

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, March 5, 2015, 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	Gail Garbini; Tom Larimer; Ann Woods
Recusals	
City Staff	
HRB	Jodie Brown
Guests	
Item 3A	Chuck Freedman, Kiley Wallace, Ron May,
Item 3B	Nathan Cadieux, JT Barr, Rachel Smith, Neal Singer
Other	Bruce Coons, SOHO

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

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings:

Address: 1809 West Montecito Way

Historic Name:

Significance:

Mills Act Status: N/A

PTS #: N/A

Project Contact: Charles Freedman; Kiley Wallace

Treatment: Rehabilitation

Project Scope: Restoration of the property based on historic photos and photos prior to a 1991 remodel

Existing Square Feet: 2876

Additional Square Feet: 0

Total Proposed Square Feet: 2876

Prior DAS Review: N/A

Staff Presentation: The applicant would like to receive feedback on the restoration of their property prior to submitting for historic designation. They have historic photos which will help guide the restoration work.

Applicant Presentation: When this was in front of the Historical Resources Board Nathan Rigdon was not declared a master architect. We have found historic photos that show that some of the work noted in the staff report was not correct. Kiley has identified 5 areas of concern and we would like to have these items identified in order of priority for restoration. The house was built in 1914 and in 2001 the owner added a number of Craftsman elements that did not exist on the house. We would like to know if we need to do all of the items or some of the items.

Public Comment:

<b>Name</b>	<b>Comments</b>
Bruce Coons	I would recommend that you remove the trellis.

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
Who was the builder?	Nathan Rigdon
On the rafter tails, they actually added them in?	They were originally straight cut and now they are angled.
I would think the pergolas need to go	
The rafters ends, brackets and cross member should go	
I would also recommend that they paint some of the elements: like the balcony railing (that was originally dark color) this would be a secondary item.	
The change to the second floor stain glass would be a secondary item.	What about the elongation of the porch? There is a ghost on the porch that makes it visible. (There will be comments on it from the HRB)
What is the material of that wall?	We are not sure.
So there were knee braces?	Yes, but they were light weight and there were only 2 originally.
So the eaves were boxed?	No, there was a ridge board added to that area.
I believe that the smaller porch is a character-defining feature. However, it could be a secondary issue to address. I think it is either one way or another removing the trellis and porch or leaving it in place.	We could remove the trellis without impacting the wall.
Are all the other windows original?	Yes, with the exception of the stained glass window.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Garbini	The pergola, rafter ends, brackets and cross member should be priorities for the restoration work.

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 #425; NRAddress:Historic Name: Naval Training Center Historic DistrictSignificance:Mills Act Status: N/APTS #: N/AProject Contact: Nathan Cadieux; Chris BittnerTreatment: Rehabilitation

Project Scope: Various improvements to the landscape and hardscape at the north end of NTC. The areas include the parking lot between Bldg. #1 and Barracke #14; the parking lots and landscape area south of Bldg. #194; the west courtyard of Bldg. #1 along Truxton Road and improvements along Sims Road.

Existing Square Feet: 0Additional Square Feet: 0Total Proposed Square Feet: 0Prior DAS Review: N/A

Staff Presentation: The applicant would like to make a number of changes to the north end of NTC. The changes would include modifications to the landscape, hardscape and lighting in the area.

Applicant Presentation: We are making some place-making improvements to NTC, to improve the area so people want to spend time there. There are number of buildings without a front door; essentially building 1 has no front door, so we would like to invite the people in. The main parking is really in front of Ace Hardware and then they walk to the other areas. We wanted to make the area in front of Moment Cycle more inviting.

Architecturally, the design fits into the NTC guidelines and the SOI.

All of the spaces are responsive to the architecture. We have one heritage tree that we are protecting.

On the main entry space for building 1, we have an earth color concrete that we will introduce to the area. We will be adding lights to the arcade area. We have a number of shade structures outside of Moment Cycle.

Page 8 is the outdoor living room. We will be using concrete, decomposed granite, turf and shade structures. We will have Bocce ball courts and low scale fire pits.

In the children's play area, we will fill it with temporary play items. The items could be stored every night. And to the right, we will introduce pavers with child size furniture and chalk walls.

In the Sims Road area, we would like to create a pedestrian oriented area. We are not relocating any of the sidewalks, but we are proposing to remove the turf in the parkway and replace it with decomposed granite. We will be introducing some sitting areas for the tenants. We will introduce string lighting that will attach to existing light poles.

Public Comment:

<b>Name</b>	<b>Comments</b>
Bruce Coons	I wish there were a few more elevations to see what you are doing. Losing the parking is not going to cause an issue. Cumulatively we are taking out a lot of lawn and it concerns me. With the previous project of Boffo there was a lot of turf removal. I am concerned about the children's courtyard; this is the only one that still exists. It is still open to extent but it should remain open. Decrease the "hardscape" and increase the landscape. I would like to see more elevations. From the ground plans, it looks too dense tree-wise.

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
Where is the bioswale?	On page 7, we wanted to offer a chance for people to walk across this area rather than cutting also the landscaping.
In the children's play yard, will you have to block the arcade with ornamental trees? Are they deciduous?	Yes, we are open to the trees. They will be located behind arcade wall when you look as you are driving past.
I think this is great. You have been very creative by playing off the orthogonal	

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
nature of the building. With regard to the courtyard, I disagree with the public. I think there is something to be said about this space being rehabilitated.	
All the concrete improvements will be a natural color, nothing different than what is out there now.	No, we are looking at materials similar to what is out there; either a standard grey concrete or integrated color concrete
Are you using the fountain as a noise barrier?	Yes and a physical barrier to the pedestrian area.
Is there a way to come in with a visual to show how the area originally appeared?	An interpretive panel could be incorporated into the area.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Garbini	The proposed 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 5:15 PM.

The next regularly-scheduled Subcommittee Meeting will be on April 1, 2015 at 4:00 PM.

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