

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, May 2, 2018, 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 (Chair); Ann Woods; Andrew Bowen; Matt Winter
Recusals	
City Staff	
HRB	Jodie Brown;
CCDC	Brad Richter;
Guests	
Item 3A	David Marshall; Thomas Saunders; Alex Shah; Ben Shah; Kipp Getetlerbuy
Item 3B	Roger Sammon; Drex Patterson
Other	Bruce Coons, Amie Hayes SOHO; Paul Johnson

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB #56, NR, CR

Address: 1050 Kettner Blvd.

Historic Name: Santa Fe Depot

Significance:

Mills Act Status: No

PTS #: N/A

Project Contact: Kipp Gsteteenbauer; David Marshall

Treatment: Rehabilitation

Project Scope: In addition to seismic stabilization and restoration work, several modifications are being considered, including the possibility of reconstructing a version of the original forecourt that was demolished in 1954. Vacant first and second floor spaces will be occupied with restaurant, retail, and offices. An elevator will be added for disabled access. Upper level decks, catwalks, and/or enclosed additions are also being considered.

Existing Square Feet: 24300

Additional Square Feet: TBD

Total Proposed Square Feet: TBD

Prior DAS Review: N/A

Staff Presentation: When the Santa Fe Depot was originally constructed there was a forecourt where there is currently a fountain. In 1954, to provide for more parking, the forecourt was demolished. The applicant proposes to construct a new forecourt that would mimic the design of the original one. The new design would be smaller in scale due to present day restrictions and would provide for modern improvements on the interior.

Applicant Presentation: The Santa Fe Depot has been privately owned since 1915. We purchased this property this past year. There are a lot of empty spaces and deferred maintenance. The original forecourt extended up to Broadway and provided an outdoor waiting area. In 1954 it was torn down and made into a parking lot. The trolley track now runs through the front area, so instead of having 8 arches as originally designed, the new design would have 5 arches. To help pay for the construction, it has to be commercial. The forecourt could be a food court or something similar. We would also have glazing in the arches to enclose the space. At the interior of the forecourt, there would be railings with balconies for access through the large arch. The backside of the gable roofs would have balconies and seating areas. There would also be stairs from the new balconies into the forecourt area. Work would also include restoration. The cupolas on the towers are in serious state of disrepair. The tile mural is currently missing and we will be looking for it. On the interior of the building, we are proposing a mezzanine above the ticket booth and doing a catwalk above the arches and create new openings for the offices that front on to Kettner Blvd. There would be a new stair up to the mezzanine or a central elevator with stairs that wrap around it. At the rear, the flat area could be used for outdoor space with access provided through the large arch.

Public Comment:

Name	Comments
Bruce Coons	I like the idea of the forecourt coming back. I have some concerns. The inner balconies for the forecourt don't meet the Standards for Reconstruction. I find the balcony that crosses the main arch the most objectionable as that is the primary historic façade. On the inside, it is a sacred space. The catwalk interrupts the space and the volume. The stairway with the glass on the far end is a non-starter. Hidden access to the upper deck is possible.
Amie Hayes	Appreciate the restoration. My concern is the cat walk on the interior.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
At Broadway frontage, how wide is the sidewalk and how will it change?	The forecourt will not go all the way to Broadway. There will be no change to the sidewalk at that location.
Wouldn't be a place where people walk. Enclosing with retail detracting from that experience.	
I am wondering how much of the window at the back will be obstructed?	It is currently obscured glass with no views. The proposed construction would be 4.5' back from the window.
The northern light from the arch should be maintained.	
It is nice to restore. I have concerns about the commercial built up in the area that was originally open. I don't like the balcony at the front.	
I also don't like the balcony at the front. You could do a catwalk that just goes back to the building. The wrought iron material is clean, light and airy. Maybe less of a problem.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Pitman	I agree with the comments specifically as it relates to the light from the north. The walkway across the arch should be eliminated. If you are on the exterior of the forecourt, you should be able to see the arch through the windows.

Staff Comment:

None

Recommended Modifications:

Revise the plans per the direction.

Consensus:

- ☐ Consistent with the Standards
- ☐ Consistent with the Standards if modified as noted
- X 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 #766

Address: 2174 Guy Street

Historic Name: Percy Benbough/William Wheeler House

Significance: Criteria B, C, D

Mills Act Status: Yes

PTS #: N/A

Project Contact: Jim Arabia; Roger Sammon

Treatment: Rehabilitation

Project Scope: Construct a new detached two car garage, pool, cabana, and BBQ area.

Existing Square Feet: 6470

Additional Square Feet: 576

Total Proposed Square Feet: 7,046

Prior DAS Review: N/A

Staff Presentation: The applicant has a designated property at the corner of Guy Street and Witherby Street. The applicant would like to add a secondary garage to the parcel along Witherby Street that would protrude out past the existing fence and garage.

Applicant Presentation: We would like to add a garage at the existing setback line. That would make it 3.5' in front of the existing wall. Due to landscaping you would not be able to see it.

Public Comment:

None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
How far beyond the brick wall?	3.5'
Doesn't offend me. What is the finish and the door?	Stucco to match the existing addition and a wood garage door.
It does not detract from the historic.	
Stucco will match the existing additions.	

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Pitman	Garage appears to be consistent.

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

4. Adjourned at 5.10 PM

The next regularly-scheduled Subcommittee Meeting will be on June 6, 2018 at 4:00 PM.

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