

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, October 14, 2009, at 4:00 PM

5th Floor Large Conference Room

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
City Attorney	Nina Fain
Guests	
Item 3A	Jim Gabriel; Yale Jallos
Item 3B	Roger Shcdowen; Richard Saldano; Alex Czopek; Lin Martin
Other	

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

- None

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings: HRB Site #562; 442-065

Address: 4801 Santa Monica Avenue

Historic Name: Ocean Beach Library

Significance: HRB Criteria A (Cultural Landscape); C (Architecture); F (District Contributor)

Mills Act Status: No Contract; City-owned

PTS #: 173411

Project Contact: Scott Magic of Hanna Gabriel Wells Architects; on behalf of the owner, City of San Diego

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to add 9,428 square feet of new library space directly adjacent to the existing library on an adjacent site acquired by the City.

The existing building will be preserved, but will be re-planned on the interior. An

addition to the original library constructed in the 1960's will be removed and the entire site will be re-landscaped. The project was reviewed recently by the DAS in May 2009. The current project has been significantly redesigned since that review.

Existing Square Feet: 4,572

Additional Square Feet: 9,428

Total Proposed Square Feet: 14,000

Prior DAS Review: 5/6/2009

Staff Presentation: The applicant has provided renderings which show the project as presented in May 2009 as well as the current design. The library was constructed in 1928 in the Colonial/Monterey style. The building has undergone a number of minor modifications and an addition over the years. The new design has eliminated the butterfly roof that the Subcommittee expressed concern over, and simplified the overall design of the building.

Applicant Presentation: The addition is in the same location as previously proposed. The entry location will be maintained and many of the existing rooms will continue to be used as they are, with the addition to the rear and north/west of the building. The existing building and addition will be joined through a "joint" connecting the two. The addition will feature a flat roof, and will not be visible behind the existing library. The new wing continues to wrap around and project forward toward Santa Monica, with its own presence on the street. The 1960's addition at the northwest corner will be removed so that the building is returned to its 1928 configuration. The entry plaza will be re-worked to increase the formality of the entry. Materials proposed are poured-in-place concrete using white Portland cement (to reference the white stucco of the building) with a board finish and wood accents.

Public Comment: None

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
What is the period of significance of the building and the district?	Building: 1928; District 1887-1931.
Are the urns at the front original?	Reconstructions of original.
Would the applicant consider using an element similar to the urns at the entrance on the addition?	The addition does not provide a second entrance; it's only for book sales.
Will the joint have a flat roof?	Yes.
What about skylights at the joint?	Drainage would be a significant issue.
What is the landscape proposal?	Currently no improvements. Will construct a small retaining wall and plaza near the intersection of the existing building and the addition at the northwest corner.
What about accessibility?	Creating new accessible path of travel and ramp at the front along Sunset Cliffs Blvd.

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
What materials are proposed for the entry?	Stone for the steps, poured concrete for retaining walls, and standard concrete as you get to the sidewalk.
What is at the entry currently?	Large concrete ramp which has been torn-up and re-poured over time.
Are you removing any features at the rear of the building?	The addition will be removed, and there will be a few openings cut into the wall to provide access to the addition. The rear wall of the building will otherwise be left intact, so that it reads as the original exterior wall as you walk through the building.
Did you explore sloping the roof toward the rear?	No. Decided to create two distinct elements with a common connection.
Using any sustainable design elements?	Yes. LEED Silver.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Aréchiga	Likes the project.
Garbini	Prefers this design to the previous design.
Bethke	Likes the project.

Staff Comment:

<b>Staff Member</b>	<b>Comments</b>
Saunders	Does the Subcommittee have any concerns with the use of tile or stone at the entry way as opposed to poured concrete? (Bethke felt that the steps are a new element, so it may be beneficial to differentiate with a new material. Garbini would like some continuity between the sidewalk and the steps and would be uncomfortable with using a newer material.) **During the discussion staff located a historic photo in the file. The DAS directed the applicant to use the materials and configuration shown in the photo to the greatest extent possible.

Recommended Modifications: The project is well designed and consistent with the Standards as proposed, with the exception of the entry which must be modified to reflect materials and configuration in the historic photograph to the greatest extent possible.

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 #215

Address: 1311 Fifth Avenue

Historic Name: Sanford Hotel

Significance: Architecture (Chicago Commercial); Master Architect (Henry Lord Gay)

Mills Act Status: No Contract; Redevelopment Area

PTS #: 192707

Project Contact: Richard Saldano Jr of ConTel Project Development Inc; on behalf of 7-11

Treatment: Rehabilitation

Project Scope: This rehabilitation project is a tenant improvement that proposes to infill three existing storefront doors, relocate the entrance to an existing window by removing the window and installing a new entry door; and install of a cooler vault which will partially intrude on a window opening. The building was renovated in 1989 and the storefronts reconstructed based on historic photographs, using contemporary anodized aluminum materials.

Existing Square Feet: 2,837

Additional Square Feet: 0

Total Proposed Square Feet: 2,837

Prior DAS Review: N/A

Staff Presentation: The Sanford Hotel built in 1913 by Henry Lord Gay, Master Architect. The building is a 4-story building with basement, a cement plaster exterior, and primarily wood frame windows. The building was rehabbed in the late 1980's and the storefront was reconstructed based on historic photos, using contemporary anodized aluminum materials. 7-11 is proposing a tenant improvement which includes relocating doors and closing entries, which concerns staff. The second issue of concern is a new cooler vault which will stick out 4 feet into the field of view of one of the side windows.

Applicant Presentation: The suites they are occupying are split level, with 1/3 of the floor plan 10 inches higher. To compensate, they will be building up the floor, which will make the existing doors un-useable. Believes the storefront has been replaced again since the 1980's. The cooler vault is in the proposed location because of the new trash enclosure that is being added for the building.

Public Comment: None

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
Why can't the entrance be in the original location?	They had to build up the floor to even out the two suites, which made the doors un-useable.
Will it look like regular 7-11 on interior?	No; it will be a "downtown" 7-11 with additional improvements.
Why not maintain the double elevation floor plan? Why not use stairs or ramp?	To expensive to modify the layout.

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Aréchiga	Doesn't have a problem with the vault projecting into the window. Agrees that the modification to the store front is not appropriate. Suggests maintaining the lower floor near the entrances to maintain accessibility and building up the floor elsewhere.
Garbini	Has an issue with the location of the proposed doors. Recommended setting the new doors on the inward angle and fixing the three existing doors in place.
Bethke	Doesn't see any proof that the split level suite couldn't work.

Staff Comment:

<b>Staff Member</b>	<b>Comments</b>
Saunders	What about moving cooler, which doesn't require ADA access, to higher side of suite? (All mech, elec, plumbing is set and it would be a significant cost to relocate it.)

Recommended Modifications: Use the interior angled storefront as the new entry and maintain the three existing doors fixed in place with hardware removed. The vault can be maintained as proposed, with better camouflage, such as frosted glass or historical information on 7-11.

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 5:31 PM

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

For more information, please contact Kelley Saunders at [KMSaunders@san Diego.gov](mailto:KMSaunders@san Diego.gov) or 619.236.6545