

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, September 2, 2009, at 4:00 PM

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 30 Minutes
 - Listings: HRB Site #634
 - Address: 827 C Street
 - Historic Name: Hotel Churchill
 - Significance: HRB Criterion C (Architecture)
 - Mills Act Status: No Contract, Redevelopment Area
 - PTS #: N/A
 - Project Contact: Nemaco Inc; and J&J Properties A, LLC
 - Treatment: Rehabilitation
 - Project Scope: This rehabilitation project proposes to repair and paint the exterior stucco; repair the blade sign; and refurbish and replace the existing windows. The applicant will provide samples of stucco and replacement windows for review by the Subcommittee.

Existing Square Feet: 40,000

Additional Square Feet: N/A

Total Proposed Square Feet: 40,000

Prior DAS Review: N/A

▪ **ITEM 3B:** 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 Boulevard.

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: At the May 2009 DAS meeting, the Subcommittee reviewed a rehabilitation project at this site which proposed to remove 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). The Subcommittee recommended that wood frame and sash windows be used in the rehabilitation. The applicant would like to present an option of wood frame windows clad with aluminum.

Existing Square Feet: 40,000

Additional Square Feet: N/A

Total Proposed Square Feet: 40,000

Prior DAS Review: 5/1/2009

▪ **ITEM 3C:** Estimated time 20 Minutes

Listings: HRB Site #1; National Register Landmark District

Address: 2001 Pan American Plaza

Historic Name: Balboa Park, Pan-America Plaza

Significance: Contributing Element

Mills Act Status: No Contract, City Owned

PTS #: N/A

Project Contact: James Kidrick, San Diego Air and Space Museum

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes installation of permanent plumbing upgrades to a portable kitchen facility on the rear patio of the San Diego Air and Space Museum. The installation of the portable kitchen was reviewed by DAS on December 5, 2007 and determined to be consistent with the Standards. During their review, the Subcommittee asked for clarification as to whether or not the kitchen would require connections to water, electricity and gas. The applicant responded that the kitchen would

be self contained with no modifications to the building or installation of utilities. Given the revision to the project scope, staff is returning the item to the Subcommittee for review.

Existing Square Feet: N/A

Additional Square Feet: N/A

Total Proposed Square Feet: N/A

Prior DAS Review: N/A

▪ ITEM 3D: Estimated time 30 Minutes

Listings: HRB Site #208-130

Address: 358 22nd Street

Historic Name: Sherman Heights District Contributor

Significance: Contributing, Element

Mills Act Status: No Contract

PTS #: 182996

Project Contact: Todd Massure, on behalf of the owner, Maurice Kawashima

Treatment: Rehabilitation

Project Scope: This rehabilitation project is the result of a code enforcement action for extensive unpermitted modifications by a previous owner. These modifications include wholesale replacement of the siding and windows. Appropriate restoration is complicated by a lack of historic photographs which show the original appearance. The applicant and staff are seeking input from the Subcommittee on appropriate rehabilitation of the structure under the Standards, as well as input on a proposed addition at the rear of the building.

Existing Square Feet: 2,780

Additional Square Feet: 1,250

Total Proposed Square Feet: 4,030

Prior DAS Review: N/A

▪ ITEM 3E: Estimated time 20 minutes

Address: Citywide

Project Scope: At the May 2009 Historical Resources Board Hearing, Paul Johnson provided non-agenda public comment which focused on concern over window replacements in older and potentially historic buildings as a result of Stimulus Funding and concern over energy efficiency. The Chair forwarded the issue to Subcommittee for discussion.

4. Adjourn

The next regularly-scheduled Subcommittee Meeting will be on October 7, 2009 at 4:00 PM.

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