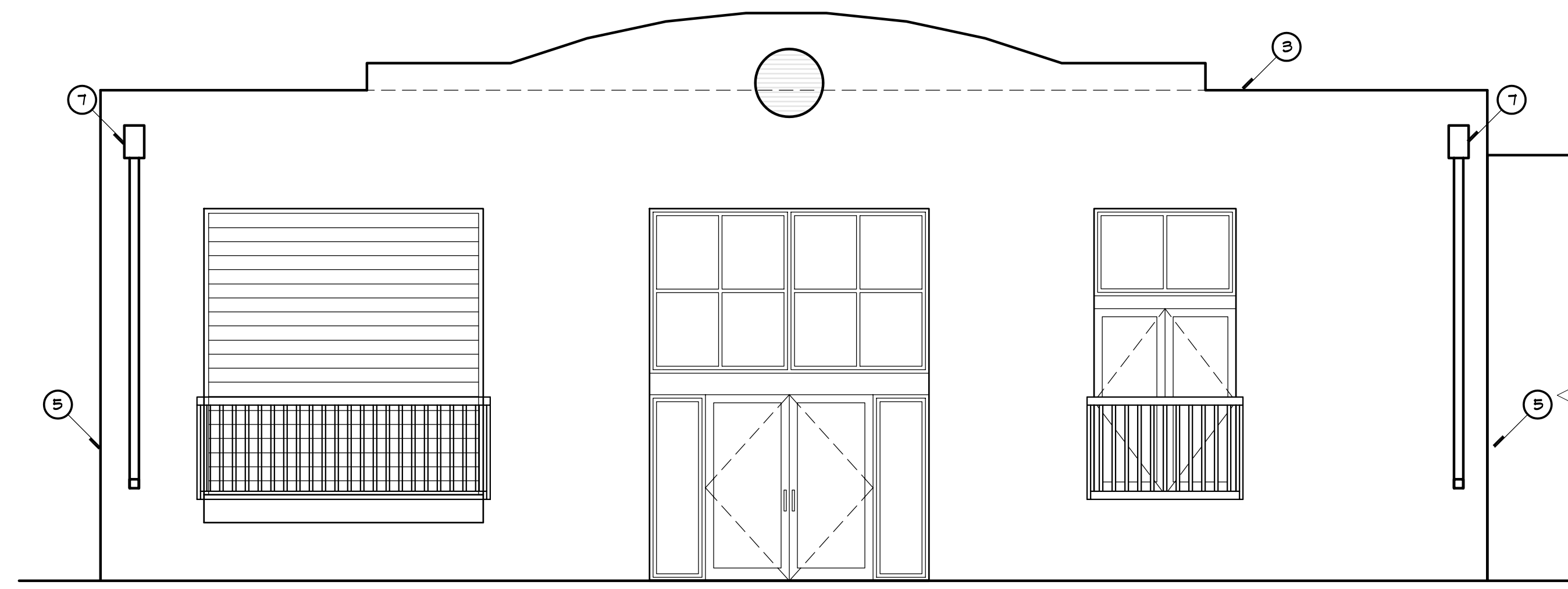


WEST ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION NOTES:

2215-14 30TH STREET- ROSES GROCERY

- ① ROSES GROCERY WENT INTO THE PREMISES IN 1923 AS THE FIRST OCCUPANT WHEN IT WAS BUILT AND WAS OPERATED AS ROSES GROCERY STORE UNTIL 1934. IT WENT THROUGH A NUMBER OF OWNERS THEREAFTER WHO MADE A NUMBER OF MODIFICATIONS INCLUDING THE INSTALLATION OF TWO ROLL UP METAL DOORS OF DIFFERING SIZE AND THE PIECING IN OF VARIOUS USED BUILDING MATERIALS INCLUDING THE INSTALLATION OF A WINDOW THAT WAS PREVIOUSLY AN ALUMINUM GLASS SLIDING DOOR MOUNTED SIDEWAYS. NO PHOTOGRAPHS COULD BE FOUND SHOWING THE ORIGINAL STOREFRONT HOWEVER ONE SIDE WAS SUBSTANTIALLY INTACT SO THE METAL ROLL UP DOORS WERE REMOVED AND THE STOREFRONT ON BOTH SIDES WERE RECONSTRUCTED TO THE DESIGN FOUND TO BE PARTIALLY INTACT. ALL ADDITIONS AND REPAIRS WERE COPIED FROM THE ORIGINAL STOREFRONT DETAILS TO MATCH THE ORIGINALLY EXISTING STOREFRONT AS IT PROBABLY EXISTED IN THE MISSING AREAS. NEW TEMPERED GLASS WAS INSTALLED IN THE RECONSTRUCTED LOWER STOREFRONT WINDOWS. THE UPPER TRANSOM WINDOWS CONSISTED OF REEDED GLASS. MANY OF THE EXISTING LIGHTS WERE BROKEN SO NEW CLOSELY MATCHING GLASS WAS INSTALLED.
- ② THE REPLACED STOREFRONT WOOD FINISHES ARE HONEY-COLORED NATURAL STAINS AND VARNISHES.
- ③ EXPOSED ALL ORIGINAL ROOF FRAMING WOOD SURFACES - RAFTERS, TRUSSES AND SHEATHING BOARDS. INSTALLED 1/2 INCH PLYWOOD ROOF SHEATHING TO CREATE A STRUCTURAL ROOF DIAPHRAGM AND REROOFED WITH 30 YEAR LAMINATE ASPHALT SHINGLES - SIERRA GRAY COLOR TO MATCH ORIGINAL ROOFING MATERIAL.
- ④ THE ORIGINAL STOREFRONT STUCCO WAS IN FAIR CONDITION. THE SURFACE WAS PRESSURE WASHED, STUCCO ADHESIVE WAS APPLIED, AND THEN A MEDIUM-SAND FINISH COAT (COLOR-TECH EXTERIOR PREMIUM STUCCO) WAS INSTALLED PER INDUSTRY STANDARDS. BILL HOLTZ, CITY INSPECTOR, VIEWED APPLICATION. PHYSICAL INSPECTION REVEALED THAT THE EXTERIOR WALL FINISH WAS ORIGINALLY ROSE COLORED PAINT ON STUCCO OVER HOLLOW-CLAY-TILE MASONRY. THE STUCCO SURFACE WAS REPAINTED WITH SHERWIN-WILLIAMS DEEP-BASE SW 2654 CARRIBEAN CORAL COLOR TO MATCH ORIGINAL STUCCO COLOR. THE COLOR WAS CHOSEN FROM THE HISTORIC PRESERVATION PALATE UNDER THE DIRECTION AND GUIDANCE OF BRUCE COONS OF THE SAVE OUR HERITAGE ORGANIZATION.
- ⑤ SEISMIC RETROFIT - PER SECTION 145.0410 OF THE SAN DIEGO MUNICIPAL ORDINANCE WAS COMPLETE UNDER PERMIT FROM THE CITY OF SAN DIEGO BUILDING DEPARTMENT. TENSION ANCHORS AT THE ROOF-TO-WALL CONNECTION AND WALL BRACES WERE ADDED.
- ⑥ THE WOODEN VENTS WERE REBUILT USING EXISTING MATERIALS AND PAINT WITH HIGH-GLOSS SHERWIN-WILLIAMS SW 2847 ROYCRRAFT BOTTLE GREEN FROM THE HISTORIC PRESERVATION PALATE UNDER THE DIRECTION AND GUIDANCE OF BRUCE COONS OF THE SAVE OUR HERITAGE ORGANIZATION.
- ⑦ NEW 26 GAUGE "GUTTERMAN'S CHOICE" ALUMINUM GUTTERS AND DOWNSPOUTS WERE INSTALLED- ANODIZED IN ROYAL BROWN #05 COLOR, SK STYLE TO MATCH ORIGINAL GUTTERS THAT HAD BEEN SUBSTANTIALLY DESTROYED.
- ⑧ GROUT AT THE SOUTH EXTERIOR MASONRY WALL WAS REPOINTED. SUCH MASONRY REPAIRS INCLUDE RE-POINTED GROUT THROUGHOUT WITH GROUT COLOR MIXED TO MATCH THE ORIGINAL POINTING.

NOTE:

THE CONCRETE BLOCK BUILDING FRONTING ON FERN ST.

THE APPLICANT WAS OF THE ASSUMPTION THAT THE SQUARE CONCRETE BLOCK BUILDING ADDED ONTO THE BACK ONE THIRD OF THE ROSES GROCERY STORE PARCEL IN 1953 WAS NOT AN HISTORICAL RESOURCE, AS THE HISTORICAL NOMINATION REPORT REFERENCED THE BUILDING ONLY AS AN ADDITION TO ONE OF THE PARCELS IN 1953. THE NOMINATING REPORT MAKES NO OTHER REFERENCE TO THE BUILDING EITHER FOR ANY HISTORICAL SIGNIFICANCE OR DESIGN SIGNIFICANCE WHILE THE THREE HISTORIC BUILDINGS, FIRE STATION NO. 9, THE BURLINGAME GARAGE AND ROSES GROCERY STORE ARE EXTENSIVELY DISCUSSED FOR THEIR HISTORICAL DESIGN AND CHARACTER.

THE APPLICANT IN THE BELIEF THAT THE BUILDING HAD NO HISTORICAL SIGNIFICANCE HAS ENTERED INTO A LEASE WITH A BICYCLE SHOP TO TAKE ONE HALF OF THE BUILDING WHICH REQUIRES THAT THE APPLICANT CONSTRUCT A NEW STOREFRONT AND SIDE ENTRANCE AS INDICATED ON THESE DRAWINGS. THE APPLICANT ALSO HAS A LETTER OF INTENT TO LEASE THE OTHER ONE HALF OF THE BUILDING TO AN INSURANCE / BROKERAGE FIRM. THE NEW STOREFRONT ALSO ADDRESSES THE ADA ISSUES BY INSTALLING A WHEELCHAIR LIFT.

THE CONCRETE BLOCK BUILDING HAS NO ENTRANCE ON FERN ST. EXCEPT A LOADING DOCK WITH THE FINISHED SLAB APPROXIMATELY THREE FEET ABOVE THE ADJOINING SIDEWALK GRADE WHILE IT BACKS UP TO THE ROSE GROCERY BUILDING. IN ITS PRESENT CONDITION IT HAS NO ECONOMIC VALUE UNLESS SUBSTANTIAL RENOVELING IS UNDERTAKEN INCLUDING THE ADDITION OF A STOREFRONT ENTRANCE, ENLARGING THE REMAINING WINDOW AND THE ADDITION OF A SIDE DOOR. IN ORDER TO ACCOMPLISH THE REDESIGN REQUIRED TO UTILIZE THE BUILDING IT WILL NOT LIKELY BE RECOGNIZABLE NOR WOULD ONE WANT TO LEASE OR OTHERWISE USE THE SQUARE CONCRETE BLOCK BUILDING AS ORIGINALLY BUILT IN 1953.

SMALL DECORATIVE PARAPET AND FAUX VENT ADDED TO FERN STREET ELEVATION TO BETTER RELATE TO THE CHARACTER AND THE DESIGN OF THE OTHER BUILDINGS IN THE PROJECT.

BASED ON THE ABOVE THE APPLICANT IS SEEKING EITHER CLARIFICATION THAT THE BUILDING WAS INADVERTENTLY DESIGNATED OR WAS NOT TO HAVE BEEN CONSIDERED A PART OF THE ORIGINAL NOMINATION. IF IT IS IN FACT AN HISTORIC ASSET THE APPLICANT NEEDS PERMISSION TO MAKE THE ABOVE REQUIRED MODIFICATIONS TO THE STOREFRONT AND WINDOWS.

