

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, June 6, 2012, 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	Gail Garbini; Linda Marrone; Ann Woods; Tom Larimer
Recusals	None
City Staff	
HRB	Kelley Stanco
CCDC	Brad Richter; Lucy Contreras; Sachin Kalbag
Guests	
Item 3A	Marie Lia, attorney; Rusty Middleton General Manager of Andaz Hotel; Michael Marks, owner of Andaz Hotel; Rick Hill, project designer
Other	None

2. Public Comment (on matters not on the agenda) None

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #701

Address: 612 F Street

Historic Name: Maryland Hotel

Significance: C (Architecture)

D (Master Architect/Builder)

Mills Act Status: No

PTS #: N/A

Project Contact: Michael Marks, Rick Hill, Rusty Middleton, Marie Lia

Treatment: Rehabilitation

Project Scope: Installation of a retractable fabric roof system. The fabric roof system will only be deployed when weather is inclement to provide guest with protection and comfort during scheduled events and dining. The system will also provide a transparent vertical screen system for further protection from weather if necessary. The roof system will be

retracted during non-inclement weather to provide unobstructed views of the skyline and enjoyment of the exterior lounge. The system has been designed to be as inconspicuous as possible, while maintaining its functionality.

Existing Square Feet: 151,729

Additional Square Feet: 0

Total Proposed Square Feet: 151,729

Prior DAS Review: N/A

Staff Presentation: This Rehabilitation project proposes installation of a retractable fabric roof system. The project requires installation of new vertical supports along the parapet and a fabric roof system that will only be deployed when weather is inclement, and will be retracted otherwise. The system will also provide a transparent vertical screen system for further protection from weather if necessary. Staff has reservations regarding the project's consistency with the Standards, due to the visibility of the installation, and has recommended that the project be forwarded to the DAS for review and comment.

Incidentally, there is an outstanding issue at this site regarding a historic wall sign at the side façade which was painted over. The DAS reviewed partial restoration of this sign in the past, but the signage has not yet been restored. Staff will be following up on this issue, and will be looking to have this resolved prior to any future application.

Applicant Presentation: Goal is to install a rooftop covering in a manner consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. The applicant has provided a copy of the Rehabilitation Guidelines that address new construction, specifically rooftop additions. The Guidelines recommend setting an addition back from the wall plane, so that it is as inconspicuous as possible. There are two frontages on F Street and 6th Avenue where the building has visibility to the street. The applicant team has worked with staff to minimize the structure and the project impacts, resulting in the project before the DAS today. A glass windscreen wall is currently present just behind the parapet. The enclosure has been set back considerably from the parapet along Sixth Avenue past the sight-line from the street, and the number of vertical supports have been reduced along the F Street elevation to reduce visibility. The footprint of the retractable roof and its framing system can be seen the plans provided. The vertical shade will be deployed from the top down. They are looking into how to deploy from the bottom-up, but haven't figured that out yet. Haven't decided on colors yet, but they are contemplating a gray color that would match an overcast sky, to reduce visibility.

As to the sign, they are just awaiting CCDC approval, then they are ready to proceed.

Public Comment: None

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
How large is the housing that holds the vertical shade?	6x6
In the rendering, is the massing shown in	Yes, it is the elevator and shaft.

Subcommittee-member Issue or Question	Applicant's Response
tan existing?	Everything that is tan is existing, everything that is gray is proposed.
Will it only be deployed in the rain, or also in the summer when it is hot?	It isn't intended for sunny conditions or heat, just rain or wind.
One of the sections that shows the sight-line doesn't seem consistent with the renderings proposed. It would seem that the visual impacts from F Street would be more significant than indicated in the sections. Would it be possible to drop the front end down and slope the cover to reduce the visual impact from F Street?	Could be possible.
When were the existing rooftop improvements added?	c. 2005
What are the decorative masts shown in the elevations?	Those are existing and were added with the other improvements; they are not part of this project.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Larimer	Understands the need, and appreciates the attempt to reduce the impacts. Thinks the idea of the gray tone would help reduce the impacts as well. No issue with the proposal, but would like to see the visual impacts reduced further by dropping the height down along the parapet, or by reducing the height of the entire structure by dropping the housing down to the face of the existing cover.
Garbini	
Marrone	
Woods	Agrees with Larimer

Staff Comment: None

Recommended Modifications: No issue with the proposal, but would like to see the visual impacts reduced further by dropping the height down along the parapet, or by reducing the height of the entire structure by dropping the housing down to the face of the existing cover.

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 4:45 PM

The next regularly-scheduled Subcommittee Meeting will be on July 11, 2012 at 4:00 PM.

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