

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, January 12, 2011, at 4:00 PM

5th Floor Large Conference Room

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	Alex Bethke (Chair); Gail Garbini; Maria Curry (4:41pm)
Recusals	None
City Staff	
HRB	Kelley Stanco; Cathy Winterrowd; Jodie Brown; Jeffrey Oakley, Terra King; Jennifer Feeley
CCDC	Lucy Contreras
City Attorney	Nina Fain
Guests	
Item 3A	Richard Bundy; David Billings
Other	Bruce Coons, SOHO

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

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #685

Address: 1250 Sixth Avenue

Historic Name: San Diego Athletic Club

Significance: Architecture (Art Deco); Master Architect (Wheeler & Stevenson)

Mills Act Status: N/A (City-Owned)

PTS #: N/A

Project Contact: Richard Bundy, Architects Bundy & Thompson, on behalf of Connections Housing Downton

Treatment: Rehabilitation

Project Scope: This rehabilitation project proposes to adaptively reuse the San Diego Athletic Club (currently known as the World Trade Center) as "Connections" to serve the downtown homeless and general populations. Improvements will include a health clinic, homeless services mall, 150 temporary shelter beds for men and women, 75 permanent housing apartments, and support facilities for all users in the building. The building will be made fully accessible. The scope of work includes refinishing of the exterior; some historical reconstruction; limited seismic upgrades and new electrical, plumbing and mechanical systems.

Existing Square Feet: 116,376

Additional Square Feet: 0

Total Proposed Square Feet: 116,376

Prior DAS Review: N/A

Staff Presentation: This is a HUD funded project to rehabilitate and adaptively reuse the San Diego Athletic Club (currently known as the World Trade Center) as a homeless shelter, health clinic, and low-income housing. Staff has had initial discussions with the applicant regarding the project and has recommended review by the DAS.

Applicant Presentation: The Family Health Center of San Diego, PATH and Affirmed Housing Group (a low income housing provider) are working to adaptively reuse this City-owned building. The building was originally the San Diego Athletic Club and operated as such until 1965. The top floors were hotel rooms and the lower floors contained extensive athletic facilities. It has been an office building since 1965, first by U.S. Financial, then HBJ, and finally the City of San Diego. The building is currently 30% occupied by City staff and the rest vacant. Significant interior remodeling by prior owners has virtually eliminated original interior features.

The building could be occupied without structural upgrades, but the City and applicant would like some upgrades, including extending shear walls down from the tower to support it. Existing columns will be carbon fiber wrapped. X-Ray testing indicates the building is currently reinforced as they would expect based on the construction. From a historical perspective, the interior is gone, with the exception of the bottom half of the swimming pool tank in the sub-basement. The main stairwell behind the elevator appears to be original, there isn't a lot to them, but they are proposing to preserve them. Stenciling and painting of beams may be intact, but there are drop ceilings and they are not sure. If they are found they will be documented, preserved, and re-covered, but not restored.

At the exterior, the upper 4-5 floors are as they were, with the exception of the windows, which were all replaced from the 3rd floor up with aluminum sash. Replacement would be desirable, but the budget may not allow that. Lower level fenestration was altered in the 1960s by cutting holes in the concrete and enlarging the windows. The building is board-formed concrete with concrete ornamentation. The base of the building was finished with rusticated detail that has largely been removed with the exception of a small portion. Restoration of that feature would require restoration of the windows on the ground floor, so they are not proposing to restore the detailing. On Sheet 21, one can see that the applicants are proposing to reconstruct the faux balcony marquee and restore everything below that. That restoration will be based on original plans and photos. This restoration is possible because the original window openings are intact at this location. Originally the building was not painted. Paint sample analysis shows the original paint color was a beige color. Because it will be impossible to remove the paint from the ornamentation and board-framed concrete, the proposal will be to strip the paint as best they can and repaint to match the concrete color. Ornament will be painted a slightly darker color for definition. The little statues on the finials at the windows will be restored and some missing ones will be reconstructed. Construction is supposed to start by the end of the year.

Public Comment:

Name	Comments
Coons	Other than the restoration of the balcony marquee and those windows, are there any changes to other window or door openings? (No, with the exception of the south side in the basement and sub-basement that are non-historic, for egress). If you encounter significant interiors, will you be talking to staff about treatment of those features? (Yes) The applicant is not required to replace missing elements under the Standards. Appears to be a reasonable project under the Standards. Are there any significant tiles in the pool? (Only 1x1 white tiles, no decorative tiles.) If you do run across decorative tile, please salvage.

Q&A:

Subcommittee-member Issue or Question	Applicant's Response
Will they re-do sidewalk at the front?	It's a structural sidewalk and serves as the roof of the basement. Not sure if there is dual slab, but the plan is to re-surface the sidewalks.
Will the new units have kitchens?	Yes, they will be changed to self-contained units. All interior wall layouts will be changed.
What are the size of the units?	350-420 square feet
Will the sub-basement be used?	Yes, for dining room, etc.
What about the bottom of the pool?	Proposing to remove it because there is so little left.
What is the construction method?	Reinforced concrete.
Do we know what exactly is in the interior? Do we have existing floor plans?	Yes.
Are the elevators from the 1920s?	No, 1980s.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Garbini	Interiors weren't nominated at the time, but if there is an opportunity to expose them, that would be great.
Bethke	It would be helpful to have existing interior floor plans to fully understand the impacts. Concerned about the impacts to any original interior features. If there are any unanticipated discoveries of interior features, staff should be notified. (Once the DDA is done, they are looking to do selective demolition to determine whether or not original features are intact.) Would encourage the applicant to display the pool tiles in the building. (If tiles

Subcommittee-member	Comments
	are reusable, applicant would like to reuse them in another part of the building and interpret them.) On the right track with the approach, be sure restoration work is confirmed by historic photos.

Staff Comment:

Staff Member	Comments
Oakley	Is the parking structure included? (No)
Brown	The marquee appears different in historic photo than in it does in the plans. (Will reconstruct to historic photos)

Recommended Modifications: The project approach and design is on the right track. The applicant should continue to work with staff on the proposed restoration work to ensure accuracy. If original interior features are discovered, the applicant should inform staff and work and develop a plan to preserve these interior features.

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 5:05 PM

The next regularly-scheduled Subcommittee Meeting will be on February 2, 2011 at 4:00 PM.

For more information, please contact Kelley Stanco at KStanco@san Diego.gov or 619.236.6545