

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, November 1, 2006, at 3:00 PM

Please Note: This meeting is anticipated to be 3 hours.

4th Floor Large Conference Room, City Administration Building
202 C Street, San Diego, CA

The Design Assistance Subcommittee is a subcommittee of the City of San Diego's Historical Resources Board. It is primarily composed of Historical Resources Board members who are design professionals with expertise in historic preservation. The Subcommittee provides an informal atmosphere in which presenters can discuss issues related to historic resources. The Subcommittee is not a voting entity, but rather a forum for discussing issues and solutions related to historic resources and their preservation. Comments on a project concept at the meeting do not predispose future positions on the project by the Historical Resources Board. After a brief staff introduction to a project, applicants will be allowed up to 10 minutes for their presentation, which should be focused on the issues affecting the integrity of the historic resource. Applicants are encouraged to engage in an open dialogue regarding the changes that they propose to make to the historic resource and to seriously consider the Subcommittee members' comments before finalizing their project plans.

The Secretary of the Interior's Standards for Treatment of Historic Properties shall be used as guidelines in evaluating alterations, changes or potential relocation or demolition of historic resources.

Members of the public will be allowed an opportunity to speak, for up to one minute each, at the end of the Subcommittee's discussion on a project. Each member of the public is required to state their name and the organization (if any) that they represent prior to their one minute presentation.

MEETING AGENDA

1. Introductions
2. Public Comment (on matters not on the agenda)
3. Various Issues:
 - 7188 Olivetas Avenue: Architect Paul Johnson would like to discuss a proposed project associated with an undesignated 1934 Thomas Shepherd residence in La Jolla that the owner will be bringing forward for consideration of designation in the future. (15 minutes)
 - Grande Colonial Villas Hotel Project: The proposed project is the construction of a new building on three parcels of land on Coast Blvd. South, downhill from the Grand Colonial Hotel and north of the historically designated Little Hotel by the Sea and the Terrace Apartments. Other than previously reviewed rehabilitation, there is no impact to these structures. However, the applicant is proposing to demolish HRB site # 294 at 921, 925 and 927 Coast Blvd South, the Colonial Inn Project Sites, designated on 12/5/1990, in order to construct a proposed new building which would provide parking and additional hotel rooms to serve the existing historical hotel complex on the property. PTS# 102447 (45 minutes)

- 1310 K Street: This non-designated brick warehouse is not within the boundary of the proposed Warehouse Historic District. At the October DAS meeting on this project, the applicant was not in attendance, but Bruce Coons stated that the applicant indicated to him that the front street façade would be retained and the structurally unsafe side street facade would be reconstructed as part of the proposed mid-rise project. Diane Erikson of McMillin will present the current proposal, which is different from that described by Mr. Coons. (20 minutes)
- Lafayette Hotel: Architect Jim Gates presented the proposed new project that was redesigned in response to community concerns to the DAS at their October, 2006 meeting. The DAS complimented the applicant on the proposed new bulk and scale, and instructed the applicant to make visual connections between the existing historic resource and the proposed new structures by means of detail, color and/or materials to ensure that the new structures will be complementary to the historic resource. The DAS previously reviewed a Lafayette hotel site project, and all issues specific to the historically-designated Lafayette Hotel were resolved. There is no change to these agreed-to conditions. (20 minutes)
- Nationalhaus Retail/Artist Studios/Residential Project: This project, located at 1701 National Avenue in Barrio Logan, includes a potentially historic brick commercial structure that the applicant is including in the project design. The architect, Kent Coston of Blokhaus, will present the design for DAS comment. (20 minutes)
- 3035 Lawrence Street: Scott Moomjian, on behalf of the applicant, and in light of the designation appeal, would like to discuss design alternatives that would preserve some portion of the house while adding new units in the rear of the parcel, with the intent of meeting the Standards. (20 minutes)
- Pickwick Hotel Restaurant Storefront: Architect Diane Roberts will present photos and sketches of proposed changes to the non-historic storefront at this historic resource (20 minutes).

4. Adjourn

Next Subcommittee Meeting will be on December 6, 2006 at 3:00 PM.

For more information, please contact Michael Tudury at (619) 533 6227