

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, October 7, 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 Nathan Cadieux;
	Item 3B Beachum Jones; Ojay Pagano; Dan Hayden; Alex Welling
	Other Bruce Coons, Amie Hayes SOHO

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #425; NR

Address: 2860 Sims Road

Historic Name: NTC

Significance: District Contributor

Mills Act Status: No

PTS #: N/A

Project Contact: Nathan Cadieux; Chris Bittner

Treatment: Rehabilitation

Project Scope: Remove two sets of double hung windows and widen the open to accommodate single 9' wide doors.

Existing Square Feet: 4156

Additional Square Feet: 0

Total Proposed Square Feet: 4156

Prior DAS Review: N/A

Staff Presentation: The applicant is proposing to remove two sets of windows, widen the openings and install bi-fold wood style doors. When owners are requesting new openings, staff typically provides direction that existing openings should be used. In this case, staff is fine with cutting the windows down for conversion to doors and combining the windows to make one door opening, however staff has concerns about widening the openings.

Applicant Presentation: We are proposing to re-purpose 2 existing double window opening into 2 new singular openings. Proposed replacement door/window design will increase the existing opening width from 7'2" to 9' wide which is an increase of 11" on each side. We are also seeking approval for the proposed door/window opening material and design.

Subcommittee Discussion and Comment: The subcommittee approved of the proposed door/window design, however there were some concerns regarding widening the opening. The subcommittee provided direction that the width is maintained.

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 #89

Address: 3119 Ocean Front Walk

Historic Name: The Plunge

Significance:

Mills Act Status: No

PTS #: N/A

Project Contact: Dan Hayden; Jules Wilson

Treatment: Rehabilitation

Project Scope: Demolish the non historic Plunge building and reconstruct a new building

Existing Square Feet: 36229

Additional Square Feet: 11256

Total Proposed Square Feet: 47485

Prior DAS Review: N/A

Staff Presentation: The existing building the houses the Plunge Pool is not historic. The historic building was demolished and then reconstructed in 1989-90 timeframe. When the historic building was removed the process required an EIR. As part of the EIR, there were mitigation measures which included reconstruction of the three exterior arches, a plaque discussing the history of the building and HABs documentation. As part of the project, the applicant is proposing to relocate two of the arches off of the building and onto nearby non historic buildings. While the one of the arches was previously detached

from the building, it was in direct line with the Plunge. Staff believes that all of the arches should be located either on the new Plunge building or directly in line with the building.

Applicant Presentation: The existing building is in a deteriorated state due to the high humidity inside and exposure to ocean air on the exterior. We are proposing to reconstruct the building with glass and an operable roof. The building will feature the pool on one side and a fitness center on the other side. We will be reconstructing the arches and are proposing to place one on the west façade of Building 4 and one on the west façade of Building 7. Both buildings face on to the Plunge Building. We are proposing to place the third arch on the east side of the Plunge building.

Subcommittee Discussion and Comment: The subcommittee recommended that the parapet of the new building had some articulation and questioned whether or not there would be a pergola on the west side of the building. The applicant noted that due to lot lines a pergola could not be added to the west side. The subcommittee also recommended that all of the arches are placed on the building. They recommended that the one currently proposed for the east side remains in its proposed location, while the other single arch is placed at the west side directly opposite. The largest arch should be placed at the north end of 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

4. Adjourned

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

For more information, please contact Jodie Brown at JDBrown@sanidiego.gov or 619.533.6300.