

# CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

## DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, August 3, 2005, at 3:00 PM

Note: This meeting is anticipated to take 3 hours.

As subcommittee members Emme and Sewell have requested an excused absence for this meeting, the chair asks that all other members attend without fail.

4<sup>th</sup> Floor Large Conference Room  
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 provides an informal atmosphere in which presenters can discuss issues related to historic resources. 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 does not predispose future positions on the project by the Historical Resources Board. After a brief staff introduction to a project, applicants will be allowed up to 10 minutes for their presentation, which should be focused on the issues affecting the integrity of the historic resource. 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). HRB staff Tudury will report on the attached meeting notes regarding the NTC golf course and clubhouse.
3. Various Issues
  - Balboa Theatre – Rehabilitation Overview: Paul Westlake of WRL Architects will be presenting the proposed modifications to this historic resource. David Marshall will recuse himself on this item. (30 minutes)
  - A-1 Globe Flour Mill (The Parron Hall Furniture Warehouse): the applicant's representative, Dan Matheson of Intergulf Development Group, will present the complete project associated with this project as well as options for fire

exiting at this historic structure, located between A and Ash Streets between Pacific Hwy and the railroad tracks. Please refer to the April 6, 2005 Meeting Notes regarding this item. David Marshall will recuse himself on this item. (20 minutes)

- William Heath Davis House: The applicant, Melanie Cuomo of Heritage Architecture, will return to the DAS in response to direction given at a previous DAS meeting. David Marshall will recuse himself on this item. (20 minutes)
- 1425 Market Street/Tourist Hotel Project: 14<sup>th</sup> and Market, Tourist Hotel building is on survey potential National Register eligible, and an adjacent smaller building is on the draft African American survey. Jim Tanner Architect will present the proposed project (20 minutes)
- F. M. Sheppard Duplex and House Rentals: At the April 2005 HRB meeting, the Board designated the subject property, owned by Dominick DeJoy, and located at 1049-1051 Coast Blvd and 1046 Coast Blvd South in La Jolla. At the June HRB DAS meeting, the subcommittee discussed how Mr. DeJoy might achieve his desired project in the context of the historic designation. James Alcorn would like to present a proposal regarding options discussed at the June DAS meeting. (30 minutes)
- Snowflake Bakery: The applicant returns to the subcommittee to discuss the application of the Secretary of the Interior's Standards relative to the rehabilitation and restoration of the building. David Marshall will recuse himself on this item. (20 minutes)
- NTC Building 177 Library: Bill Karasch of Roesling Nakamura Architects will discuss options for HVAC ductwork at this structure in which the interiors are designated. David Marshall will recuse himself on this item. (20 minutes)
- The Cosmopolitan Square Project (the Palatine Project): The applicant will return to the subcommittee to discuss the proposed changes relative to the direction previously given. Please refer to the March 2, 2005 Meeting Notes regarding this item. David Marshall will recuse himself on this item. (20 minutes)

#### 4. Adjourn

Next Subcommittee Meeting will be on September 7, 2005 at 3:00 PM.

For more information, please contact Michael Tudury at (619) 533 6227

## City of San Diego Historical Resources Board Staff Minutes of Meeting

July 19, 2005

Subject: NTC Sail Ho Golf Course and Clubhouse

Attendees:     McMillin Land Development: Tom Tomlinson, Jeffrey King  
                  Golf Course Designer: Cary Bickler  
                  CSC Golf Management: Mark Stevens  
                  Heritage Architecture: Brian Rickling  
                  ONA Landscape Architecture: Dennis Otsuji  
                  HRB Staff: Mike Tudury

The applicant presented the proposed project and it clearly was an entirely new approach to the golf course design that addressed the comments of the Design Assistance Subcommittee members made at the January 5, 2005 DAS meeting. The historic character of the golf course and clubhouse are to be retained to a high degree.

Specifically:

- Only minimal grading will occur in order to preserve most of the trees.
- Only 28 of 150+ trees are to be removed. The trees to be removed are primarily due to their poor condition.
- Approximately 50 new trees are to be added, primarily along Rosecrans. This is to create a safety buffer. The new trees will be vertical Canary Island Pines which will continue a small cluster of these trees in this location and will be clearly new. These new trees will be 24" and 36" box trees. The majority of the trees on the golf course are Eucalyptus, with some horizontal Italian Stone Pines.
- Much of the original layout of the course will be retained, with the only changes made to accommodate safety issues.
- The water hazard that was originally proposed, and which was to be a new element that had not existed before, is no longer part of the design.
- There will be no substantive changes to the clubhouse, except for the reconstruction of the courtyard paving, to be done to accommodate access for the disabled. The awnings will not be a strong color, but instead will be a background off-white.

With the concurrence of the Subcommittee:

Due to the extensive workload of the DAS, it is staff's intention to NOT return this issue to the subcommittee. HRB staff believes that the new proposal is consistent with the previous board comments, and will act on their behalf to review the final documents and, if they are consistent with the presentation today, will find the design consistent with the Secretary of Interior's Standards.

If any boardmember wishes to review documents that indicate the new, existing and removed trees, or the grading, staff has the information for their perusal.