

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, May 6, 2009, at 3:00 PM

PLEASE NOTE THIS MEETING WILL BEGIN ONE HOUR EARLY AT
3:00PM AND WILL CONCLUDE AT 6:00PM

12th Floor 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 45 Minutes
 - Listings: N/A
 - Address: Within the boundaries of the San Diego Airport Authority FAA Noise Attenuation Area
 - Historic Name:
 - Significance: N/A
 - Mills Act Status: N/A
 - PTS #: N/A
 - Project Contact: Sjohnna Knack, Quieter Home Program Manager
 - Treatment: Rehabilitation
 - Project Scope: Residential buildings located within the noise contour of the San Diego International Airport are eligible to participate in the Quieter Home Program. Through a

grant provided by the Federal Aviation Administration (FAA), the airport authority provides noise attenuation of homes within the 65+ decibel level. With the expiration of the existing Programmatic Agreement, city staff is working with the various stakeholders to craft a new Programmatic Agreement. Appendix B Historic Treatment Guidelines addresses potentially historic or designated buildings. The guidelines are being referred to DAS by staff to comment on the proposed treatments.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

▪ ITEM 3B: Estimated time 20 Minutes

Listings: Listed on the National Register 8/27/1979

Address: 326 Broadway

Historic Name: U.S. Grant Hotel

Significance: (Registration form not found)

Mills Act Status: No Contract; Redevelopment Area

PTS #: N/A

Project Contact: Joe Sebestyen, Unik Custom Glass and Mirror

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to remove the existing wood frame and sash windows and replace them with new aluminum windows manufactured by TRACO.

Existing Square Feet: unknown

Additional Square Feet: none

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

▪ ITEM 3C: Estimated time 20 Minutes

Listings: HRB Site #319

Address: 2223 El Cajon Boulevard

Historic Name: Imig Manor

Significance: Designated for its political, social and cultural significance, particularly with respect to the African American Community; and as a landmark hotel on El Cajon Blvd.

Mills Act Status: No Contract; Redevelopment Area

PTS #: N/A

Project Contact: Art Balourdes, on behalf of the owner, Hampstead Lafayette, LLC.

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to remove the 7 remaining wood frame and sash windows and all existing aluminum frame and sash windows and replace them with composite windows in the original wood frame sash and trim along the street facades (128 windows), and vinyl windows within the existing openings along the non-street facing elevations (122 windows).

Existing Square Feet: 40,000

Additional Square Feet: none

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

- ITEM 3D: Estimated time 30 Minutes
Listings: HRB Site #562; 442-065
Address: 4801 Santa Monica Avenue
Historic Name: Ocean Beach Library
Significance: HRB Criteria A (Cultural Landscape); C (Architecture); F (District Contributor)
Mills Act Status: No Contract; City-owned
PTS #: 173411
Project Contact: Scott Magic of Hanna Gabriel Wells Architects; on behalf of the owner, City of San Diego
Treatment: Rehabilitation
Project Scope: This rehabilitation project proposes to add 9,428 square feet of new library space directly adjacent to the existing library on an adjacent site acquired by the City. The existing building will be preserved, but will be re-planned on the interior. An addition to the original library constructed in the 1960's will be removed and the entire site will be re-landscaped. The current project has been significantly redesigned from a prior approval which expired.
Existing Square Feet: 4,572
Additional Square Feet: 9,428
Total Proposed Square Feet: 14,000
Prior DAS Review: N/A

- ITEM 3E: Estimated time 30 Minutes
Listings: n/a; California Register Site (Determined Eligible for NR)
Address: 2512 Third Avenue
Historic Name: Temple Beth Israel
Significance: National Register Criteria A (Social History) and C (Architecture and Architect)
Mills Act Status: No Contract, Religious Institution
PTS #: n/a
Project Contact: Linda Glaze of Zagrodnik + Thomas Architects; on behalf of the owner, Ohr Shalom Synagogue
Treatment: Rehabilitaton
Project Scope: This rehabilitation project proposes rehabilitation and a second floor addition at the central connecting portion of the building between the Sanctuary and the Social Hall; reconfiguration of the entry to the Social Hall to allow a sloped walkway for ADA access; reconfiguration of the exterior stairs leading to the Sanctuary for safety and limited accessibility; some exterior work to maintain the historic fabric of the building; and interior remodeling. The project is returning to DAS with revisions to the project based on prior direction.
Existing Square Feet: 18,800
Additional Square Feet: 1,500
Total Proposed Square Feet: 20,300
Prior DAS Review: 9/23/2008

- ITEM 3F: Estimated time 15 Minutes
Listings: HRB Site # 208-268
Address: 2200 Island Avenue
Historic Name: Sherman Heights District Contributor
Significance: Contributing Resource
Mills Act Status: No Contract
PTS #: 170453
Project Contact: Gina Ell, on behalf of the owner, La Casa for Autism
Treatment: Rehabilitation
Project Scope: This rehabilitation project is the result of a code enforcement action for an unpermitted enclosure of first and second floor balconies at the rear of the home. The applicant is requesting DAS input on appropriate reconstruction of the balcony, given that there is no available photographic record of the original balconies.
Existing Square Feet: 3003
Additional Square Feet: none
Total Proposed Square Feet: N/A
Prior DAS Review: N/A

- ITEM 3G: Estimated time 20 minutes
Listings: HRB Site #1; National Register Landmark District
Address: 1350 El Prado
Historic Name: Balboa Park - California Building
Significance: Contributing Resource
Mills Act Status: No Contract; City-owned
PTS #: 177043
Project Contact: David Marshall, Heritage Architecture and Planning
Treatment: Preservation
Project Scope: This preservation project proposes replacement of all built-up roofing on the Museum of Man (MOM) and MOM Administration Building; repairs to the cast-stone ornamentation on the main dome; repairs to the dome dormer and lantern wood windows; and cleaning and repair of the small tiled domes at each corner of the MOM. The main dome tile shall remain as-is, and the dome will need to be scaffolded. Additional repairs include removal and reinstallation of the clay tile roofing on the South Archade and repairs to the ends of wood log beams; as well as removal and reinstallation of the clay tile roofing over the rear parking area between the MOM and the Administration Building, which will include in-kind replacement of the wood beams and posts.
Existing Square Feet: 12,528
Additional Square Feet: none
Total Proposed Square Feet: N/A
Prior DAS Review: N/A

4. Adjourn

The next regularly-scheduled Subcommittee Meeting will be on June 3, 2009 at 4:00 PM.

For more information, please contact Kelley Saunders at KMSaunders@sandiego.gov or 619.236.6545