

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, July 7, 2010, 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); Gail Garbini; Maria Curry; Ann Jarmusch   |
| Recusals             | None   |
| City Staff           |  |
| HRB                  | Kelley Stanco; Jeffrey Oakley; Kiley Wallace; Terra King   |
| City Attorney        | Nina Fain  |
| Development Services | Myra Herrmann  |
| Guests               |  |
| Item 3A              | Janice Fahey, Platt/Whitelaw Architects; Laura Ball and Chris Zirkle, City of San Diego Park & Rec Open Space Division |
| Other                | none   |

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

None

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings: HRB Site #419

National Register (NRIS) 02000779

Address: 12115 Black Mountain Road

Historic Name: Mohnike Adobe

Significance: Local Criteria A (Cultural Landscape); B (Charles Mohnkike); C (Adobe)

National Criteria A (Broad Patterns), C (Architecture), D (Information Potential)

Mills Act Status: No Contract; City-Owned

PTS #: N/A

Project Contact: Laura Ball, City of San Diego Park & Rec Open Space Division; Janice Fahey, Platt/Whitelaw Architects

Treatment: Preservation

Project Scope: Temporary Emergency Repair and Stabilization of light-weight wood-framed barn under Municipal Code Section 143.0214. The barn has partially collapsed and was red-tagged in January. The barn will be shored with screw-jacks as a portion of east wall is lifted back onto foundation. A temporary wood framed and plywood wall will be constructed to replace the missing south wall. The temporary wall will provide bracing until permanent repairs can be made. The project involves very limited in-kind replacement of redwood rim beams and installation of removable, reversible changes required to protect life safety and secure and stabilize the building until permanent measures can be implemented.

Existing Square Feet: 1,408

Additional Square Feet: 0

Total Proposed Square Feet: 1,408

Prior DAS Review: N/A

Staff Presentation: The Mohnike Adobe was designated to the local register in 2000 under HRB Criteria A as a Cultural Landscape; B for its association with Charles Mohnkike; and C as a good example of Adobe construction; and was subsequently listed on the National Register. The Adobe and its associated buildings are suffering from deferred maintenance which has impacted their condition. A structures report was prepared a number of years back and the City is working to stabilize the building complex. The proposed project is a stabilization project for the barn, which involves very limited in-kind replacement of redwood rim beams and installation of removable, reversible changes required to protect life safety and secure and stabilize the building until permanent measures can be implemented. The applicant will present the stabilization measures in more detail, and staff is seeking DAS input on these measures.

Applicant Presentation: Emergency stabilization of the barn structure is required as a result of partial collapse. The barn is constructed of wood and not of adobe, but dates to the construction of the adobe, c. 1920. The project objective is to keep the barn standing while a comprehensive preservation plan is developed and undertaken. The City is currently in talks with a preservation architect to complete that work. Emergency repair work is required to protect against water damage and further deterioration and collapse. The portion of the building which has fallen off its foundation will be returned to its foundation. The rear portion, which was lost in a storm in 2006, will be secured with a plywood enclosure. The U.S. Secretary of the Interior's Standards for Preservation is the selected Treatment Standard, and the applicant is looking at the most basic aspect of the standards to preserve and stabilize the building while developing a comprehensive plans. The changes proposed are reversible. A few permanent changes are need, including a foundation beam, which will be an in-kind replacement. Cathy Winterrowd has determined that the work proposed meets the Standards. The purpose of this presentation is to alert DAS of the project and make sure that DAS understands the measures are temporary, not permanent.

The north elevation is intact, and it appears that the south side would have been similar. The south side is largely missing, with a wood beam bracing the wall. The east wall was dislodged from the foundation and is sitting in the dirt, suffering additional deterioration. The west elevation also appears intact. A lean-to (likely non-historic) was located on this side and was removed between 1999 and the present day. Only the south elevation will be changing as a result of this project, the other elevations will not be changing. The applicant is trying to proceed in a manner that will not preclude future preservation, restoration or rehabilitation work, and they have not made any assumptions as to the approach of future preservation work or future re-use. All plywood will be painted by city staff to match the existing color on the barn. Plywood is not consistent with the Standards for the long-term, but is intended as a temporary measure. Diagonal shoring will be installed at the east and west walls to support the walls. Once the plywood is installed, the braces can be removed. The goal is to begin by end of July and to have the work done by mid-October.

Public Comment: None

Q&A:

| <b>Subcommittee-member Issue or Question</b>   | <b>Applicant's Response</b>   |
|--|---|
| Will comprehensive preservation project come to DAS?   | Yes. (Staff)  |
| Why will it take until mid-October to complete the stabilization?                            | Funding-wise it had to be divided into two projects. First project will be the bracing and the second will be the plywood wall.   |
| Non-reversible changes limited to the foundation? Reversible changes are plywood and braces? | Correct.  |
| Is there existing bracing?   | Yes, some of it is a little make-shift and will be removed.   |
| Will the barn be used?   | No. Just secured and access will be limited to City staff. The floor is still in bad shape.                                       |
| Is the current color of the barn the original color?   | Unsure. No evidence at this point that there was any other color under there. Leaving the paint alone now because of lead issues. |
| Any idea as to when the rest of the preservation/restoration work will occur?                | Design process will take 6 months, then funding needs to be secured.  |
| Do portions of the south wall remain?  | Small portions remain. Whatever is left will be stored.   |
| Is it too expensive to restore at this stage?  | Yes, City is working with prospective preservation architect on a more comprehensive preservation/restoration plan.               |

| <b>Subcommittee-member Issue or Question</b>  | <b>Applicant's Response</b>   |
|---|---|
| Who will be overseeing contractor's work?   | E&CP, with some observation by Platt/Whitelaw.  |
| Who is the contractor?  | TC Contractors  |
| Did the RFP require that the contractor had previous experience with preservation?  | Don't believe so.   |
| Concerned about new impacts and new materials that future preservation architect will need to deal with. Would be good to have the current site condition documented? | Platt/Whitelaw will be videotaping work. Trying to do as little as possible so that if the preservation architect wants to take another approach, the current project won't do anything to preclude that. |
| How detailed in the HSR from 1996?  | Not very, doesn't address the barn.   |
| How long has the structure been in this condition?  | The dramatic damage occurred this year as the result of a storm.  |

Subcommittee Discussion and Comment:

| <b>Subcommittee-member</b> | <b>Comments</b>   |
|----------------------------|---|
| Bethke                     | Concerned about new impacts and new materials that a future preservation architect will need to deal with. Might be good to get the preservation architect involved as soon as possible with the stabilization project. Shouldn't presume that any of the proposed stabilization work will remain in the future, because it isn't necessarily based on the information needed to restore per the Standards. Should mark the boards that are replaced so that they can be easily identified. |

Staff Comment:

| <b>Staff Member</b> | <b>Comments</b>   |
|---------------------|---|
| Stanco              | Can include notes on the plans that any field changes required must be reviewed by City staff, including Park & Rec and Plan-Historic staff.  |
| Herrmann            | A pre-con meeting will occur to address field issues. As a city project, contractor is required to contact staff or resident engineer in something occurs and project architect is not available. |

Recommended Modifications: No issues with emergency stabilization and project approach. Any issues identified in the field should be brought to the attention of Plan-Historic staff.

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 4:52 PM

The next regularly-scheduled Subcommittee Meeting will be on August 4, 2010 at 4:00 PM.

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