80% of the openings of this façade have been changed.
With respect to the living room window, is it possible to make it work by changing the proportions to the original?	
When I look at the original it looks like the casements were a ¼ of the middle. I would make the new one the same proportions as the original.	We will stay with the configuration that is currently in place and get rid of the pockets. The whole thing will operate but will not fully open. All the panes will operate.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	The partial enclosure of the interior courtyard as presented is consistent. The front façade operable window should match the proportions of the existing door.

Staff Comment:

None

Recommended Modifications:

The front façade sliding door should have the same proportions as the existing non historic door. The door should be flush mounted to the wall similar to the original proposal.

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 5.40 PM

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

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