

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, January 6, 2016, at 4:00 PM

6th Floor Conference Room  
Executive Complex  
1010 Second Avenue, San Diego, CA

## MEETING NOTES

### 1. ATTENDANCE

Subcommittee Members	Gail Garbini; Linda Marrone; Ann Woods
Recusals	
City Staff	
HRB	Kelley Stanco, Jane Kang
Park & Rec	Charlie Daniels
Guests	
Item 3A	Jennifer Luce, Andrew Crocker, Kei Tsukamoto
Other	Bruce Coons, SOHO

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

### 3. Project Reviews

#### ▪ **ITEM 3A:** Estimated time 30 minutes

Listings: Balboa Park NHL

Address: 1439 El Prado

Historic Name: House of Charm

Significance: National Historic Landmark District

Mills Act Status: N/A

PTS #: N/A

Project Contact: Luce Studios

Treatment: Rehabilitation

Project Scope: This rehabilitation project includes replacing the entry at the Alcazar garden to match the 1915 door, while also replacing the main entry glass doors which are quite heavy and difficult for visitors to open; creating large sliding stucco doors at two existing archways along the east arcade which would be open during the day but closed at night; creating a new black box theater space one level below grade in place of the loading dock with a new sculpture court at grade level; and retrofitting the existing roof terrace structure to include a minimal glass handle rail set back from the current parapet

to allow these spaces to be occupied by the public. Existing doors from the museum to the terraces would be upgraded to match the 1915 doors which were much more ornate. The 1915 building was completely skylit throughout. The proposal also includes the addition of two skylights in the upper level peaked roof area.

Existing Square Feet:

Additional Square Feet: approx. 2,000

Total Proposed Square Feet:

Prior DAS Review:

Staff Presentation: Overall, staff felt that the proposed work was consistent with the Standards. Staff did have some concerns with the skylights at the entry.

Applicant Presentation: Building was reconstructed in 1996, with adaptations made at that time. Four main components of project: the building entries, infill of the loading dock with new terrace above, public access and use of the terraces, and the skylights. The main concept of the project is to open the ground floor to the public, with paid access museum space on the second floor. Doors off of Alcazar garden will be restored to solid wood doors that can be opened with new glass storefront/doors behind. The arcade entry will be modified to create sliding stucco panels within the arched recesses on the façade, allowing the new openings to be completely concealed when closed. The non-historic skylight within the arcade may be closed and historic lighting reintroduced. The existing entry glass doors, which are minimally operable, will be replaced with a new glass storefront. The loading dock, which is not original and was introduced in 1996, is inaccessible and unusable. The proposal is to infill that loading dock with usable space and a new deck above, which would be level with the arcade. The windows that were added in 1996 will be cut down to provide access to the new interior space and terrace above. The existing terraces on the east façade were publically accessible historically, and will be recaptured. The access doors will be restored to their historic appearance based upon the original historic plans. The roofing will need to be addressed with a raised pedestal system. A new recessed rail, possibly glass, will be added for safety, but will not be visible from the plaza. They would like to add skylights on the gable of the entry to provide more light to the space within.

Public Comment: None present.

Q&A: None

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Garbini	The non-historic nature of the loading dock opens up possibilities for recapturing that space. Believes the new terrace space above the addition is a more appropriate space for the museums outdoor sculpture than the plaza. Believes the reconstruction of House of Charm was not

Subcommittee-member	Comments
	as detailed/accurate as reconstruction of House of Hospitality. On the Alcazar Garden side, she is pretty certain that the original wood doors opened out. Likes the idea of a recessed glass entry, but would like to see more detail. The arcade approach is interesting, and is going into new territory. The fact that the panels close at night is good. Less inclined to put a skylight in the existing tile roof, because it is such a historic element. Allowing the restored glass doors to provide the light to the space would be preferable. As to the new rail at the terrace, a cable rail system may be preferable to a glass rail, which gets dirty and can be reflective. Should return to DAS once more detail is worked out.

Staff Comment: None.

Recommended Modifications: Should return to DAS once more detail is worked out.

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 4:45 PM

The next regularly-scheduled Subcommittee Meeting will be on February 3, 2016 at 4:00 PM.

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