

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, October 4, 2017, 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	Todd Pitman; Ann Woods; Diana Cordileone; Matt Winter
Recusals	
City Staff	
HRB	Jodie Brown; Nicole Purvis
CCDC	Kathleen Brand
Guests	
Item 3A	Thomas Saunders; David Marshall; Nathan Elliott
Item 3B	Pat Caughey; John Bolthouse
Other	Bruce Coons, Amie Hayes; SOHO

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Sites 403 and 404

Address: 719 & 721 14th Street

Historic Name: Daggett Family Residence &
Murray Apartments

Significance: HRB Criteria C

Mills Act Status: No

PTS #: 0

Project Contact: Kathleen Brand; David Marshall

Treatment: Rehabilitation

Project Scope: Relocation of two designated resources.

Existing Square Feet: 5,700

Additional Square Feet: -450

Total Proposed Square Feet: 5,250

Prior DAS Review: No

Staff Presentation: The proposed project is two designated resources that will be relocated. The subject houses are the Daggett Family Residence at 721 14th Street, HRB Site #403 constructed ca. 1893 and the Murray Apartments at 719 14th Street, HRB Site #404 constructed in 1903. The houses sit on one parcel with the Murray Apartments located in front of the Daggett Residence. The proposed plan would be to relocate the buildings to F Street next to an existing historically designated residence. The buildings would be rehabbed on the exterior at the new location. The area where the houses were located will be converted to a park.

Applicant Presentation: The block with the historic houses and the block to the east will be converted to park area. Once the houses are relocated, the exteriors will be restored. The restoration work would include removing exterior pipes, removing non historic windows, lowering the foundation of the Murray Apartments to be more in line with the historic elevation, re-opening a rear porch on the Daggett Residence, re-introducing windows where they have been removed and adding an ADA ramp in-between the buildings to address accessibility.

Public Comment:

Name	Comments
Bruce Coons	It is appropriate to move when they are all three together. Supportive of the project. I would like to find a photo. They probably had ridge cresting at the roof. The front yard should look residential.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
I like the ramp in the middle rather than the lift.	Lift would be exposed to the public view. The ramp would not have concrete up to the building so good for restoration.
The context gets lost, but the context was already lost. It is possible to make them look like homes rather than just dropped down houses.	We would like to find a tenant that is compatible with the park use.
Is this phase 1?	Yes, we have a number of chess moves to make other elements work.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Pitman	Looks like it is checking all of the boxes

Staff Comment:

None

Recommended Modifications:

None

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 1, NR, NHLAddress: Village Place at Old Globe WayHistoric Name: El Prado Historic DistrictSignificance:Mills Act Status: NoPTS #: 0Project Contact: John Bolthouse, Charlie DanielsTreatment: RehabilitationProject Scope: Construct a viewing platform and new fencing around the Moreton Bay Fig.Existing Square Feet:Additional Square Feet:Total Proposed Square Feet:Prior DAS Review: No

Staff Presentation: The proposed project deals with the Moreton Bay Fig Tree located between the Natural History Museum and the Spanish Village. The tree currently has a chain link fence around it to protect the roots. The applicants would like to open up the area under the tree again by installing a deck that extends under the drip line and new fencing.

Applicant Presentation: The tree was likely planted by Kate Sessions and has been growing well over 100 years. The chain link fence was installed in 1989 due to all of the foot traffic and the resulting damage. The proposed deck would have no footing and could be easily removed. The deck would have a height of 24' to 30" which is high enough to cover the roots. The design would have an ADA ramp and two overlooks to take you further under the canopy. The substructure would be metal with a composite or hardy wood for the deck. There would also be skirting around the deck.

Public Comment:

Name	Comments
Bruce Coons	I like that the chain link fence will go away and the footprint will be limited. The ramp and the path of travel could be shorter. I would like to see the main structure narrower. It

Name	Comments
	should be permeable. The fence should be as light as possible to disappear as much as possible.
Amie Hayes	Could this be a deterrent as the roots grow? (The deck could move. The tree is in the last stages of life and not expected to expand anymore.)

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Does the railing type meet code?	Yes, it does need to meet code. It does relate to the existing fence. We want to make sure it doesn't overpower.
I don't have any issue with the bump out. I would feel better if it was less than a full quarter, but it could be fatter overall.	The horticulturalist for the park did not want it to extend past the 8' of drip line of the tree.
I would recommend anything to minimize. Specifically where you are into 3 layers of fence.	
Extra ramp and width looks massive, but it is a wonderful project.	
Any potential to minimize, maybe some of the program could be adjacent to the tree and the deck could be smaller.	Could investigate the idea.
Any way to reduce the ramp which would result in reducing the railing?	We could reduce to 30".
If it is less than 30" you don't need all the pickets.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Pitman	Would consider reducing the overall size

Staff Comment:

None

Recommended Modifications:

Reduce the overall size and the amount of fencing/pickets for the railing.

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 4.58PM

The next regularly-scheduled Subcommittee Meeting will be on November 1, 2017 at 4:00 PM.

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