

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, June 3, 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

Subcommittee Members	Gail Garbini; Linda Marrone; Ann Woods
City Staff	
	HRB Jodie Brown
Guests	
Item 3A	Alvin Mansour, Joseph Wong
Item 3B	Craig Salt, Kylie Wallace, Ron May
Item 3C	Nathan Cadieux, Martin Schwartz
Other	Bruce Coons, SOHO

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

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings: HRB Site #455

Address: 500 West Broadway Road

Historic Name: The Armed Services YMCA

Significance: A (Cultural Landscape); C (Architecture); D (Master Architect)

Mills Act Status: Yes

PTS #: N/A

Project Contact: Alvin Mansour; Joseph Wong

Treatment: Rehabilitation

Project Scope: The project proposes to extend the existing penthouse to the east and west by adding 7,110 SF of guest room space.

Existing Square Feet: 0

Additional Square Feet: 0

Total Proposed Square Feet: 0

Prior DAS Review:

Staff Presentation: The applicant is proposing to add an additional floor to the YMCA building. The existing penthouse would remain and the addition would be connected to either side. The addition would be set behind the existing parapet which would help obscure it from the street level. The addition would have the most visibility from the rear of the building where the applicant is proposing a number of new windows.

Applicant Presentation: The building is a fully functioning hotel and currently has a 1,628SF 7<sup>th</sup> floor penthouse, complete with an elevator and stair access. This project proposes to extend the existing penthouse east and west by adding 7,110SF of guest room space while respecting and maintaining the historic elements the building designation is based upon. The 7<sup>th</sup> floor extension will project to the extents of the other 5 guest room floors below but will not be visible from the street due to the existing historical façade that extends above the 6<sup>th</sup> floor on the west, south and east exposures. The northern exposure will be visible to the rear of the property and will be designed and built in such way as to delineate between historic and new construction.

Comments: Overall, the subcommittee determined that the proposed addition is consistent with the U.S. Secretary of the Interior's Standards. The proposed addition would have little visibility from the street and the historic materials, including the YMCA sign, would remain on the building.

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: Not currently designated

Address: 2815 28th Street

Historic Name: N/A

Significance:

Mills Act Status: N/A

PTS #: N/A

Project Contact: Craig Salt; Marrokal Design; Legacy 106

Treatment: Rehabilitation

Project Scope: The home was constructed in 1919 and the owner is proposing to restore the home based on historic photos.

Existing Square Feet: 0

Additional Square Feet: 0

Total Proposed Square Feet: 0

Prior DAS Review:

Staff Presentation: This property is not designated currently and the property owner is requesting input on proposed restoration projects. They would like the perspective of the subcommittee to understand which elements of the restoration should be accomplished first to achieve a successful designation.

Applicant Presentation: The home is a two story Prairie style stucco home built in 1919 directly across from Balboa Park. The owner is proposing to restore and rehabilitate the home removing the non historic shed roof front covered balcony to expose the original crenellated parapet and balcony. The owner would also like to restore and rehabilitate the bracketed and cantilevered front porch and remove non original square columns. The restoration would be based on the historic photos. Additionally, the owner is proposing to restore or replace the wood windows and front door in-kind along with remodeling the rear of the house.

Comments: The subcommittee thought that the property owner should concentrate on the restoration of the second floor balcony, the front porch cover and the front window. The front window shown in the historic photo was shorter and the new window should match that design.

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:

Historic Name: Naval Training Center Historic District

Significance:

Mills Act Status:

PTS #:

Project Contact: Nathan Cadieux; Martin Schwartz

Treatment: Rehabilitation

Project Scope: The current Liberty Station Sign Plan was created using the old city sign code. The applicant would like to update the sign plan to allow better wayfinding strategies. McMillian is looking to get some initial feed back on the sign concepts.

Existing Square Feet:

Additional Square Feet:

Total Proposed Square Feet:

Prior DAS Review: May-15

Staff Presentation: In an effort to make the help people navigate NTC, the applicant is proposing way finding signs for the area. The signs would be an amendment to the

existing approved sign plan. Overall, staff supports the introduction of the signs, but there are some concerns. This is the second review for this project. The proposed sign plan was modified to address the concerns from the previous review.

Applicant Presentation: Liberty Station is looking to improve the guest experience by improving the way finding and signage program. The current Liberty Station Sign Plan was created using the old City Sign Code and we would like to update the sign plan to allow better way finding strategies to be used. The archway entry sign was eliminated and the north end monument sign was moved inside of the gate. The Marketplace district sign is being evaluated for free standing possibilities and materials for the sign are being investigated.

Comments: The subcommittee agreed that the modifications improved the overall sign plan.

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

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

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