

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, November 5, 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 4.12pm

Subcommittee Members      Linda Marrone; Ann Woods;  
City Staff

HRB      Jodie Brown

Guests

Item 3A      Julia Quinn, Kim Elliott, Carlos Wellman, Mark  
Fastlicht, Chris Bittner, Alan Ziter

Item 3B      Kent Smith, Lannon Turowski

Item 3C      Julia Quinn, Kim Elliott, Chris Bittner, Nathan  
Cadieux, David Patafore

Other      Bruce Coons, Paul Johnson

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

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings: HRB Site #425; NR

Address: 2620 Truxton Road

Historic Name: Naval Training Station

Significance: District Contributor

Mills Act Status: No

PTS #: N/A

Project Contact: Carlos Wellman;

Treatment: Rehabilitation

Project Scope: Remodel the Luce Auditorium to become a 6 screen theatre with a proposed exterior deck and patio.

Existing Square Feet: 20844

Additional Square Feet: 3961

Total Proposed Square Feet: 24805

Prior DAS Review: Nov-13

Staff Presentation: This project was previously presented to DAS a year ago. The applicants have made some revisions to the plans which include the introduction of a covered patio space in front of the theatre. The detached covered patio space will feature a steel frame with sliding frameless glass doors. The new plans also feature one story additions at the side of the building.

Applicant Presentation:

We are proposing a cover over the patio area which is detached from the historic building. There are two options with one that has a heavier structure and one that has a more open structure. It comes to a height where the arches are still visible and the structure will be transparent. Regarding the additions, one was done previously and the other would match. The addition would make the building symmetrical. We would be maintaining the plantings on the existing arches, but would be adding plantings along the canopy. On the façade of the building, we will be cleaning the existing tiles to allow them to be revived. We will also be painting the building white while the surrounding buildings are a peachy color. The canopy over the patio area will help deflect the sound of the airplanes. We believe it complements the building, it is free standing and it is reversible.

Public Comment:

Name	Comments
Bruce Coons	Reviewed the plans. Helped write the design guidelines for NTC. I could think of a few things that would be affront to the SOIs. To obscure the arcades, front and center is not consistent with the SOI. I understand the need for the canopy, but by the afternoon it will be in the shade. I also noticed that the arcades were glassed in, which is not appropriate. The color should also have a similar color to the surrounding buildings, and should not have a dissimilar color. I also have concerns about the heavy plantings on the arches.
Paul Johnson	The color palette was all the same with the exception of the chapel.
Nathan Cadieux	I wanted to show my support for the use and the design of the project. Beyond the direct sun and protection from the elements, we have also found that the feeling of having a cover over you encourages participation.
Alan Ziter	We are the stewards of the building. Our board has reviewed these plans, and we support what has been presented today.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
I agree with the comments from Paul	

Subcommittee-member Issue or Question	Applicant's Response
Johnson and Bruce Coons. The roof structure obscures the arches	
I agree. I love the outdoors too, but obscuring the arches is a concern. It is the main focal of the building. Maybe you should consider umbrellas. I would also recommend adhering to the color scheme. Using glass on a primary façade should be not be used on a primary facade.	We cannot think of a building that is more complemented than the Natural History Museum in Balboa Park which is white. We could raise the pergola so you could clearly see the arches. In the current design, you would still see the arches. From the street level you can see the arches.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Marrone	I would recommend that you do a revised project that is slightly raised up with a lighter structure to show the arches.

Staff Comment:

None

Recommended Modifications:

Raise the roof structure of the patio cover to allow increased visibility of the arcade. The building should not be painted with, but rather a similar color to the other buildings in the district.

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 #208Address: 2433 G StreetHistoric Name: Sherman Heights Historic DistrictSignificance: District Non ContributorMills Act Status: NoPTS #: 382446Project Contact: Lannon Turowski; Kent SmithTreatment: RehabilitationProject Scope: Construct a new two story residence on a vacant lot within a designated historic district.Existing Square Feet: 0Additional Square Feet: 1650

Total Proposed Square Feet: 1650

Prior DAS Review: N/A

Staff Presentation: The applicants are proposing to construct a new two story single family residence on this lot. When the district was originally designated a house with a secondary structure was on the lot. After designation, the main house was lost in a fire and the lot has been vacant with the exception of the secondary structure since then. The applicant proposes to reconfigure the lots and construct two new houses and restore the remaining structure.

Applicant Presentation: This new house will be located on the west portion of the lot. The existing cottage will remain and will be restored. The house will meet the Sherman Heights and Grant Hill Park Design Guidelines set forth. The height of the house will be consistent with the other houses.

Public Comment:

<b>Name</b>	<b>Comments</b>
Bruce Coons	I think the 1/1 single hung windows is fine. It should fit in fine. The columns should be simplified.
Paul Johnson	Not having divided lights help identify it as a new structure.

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
The second floor with the column with a column over a void is odd.	The base is more exaggerated in the drawings then it will actually be. It has a similar look like the original that burned down.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Marrone	I am fine with the design, it looks consistent.

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 #425; NR

Address: 2816 Decatur Street

Historic Name: Naval Training Station

Significance: District Contributor

Mills Act Status: No

PTS #: N/A

Project Contact: Jay Adams; Dala Fuwaires

Treatment: Rehabilitation

Project Scope: Construct a new public market which will include an outdoor plaza, a large free standing sign, a new interior mezzanine and new exterior doors at either end of the shared hallway and roll up doors separating the vendor space at three locations.

Existing Square Feet: 22000

Additional Square Feet: 0

Total Proposed Square Feet: 22000

Prior DAS Review: N/A

Staff Presentation: The applicant is proposing a new public market with outdoor seating. The space is currently a shell with a number of replacement windows and doors. The applicant would introduce operable windows in certain spaces and a large sign.

Applicant Presentation: We want this to be the next great public market. We want to bring life into a shell. We are proposing 30+ vendors in the existing space. We are proposing a new mezzanine that will be pulled away from the walls. We will keep the exposed spaces all together. On the outside we will have a meeting area. We are proposing an iconic sign. We are proposing to enclose the open hall space.

Public Comment:

Name	Comments
Coons	Not much issue with the free standing sign. It is free standing and not attached to the building. I have concerns about the planter, wood wall and the liberty sign wall. They should have a lighter or shorter barrier. My biggest issue is closing off the corridor. You can well see everything when it is open. There should be certain hours that they are open. The roll up doors should be fine.
Nathan Cadieux	I support the tenant and the proposed design celebrates the building. There is an elevation change between, so the perimeter wall is not that tall.
David Spatafore	I believe that the corridors are difficult to navigate and we hope to help NTC with the proposed design.

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant’s Response</b>
I think it is a great idea to have the market. As long as the doors are in the existing openings I think they are fine. I would like to know the height of the building.	
Concerns about the height of the sign and the planters	36 to 42 inches is the magic level to make people feel safe.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Marrone	The project is consistent with the Standards.

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 5.17 PM

The next regularly-scheduled Subcommittee Meeting will be on December 3, 2014 at 4:00 PM.

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