

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, September 2, 2009, at 4:00 PM

12th Floor Conference Room 12B

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	Alex Bethke (Chair); Salvador Aréchiga; Gail Garbini
Recusals	None
City Staff	
HRB	Kelley Saunders; Jodie Brown
CCDC	Lucy Contreras
City Attorney	Nina Fain
Guests	
Item 3A	Jason Luker; Nemat Anjomshoaa
Item 3B	Ray Bumbaugh; John Baranek; Jeffrey Johnson; Art Balourdes
Item 3C	James Kidrick
Item 3D	Maurice Kawashima; Leonard Whatley; Todd Massure
Item 3E	Paul Johnson
Other	

2. Public Comment (on matters not on the agenda) None

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #634

Address: 827 C Street

Historic Name: Hotel Churchill

Significance: HRB Criterion C (Architecture)

Mills Act Status: No Contract, Redevelopment Area

PTS #: N/A

Project Contact: Nemaco Inc; and J&J Properties A, LLC

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to repair and paint the exterior stucco; repair the blade sign; and refurbish and replace the existing windows. The applicant will provide samples of stucco and replacement windows for review by the Subcommittee.

Existing Square Feet: 40,000

Additional Square Feet: N/A

Total Proposed Square Feet: 40,000

Prior DAS Review: N/A

Staff Presentation: The building contains four different window types currently. The bulk of the windows are original wood double hung. Applicant is proposing to replace the wood windows with wood and the aluminum windows with aluminum. Staff is asking the applicant to have the windows evaluated and repair wherever possible. The applicant has had the existing wood windows evaluated and found that they are not salvageable. The replacement product is acceptable. The existing steel windows (which are likely not original and added for fire escape purposes) will be repaired. The original aluminum windows use a wire glass, which the applicant is not proposing to maintain. Staff has recommended a wire mesh glass at the rear consistent with the historic material and appearance. The applicant is also proposing to re-stucco, with a water wash and synergy stucco product, which staff is comfortable with.

Applicant Presentation: The applicant has an agreement with the Housing Commission to maintain the building as a SRO for 50 years which requires rehab, most of which is interior. Stucco repair will be wash and repair with a scratch coat of synergy stucco. Contacted several window companies, including Sash Co, Alpine Window Works and Unique Glass to look at the windows and provide an evaluation. Found significant damage to sashes, but some frames are salvageable. However, refurbishing the frame and sash is not financially feasible. The new frame and sash will be set in the existing frame. Looking to replace like for like, wood where there is wood, aluminum for aluminum with no wire glass. Kolbe windows are proposed.

Public Comment: None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
What about the color?	Don't know the original color. Creamy white is proposed.
What will be done with the stone at the bottom?	It will be power washed.
What will be done with blade sign?	It will be sanded and painted to match existing.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	Agrees with the staff recommendation on the use of

Subcommittee-member	Comments
	wired glass.
Bethke	Thinks the building should be re-stuccoed with the existing color if the original color is not known.

Staff Comment: None.

Recommended Modifications: Comfortable with the staff recommendation to power wash and re-stucco with synergy material. The stucco color will be determined after the power washing. In regard to the windows, the Subcommittee agrees with the staff recommendation that replacement in-kind is acceptable, and that the wire mesh glass should also be replaced in kind. No issues with rehabilitation of the blade sign.

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 #319

Address: 2223 El Cajon Boulevard

Historic Name: Imig Manor

Significance: Designated for its political, social and cultural significance, particularly with respect to the African American Community; and as a landmark hotel on El Cajon Boulevard

Mills Act Status: No Contract; Redevelopment Area

PTS #: N/A

Project Contact: Art Balourdes, on behalf of the owner, Hampstead Lafayette, LLC.

Treatment: Rehabilitation

Project Scope: The Subcommittee previously reviewed a rehabilitation project at this site which proposed to remove the 7 remaining wood frame and sash windows and all existing aluminum frame and sash windows and replace them with composite windows in the original wood frame sash and trim along the street facades (128 windows), and vinyl windows within the existing openings along the non-street facing elevations (122 windows). The Subcommittee recommended that wood frame and sash windows be used in the rehabilitation. The applicant would like to present an option of wood frame windows clad with aluminum.

Existing Square Feet: 40,000

Additional Square Feet: N/A

Total Proposed Square Feet: 40,000

Prior DAS Review: 5/1/2009

Staff Presentation: The DAS reviewed this item a few months ago, at which time the Subcommittee recommended that wood be used throughout the building for replacement of all non-historic windows. The applicant had proposed a composite vinyl material. The applicant is now proposing an aluminum clad wood product, which they would like to present. Staff has expressed concern based on prior DAS direction. The applicant is in the processing of pursuing a Federal Tax Credit.

Applicant Presentation: The clad product has nearly identical proportions and dimensions as the existing historic wood windows. The existing stop will be left in place and the new window will be installed with minimal impact to building. The entire window is wood, with the exception of the extruded aluminum.

Public Comment:

Name	Comments
Paul Johnson	How do you re-clad the window if the cladding fails?

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Will the original windows be kept?	Yes
Building was designated not for its architecture, but for association?	Correct
How much of the building could be done in wood with the money received?	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	Material replacement is very straightforward when a building is designated for architecture, but in this case it was not. Her preference is still wood.
Bethke	May want to look into whether this will pose a problem for the Tax Credit. This is where the consultant should provide feedback on the impact to the Tax Credit. Ideally, the window should be replaced with wood.

Staff Comment: None

Recommended Modifications: Wood frame and sash windows with simulated divided lites.

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 #1; National Register Landmark District

Address: 2001 Pan American Plaza

Historic Name: Balboa Park, Pan-America Plaza

Significance: Contributing Element

Mills Act Status: No Contract, City Owned

PTS #: N/A

Project Contact: James Kidrick, San Diego Air and Space Museum

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes installation of permanent plumbing upgrades to a portable kitchen facility on the rear patio of the San Diego Air and Space Museum. The installation of the portable kitchen was reviewed by DAS on December 5, 2007 and determined to be consistent with the Standards. During their review, the Subcommittee asked for clarification as to whether or not the kitchen would require connections to water, electricity and gas. The applicant responded that the kitchen would be self contained with no modifications to the building or installation of utilities. Given the revision to the project scope, staff is returning the item to the Subcommittee for review.

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 proposes installation of permanent plumbing upgrades to a portable kitchen facility on the rear patio of the San Diego Air and Space Museum. The installation of the portable kitchen was reviewed by DAS on December 5, 2007 and determined to be consistent with the Standards. During their review, the Subcommittee asked for clarification as to whether or not the kitchen would require connections to water, electricity and gas. The applicant responded that the kitchen would be self contained with no modifications to the building or installation of utilities. Given the revision to the project scope, staff is returning the item to the Subcommittee for review. Park and Rec staff has asked me to note that the applicant is also looking to add a grease trap on the deck as well as a full size water heater.

Applicant Presentation: The kitchen was installed, but has been sitting there for 6 months. The health codes require connection to the building's utilities, including sewer and water. The improvements require two holes: 1.5 inch for water and 5 inches for the sewer line. They can connect to the existing sewer and water lines through basement. The modifications are reversible with patching and sealing.

Public Comment: None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Photos of existing kitchen?	No
Will the connections be through the floor or wall?	Floor

Subcommittee-member Issue or Question	Applicant's Response
Will they have to core through concrete?	Yes
No restaurant or kitchen inside?	Correct

Subcommittee Discussion and Comment: None

Staff Comment: None

Recommended Modifications: The project is consistent with the Standards as presented.

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 #208-130

Address: 358 22nd Street

Historic Name: Sherman Heights District Contributor

Significance: Contributing, Element

Mills Act Status: No Contract

PTS #: 182996

Project Contact: Todd Massure, on behalf of the owner, Maurice Kawashima

Treatment: Rehabilitation

Project Scope: This rehabilitation project is the result of a code enforcement action for extensive unpermitted modifications by a previous owner. These modifications include wholesale replacement of the siding and windows. Appropriate restoration is complicated by a lack of historic photographs which show the original appearance. The applicant and staff are seeking input from the Subcommittee on appropriate rehabilitation of the structure under the Standards, as well as input on a proposed addition at the rear of the building.

Existing Square Feet: 2,780

Additional Square Feet: 1,250

Total Proposed Square Feet: 4,030

Prior DAS Review: N/A

Staff Presentation: This rehabilitation project is the result of a code enforcement action for extensive unpermitted modifications by a previous owner. These modifications include wholesale replacement of the siding and windows. Appropriate restoration is complicated by a lack of historic photographs which show the original appearance. Staff is very concerned about speculating as to the original appearance and creating a false sense of history. Staff has recommended leaving the non-historic addition in place and addressing the siding and window materials. The applicant and staff are seeking input from the Subcommittee on appropriate rehabilitation of the structure under the Standards, as well as input on a proposed addition at the rear of the building.

Applicant Presentation: Terry Whitcomb is the restoration consultant. The house appears to be a kit house that has been modified (possibly “The Herford”). Option “A” would be to restore the house to what it could have been. Option “B” is to leave it as is and modify the roof over the addition from the existing shed roof to a connecting low-pitch hipped roof. The addition at the rear will be two units at the upper level with 4 parking spaces below. The windows will be restored as will the original corner pop-outs. Siding on the addition would be a different width (1/4 inch smaller lap).

Public Comment: None

Q&A:

Subcommittee-member Issue or Question	Applicant’s Response
Would like more info on why they think it’s a kit house.	The one next door is a kit house, as are roughly 30% of the houses in the neighborhood.
Was the front wall originally jogged?	Staff: appears flat on the Sanborn

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Aréchiga	Would like to remove the addition and restore wall, with a simple stair and landing.
Garbini	Foundation should follow the original line of the house. Look at area homes for siding width and windows for precedent. There are only so many ways the front façade could have been configured.
Bethke	Following the applicant’s preferred approach of removing the addition and adding a porch is problematic. Recommends that the applicant remove the two story element and “restore” the wall. The building is nearly a non-contributor anyway, so try to make it better.

Staff Comment: None

Recommended Modifications: Remove the addition, restore the flush façade, and return to the Subcommittee with a proposal for siding and fenestration consistent with other homes in the neighborhood. Do not add a porch.

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: N/A

Address: Citywide

Historic Name: N/A

Significance: N/A

Mills Act Status: N/A

PTS #: N/A

Project Contact: N/A

Treatment: N/A

Project Scope: At the May 2009 Historical Resources Board Hearing, Paul Johnson provided non-agenda public comment which focused on concern over window replacements in older and potentially historic buildings as a result of Stimulus Funding and concern over energy efficiency. The Chair forwarded the issue to Subcommittee for discussion.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

Staff Presentation: At the May 2009 Historical Resources Board Hearing, Paul Johnson provided non-agenda public comment which focused on concern over window replacements in older and potentially historic buildings as a result of Stimulus Funding and concern over energy efficiency. The Chair forwarded the issue to Subcommittee for discussion.

Applicant Presentation: As a result of the recent stimulus package there is nationwide concern over preservation of historic fabric. Windows are a character defining features. The City has some teeth with requirement to review all designated properties and 45 year review for projects that require permits. But there is a gap with properties that are less than 45 years old, and improvements that don't require permits. Homeowner education is critical. Recommends that preservations coordinate with real estate professionals to educate the public on the importance of historic fabric, including windows.

Public Comment: None

Q&A: None

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Aréchiga	Should engage the planning committees as a means of reaching out to the property owners. Pressure for "green buildings" increases the use of vinyl windows. Need to emphasize that preservation is green. United States Green Building Council has info on historic resources

Subcommittee-member	Comments
	and sustainability.
Bethke	Look into CLG grants to publish information materials. Make info materials available at DSD.

Staff Comment:

Staff Member	Comments
Brown	Approach SOHO for window lecture series.

Recommended Modifications: N/A

4. Adjourned at 6:29 PM

The next regularly-scheduled Subcommittee Meeting will be on October 7, 2009 at 4:00 PM.

For more information, please contact Kelley Saunders at KMSaunders@san Diego.gov or 619.236.6545