

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

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

6th Floor Conference Room

1010 Second Avenue, San Diego, CA 92101

## MEETING NOTES

### 1. ATTENDANCE

Subcommittee Members	Gail Garbini (Chair); Ann Woods; Tom Larimer (arrived 4:13pm)
Recusals	None
City Staff	
HRB	Kelley Stanco; Suzanne Segur
Civic San Diego	Aaron Hollister
Guests	
Item 3A	Duncan Patterson; Lisa Pauli; Zach Adams; Aaron Goldstein
Other	Amie Hayes, SOHO

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

### 3. Project Reviews

#### ▪ **ITEM 3A:**

Listings: Non-Contributor

Address: 701 5th Avenue

Historic Name: Gaslamp Historic District

Significance: HRB Site #127, NR

Mills Act Status: No

PTS #: N/A

Project Contact: Lisa Pauli; Aaron Adams

Treatment: Rehabilitation

Project Scope: The proposed project is a façade renovation and partial replacement that stays within the existing approved height and square footage. The new project is propose 42, 475SF of retail, 10,095SF of food and beverage and 22,390SF of office space.

Existing Square Feet: 78020

Additional Square Feet: 0

Total Proposed Square Feet: 78020

Prior DAS Review: None

Staff Presentation: The proposed project is located in the Gaslamp Historic District. The property is a non-contributing resource to the district. Most recently there was a theatre in this location and the applicant is proposing to re-skin the building. Any project in Gaslamp has to adhere to the Planned District Ordinance.

Applicant Presentation: Existing building was built in 1996. Not adding any new square footage. The goal is create a façade that is respectful of the context but true to its time. Massing will be maintained, with façade work. Need to use existing steel frame and work within those constraints. Some portions of the façade will be maintained as-is, others will be remodeled to be more pedestrian friendly. The building will be modulated, and the scale and proportions will be maintained. Because the building is existing, the ability to modify the bays and their articulation is limited. The project was designed consistent with the Standards as they address context and physical surroundings. Incorporates elements found on other buildings, such as rhythmic vertical bays; metal panel transoms within the storefront; bright, light stucco; dark metal spandrel panels; true divided light windows; glass doors; etc. On 6<sup>th</sup> Avenue, most of the existing façade will remain, with additional storefront space added.

Public Comment:

<b>Name</b>	<b>Comments</b>
Catalina Preskill	The 18' section on 5 <sup>th</sup> Avenue does read as the width of a store. On G Street, is there a commercial tenant at the middle? (Yes) Any street-level dining? (Not currently)
Marsha Sewell	Is the tower being removed? (Yes) What kind of tenant will be in the rooftop space? (Depends upon leasing options – office, restaurant, etc.) Metal transoms and all glass doors are more prominent in newer buildings – avoid those and use more traditional materials.
Amie Hayes	This project is so much better than the existing building. Appreciates how the building is being broken up.

Q&A:

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
In the upper level windows, how thin are the horizontal and vertical divides? 3x3 feels a little out of scale.	May increase the number of divided lights to make the divides as thin as possible.
The I-beams at the entry are a little troubling.	Trying to pick up on other precedents – Border's books.
On 5 <sup>th</sup> Avenue, is the intent to have the "left" and "right" buildings divided by the entry read as the same building?	Cousins – not too similar, not too different.
How reflective will the glass be?	The tenants don't want a reflective storefront.

<b>Subcommittee-member Issue or Question</b>	<b>Applicant's Response</b>
6 <sup>th</sup> Avenue façade will still be back of house?	Yes, with some added openings.
Materials and colors?	Whites, greys and taupes. Mixture of lighter and darker stucco.
Not a lot of texture on the wall planes, correct?	True. Mostly contrast of materials (stucco, glazing, frames, etc).

Subcommittee Discussion and Comment:

<b>Subcommittee-member</b>	<b>Comments</b>
Garbini	Likes massing and pedestrian building. Likes the use of glass, which makes it very light and open, but it shouldn't be too reflective.
Larimer	A very handsome presentation. In regard to the entry piece, it is hard to tell whether the cap raises above or even with the adjacent parapet. Try to articulate that as a more distinct mass separate from the wall plane. Not troubled by the windows, gives sense of arrival. Can't tell how deep the recesses are, but should be articulated so the façade isn't flat (i.e. building that the Puma store is in.)
Woods	Likes warehouse window effect. Entrance bay reads as very contemporary with huge windows and large glass doors.

Staff Comment:

<b>Staff Member</b>	<b>Comments</b>
Stanco	Asked the applicant to talk about 6 <sup>th</sup> Ave façade and get any comments from DAS.

Recommended Modifications: Significant improvement over existing. No recommendations for changes, other than providing recesses and off-sets between windows and wall planes.

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 August 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