

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, August 20, 2008, at 3:00 PM

12th Floor Large Conference Room 12B  
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 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 5 minutes for their presentation, which should be focused on the project's compliance with the applicable U.S. Secretary of the Interior's Standards Treatment Plan (i.e Rehabilitation, Restoration, Preservation or Reconstruction). 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. Project Reviews
  - ITEM 3A: Estimated time 20 minutes  
HRB #: 821, Mission Hills District  
Address: Mission Hills District  
Mills Act Status: n/a, public right-of-way  
PTS #: n/a  
Project Contact: Janet O'Dea, applicant  
Treatment: n/a  
Project Scope: The applicants for the Mission Hills Historic District are interested in installing identification signage within the District and have some conceptual level ideas of the proposed signage to share with the Subcommittee.  
Existing Square Feet: n/a  
Additional Square Feet: n/a  
Total Proposed Square Feet: n/a

- ITEM 3B: Estimated time 30 minutes  
HRB #: 794, M.B. and Ida Irvin Spec House #1  
Address: 3960 Alameda Place  
Mills Act Status: No Contract, Eligible  
PTS #: 108252  
Project Contact: Ted Shultz, architect; on behalf of the owner, Matt Reno  
Treatment: Rehabilitation  
Project Scope: This rehabilitation project proposes to expand the scope of a staff-approved project to include replacement of all windows with new wood frame windows to match and restucco of the house for weather-proofing purposes. The previously approved project included construction of an 800 square foot second story addition, but did not include wholesale replacement of the windows or restuccoing of the existing house.  
Existing Square Feet: 1,200  
Additional Square Feet: 800 (approved)  
Total Proposed Square Feet: 2,000
  
- ITEM 3C: Estimated time 20 minutes  
HRB #: 127-060, San Diego Hardware  
Address: 840 Fifth Avenue  
Mills Act Status: No Contract, Redevelopment Area  
PTS #: 162210  
Project Contact: David Freeto; on behalf of the owner, 840 Fifth Ave LLC.  
Treatment: Rehabilitation  
Project Scope: This rehabilitation project proposes to replace a store-front window at the north end of the main façade of the San Diego Hardware building with a frameless glass door in order to provide access to new electrical utilities.  
Existing Square Feet: 21,000  
Additional Square Feet: 0  
Total Proposed Square Feet: 21,000
  
- ITEM 3D: Estimated time 30 minutes  
HRB #: 351, Egyptian Theatre  
Address: 3812 Park Boulevard  
Mills Act Status: No Contract, Eligible  
PTS #: 160897  
Project Contact: Mike Touma, architect; on behalf of the owner, CityMark Properties  
Treatment: Rehabilitation  
Project Scope: This rehabilitation project proposes to adaptively re-use the lobby space of the Egyptian Theatre as a restaurant. Although the footprint of the building will not be increased, existing exterior space within the courtyard of the building (beginning at the columns) will be enclosed with glass walls (with no vertical mullions) as part of the project scope to increase the useable square footage. The project scope also includes installation of a 4'-6" glass rail and gate at the property line to provide outdoor dining; replacement of one existing window facing the courtyard with a door; removal of the

doors on either side of the ticket booth; and removal of one playbill case to accommodate new shelving.

Existing Square Feet: 1,485

Additional Square Feet: 0

Total Proposed Square Feet: 1,485

▪ ITEM 3E: Estimated time 30 minutes

HRB #: 233, Sefton/Campbell Estate

Address: 3850 Narragansett Street

Mills Act Status: Active Contract, Recorded 1996

PTS #: 142243

Project Contact: Johnson&Johnson Architecture, on behalf of owners Scott & Patty Williams

Treatment: Rehabilitation

Project Scope: This rehabilitation project was reviewed previously by the DAS in January of 2008. At that time the applicant proposed to enclose the area above the porte cochere with glass guardrails, columns and removable windows, topped with a flat roof. The applicant was direct by DAS to pursue a visually lighter, more transparent design that eliminated the columns (a glass cube was suggested). The revised project proposes to enclose the space with windows set in wood frame and stucco.

Existing Square Feet: 6,726

Additional Square Feet: 367

Total Proposed Square Feet: 7,093

4. Adjourn

The next regularly-scheduled Subcommittee Meeting will be on September 3, 2008 at 3:00 PM.

For more information, please contact Kelley Saunders at [KMSaunders@san Diego.gov](mailto:KMSaunders@san Diego.gov) or 619.236.6545