



AGENDA NO. 7a

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: December 2, 2008

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A HISTORIC PERMIT (H-4-08) FOR ALTERATIONS TO THE EXTERIOR OF THE DOLPHIN HOTEL, INCLUDING NEW PAINT, REPAIRS TO THE WINDOW FRAMES, AND NEW DOUBLE PANED WINDOWS WITH SCREENS, LOCATED AT 133 SOUTH COAST HIGHWAY – APPLICANT: DOLPHIN HOTEL, L.P.**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission recommends approval of Historic Permit H-4-08 to City Council and adopts Resolution No. 2008-H04 based upon the findings and discussion contained within the staff report.

PROJECT DESCRIPTION AND BACKGROUND

Background: The applicant is seeking approval for the alteration of the exterior of the Dolphin Hotel. Alterations would include new exterior paint, repairs to the window frames, and new double paned windows with screens. The Dolphin Hotel is located at 133 South Coast Highway and is surrounded by a commercial and residential land uses.

Although the site has never officially been designated as a local historic site, the Dolphin Hotel does meet National Register Criteria A and C and was included in Oceanside's 1992 Cultural Resources Survey. In the 1992 survey, the building was described as a two story, stucco-clad, rectangular, commercial style structure with a flat roof and parapet. The fenestration included wood framed, plate glass windows with decorative Deco-style metal divided light transoms, and single and paired rectangular 1/1 sash windows. Moorish awnings, presumably canvas, accented the upstairs windows and a glass marquee stood over the front entrance. An electric roof sign identified the hotel.

The interior of the two story building held a lobby with a beautiful Art Deco patterned, tiled floor in tones of brown, green, rust, and gold, a large adjoining storage room, and 26 appointed guest rooms, many with private baths. The lobby walls were finished with a brown jazz plaster.

While the descriptions of the original interior were available from the time of the original building's opening in 1927, the exterior color palette does not appear to have been noted. On May 1, 2008, a scraping of the body of the building and wood trim was made. Participants included the present hotel owner Lily Hsue, architect Michael Winfield, historical consultant Ruth C. Alter, Oceanside Historical Society president Kristi Hawthorne, OHPAC member John Daley, Jeannie Daley, and Sanford Alter.

Scrapings of the wood trim showed a base color of terra cotta, and the wall body being a light jade green. More recent trim colors included medium brown, white, pinkish beige, and a greenish turquoise. The current trim color is bright medium blue. The wall colors have included white, cream, and light beige.

Project Description: The project application is comprised of one component: a Historic Permit as described below:

Historic Permit (H-4-08) represents a request for the following:

A Historic Permit is required in order to permit alterations to the exterior of the Dolphin Hotel including new paint, repairs to the window frames, and new double paned windows with screens.

ANALYSIS

Issue: Is the proposed project consistent with Chapter 14A of the City Code and the Secretary of the Interior's Standards for Rehabilitation?

The proposed project is consistent with Chapter 14A of the City Code. The discussion below will interpret the applicable Secretary of the Interior's Standards for Rehabilitation and their impact on the proposed alterations to the Dolphin Hotel:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The Dolphin Hotel will continue to be used as a hotel.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the Dolphin Hotel will be retained and preserved. The alterations to the exterior of the building will be complimentary to the hotel and the surrounding neighborhood.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The exterior alterations will utilize colors that are consistent with the interior of the existing building. The window replacements are being proposed in order to meet 2007 California Historical Building Code regulations.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Staff is unaware of any significant architectural changes to this building since its construction in 1927, though it appears that the exterior color of the building has changed numerous times over the last 90 years. The proposed exterior alterations will not adversely impact the historic nature of the Dolphin Hotel.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The existing architectural elevations and distinctive design of the building will be maintained. The exterior alterations will utilize colors that are consistent with the interior of the existing building. The window replacements are being proposed in order to meet 2007 California Historical Building Code regulations. The underlying integrity of the building will not be impacted by the proposed project.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The existing architectural elevations and distinctive design of the building will be maintained. The proposed exterior alterations include repairing the existing window frames and replacing the existing windows with double paned windows with screens. The window replacements are being proposed in order to meet 2007 California Historical Building Code regulations.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments are proposed as result of the exterior improvements that would cause damage to the historic integrity of the existing building.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No archeological resources will be impacted or disturbed due to the proposed façade enhancements.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The exterior alterations to the Dolphin Hotel generally protect and enhance the historic integrity of the building. The exterior alterations will utilize colors that are consistent with the interior of the existing building. The window replacements are being proposed in order to meet 2007 California Historical Building Code regulations.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The existing architectural elevations and distinctive design of the building will be maintained. The proposed façade alterations for the Dolphin Hotel include painting the building in colors that are consistent with the interior of the existing building. The building could be repainted again in the future pursuant to the approval of a historic permit.

RECOMMENDATION

According to the historic color evaluation for the Dolphin Hotel by Ruth Alter, owner and principal with Archaeos, an exterior color scheme of light jade or mint green with terra cotta trim would be consistent with the Art Deco color palette of the late 1920s and 1930s. It would also blend well with the described original interior color scheme of brown, green, rust, and gold. Therefore, it has been recommended by Ms. Alter, that the exterior be painted with a light, slightly yellowed, green body with a terra cotta trim. In addition, Ms. Alter has recommended that the Moorish style awnings on the upper windows should also be restored.

The proposed color scheme consists of Frazee Seabeck for the wall and Frazee Tomahawk for the trim/frame and would be consistent with the recommendations of Ms. Alter. Should the awnings be restored, they will be required to be of a design that is reminiscent of the late 1920s and 1930s Art Deco style and the color of the awnings shall compliment the colors of the building.

Staff recommends that the Oceanside Historic Preservation Advisory Commission recommend approval of Historic Permit H-4-08 and adopt Resolution Number 2008-H04 as attached, to the City Council. The OHPAC's action should be:

- Move to recommend approval of Historic Permit H-4-08 and adopt Resolution No. 2008-H04 with the findings and conditions contained therein.

PREPARED BY:


Sally Schifman
Planner II

SUBMITTED BY:


Richard Greenbauer
Senior Planner

RG/SS/no

ATTACHMENTS:

1. OHPAC Resolution No. 2008-H04
2. Color board with simulation of original color palette

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2008-H04

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA APPROVING A HISTORIC PERMIT ON CERTAIN
REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: H-4-08
APPLICANT: Dolphin Hotel L.P.
LOCATION: 133 South Coast Highway

THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms
prescribed by the Commission requesting a Historic Permit under the provisions of Historic
Preservation Ordinance (82-41) to permit the following:

a request to alter the exterior of the Dolphin Hotel, including applying new paint, repairing
window frames, and installing new double paned windows with screens;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
required notice, did on the 2nd day of December 2008, conduct a duly advertised public hearing as
prescribed by law to consider said application.

WHEREAS, studies and investigations made by this Commission and in its behalf reveal
the following facts:

FINDINGS:

1. The historic character of the Dolphin Hotel will be retained and preserved. The alterations
to the exterior of the building will be complimentary to the hotel and the surrounding
neighborhood. The exterior alterations will utilize colors that are consistent with the
interior of the existing building. The existing window frames have gone into disrepair and
are in need of improvements. The window replacements are being proposed in order to
meet 2007 California Historical Building Code regulations

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1 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
2 Advisory Commission does hereby recommend approval of Historic Permit (H-4-08) subject to
3 the following conditions of approval:

- 4 1. This Historic Permit approves only the following: Exterior alterations to the Dolphin
5 Hotel, including new paint, repairs to the window frames, and the installation of double
6 paned windows with screens as required by the 2007 California Historical Building
7 Code. Any substantial modification to the exterior color palette or windows of the
8 Dolphin Hotel shall require a revision to the Historic Permit and/or a new Historic
9 Permit.
- 10 2. The exterior color palette shall consist of the following: Wall color – Frazee Seabeck
11 8073M; Trim/Frame color – Frazee Tomahawk 7856A. Any substantial modification to
12 the exterior color palette shall require a revision to the Historic Permit and/or a new
13 Historic Permit.
- 14 3. The design of the awnings shall be reminiscent of the late 1920's and 1930's Art Deco
15 style and the color of the awnings shall compliment the colors of the building. The final
16 design and color scheme of the awnings shall require review and approval by the
17 Oceanside Historic Preservation Advisory Commission.
- 18 4. All repairs, alterations, reconstructions, restorations, or changes in use of existing
19 improvements shall conform to the requirements of the most current addition of the
20 California Historical Building Code.

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1 5. Any minor modification to proposed project shall be reviewed and approved by the
2 Oceanside Historic Preservation Advisory Commission Substantial Conformity
3 Committee. No staff substantial conformity shall be allowed for any design modifications
4 without the approval of the Substantial Conformity Committee.

5 PASSED AND ADOPTED Resolution No. 2008-H04 on December 2, 2008 by the
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

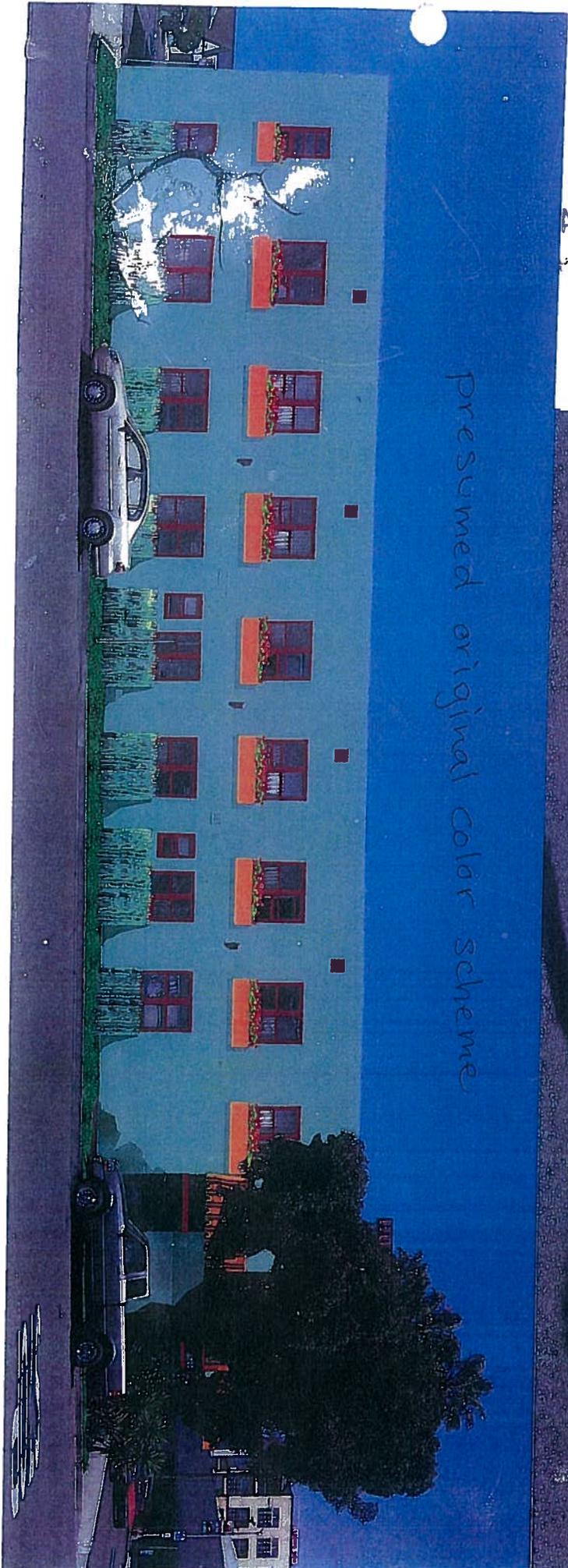
11 _____
12 Lynn Paul Shoger, Chairman
13 Oceanside Historic Preservation
14 Advisory Commission

15 ATTEST:

16 _____
17 Richard Greenbauer, Secretary

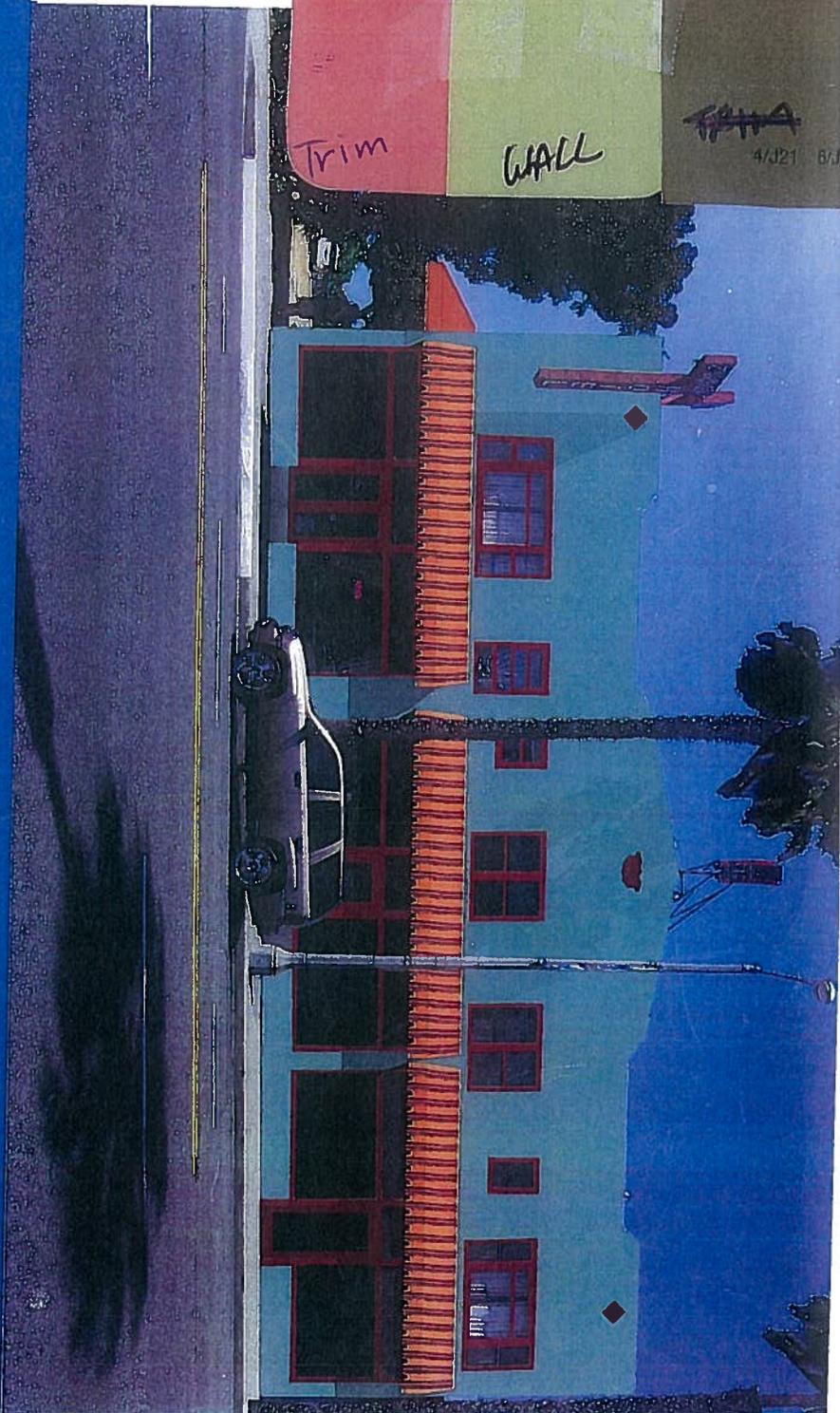
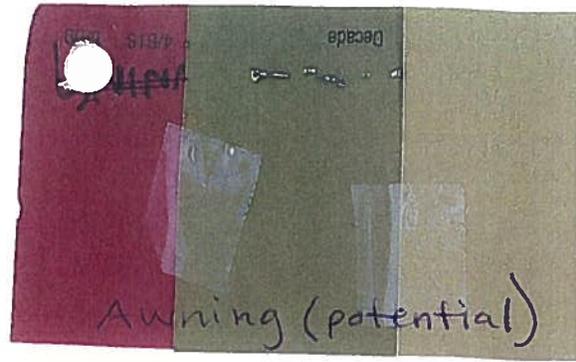
18 I, Richard Greenbauer, Secretary of the Oceanside Historic Preservation Advisory Commission,
19 hereby certify that this is a true and correct copy of Resolution No. 2008-H04.

20 Dated: December 2, 2008
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presumed original color scheme

RECEIVED
AUG 13 2008
Planning Department



Application For Historic Commission Hearing
 Planning Department (760) 435-3520
 Oceanside Civic Center
 300 North Coast Highway
 Oceanside, California 92054-2885

RECEIVED

STAFF USE ONLY	
ACCEPTED	BY
8-13-08	JLL

Please Print Or Type All Information **AUG 13 2008**

Part 1 - Applicant Information		HEARING	
1. APPLICANT <i>Dolphin Hotel LP</i>	2. STATUS	MASTER PLAN	
3. ADDRESS <i>133 S. Coast Hwy</i>	4. PHONE / FAX <i>760-722-7200</i>	GPA	
5. APPLICANT'S REPRESENTATIVE (or person to be contracted for information during processing) <i>Lily Hsue</i>	FAX <i>760-722-3442</i>	ZONE CH.	
6. ADDRESS <i>Same as above</i>	7. PHONE / FAX <i>Same as above</i>	TENT. MAP	
8. OWNER <i>Same as above</i>	9. PHONE / FAX	PAR. MAP	
10. ADDRESS		DEV. PL.	
		C.U.P.	
		VARIANCE	
		REG. COASTAL	
		O.H.P.A.C.	<i>H-4-08</i>

PART II - PROPERTY DESCRIPTION

11. LOCATION <i>133 So. Coast Hwy</i>	12. SIZE <i>7000 / 57-</i>
13. GENERAL PLAN	14. ZONING
	15. LAND USE <i>Hotel Building</i>
	16. ASSESSOR'S PARCEL NO. <i>147-272-08</i>

PART III - PROJECT DESCRIPTION

17. GENERAL PROJECT DESCRIPTION
repaint entire exterior of Building with colors & trim being submitted (base color: light brown, trim: forest green). Replace windows with double-paned glass

18. PROPOSED GENERAL PLAN	19. PROPOSED ZONING	20. PROPOSED LAND USE	21. NO UNITS <i>25 Rms Plus 3 Studios</i>	22. DENSITY <i>with 4</i>
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THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.		SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OF CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
23. APPLICANT OR REPRESENTATIVE <i>Lily Hsue</i>	24. DATE <i>8/12/08</i>	26. OWNER	DATE
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE		27. OWNER	DATE
25. APPLICANT <i>Lily Hsue</i>	26. DATE <i>8/12/08</i>	28. OWNER	DATE

CITY OF OCEANSIDE

Commercial Facade/Paint/Brush Program
APPLICATION FORM

City of Oceanside
300 North Coast Highway
Oceanside, CA 92054-2885
Economic Development &
Redevelopment Department
P: 760.435.3352
F: 760.722-1057

Name of Applicant: Dolphin Hotel, L.P. AUG 13 2008
planning department **Date:** 8/12/08

Applicant Business License Number: 106419

Mailing Address: 133 S. Coast Hwy

E-mail Address: support@dolphinhotel.com **Phone:** 760-722-7200

Own: **Rent:** **Lease:** **Date Lease Expires:** _____

Name of Applicant's Representative: Lily Hsue

Address: Same as above

E-mail Address: Same as above **Phone:** 760-720-7200

Address of Property to be Improved: 133 S. Coast Hwy **(Cel)** 949-413-7062

Assessor Parcel Number(s): 147-272-08 **Historical Building:** yes no

Sq. Ft. of Exterior Wall Area: 1050 SF **Frontage Length:** _____

****Important note to contractor(s) DO NOT START WORK UNTIL APPROVED BY THE CITY**

Please provide along with this application:

- 1) A color photograph of the building(s) to be changed
- 2) At least 2 cost estimates for all work to be done on the property. Fill in the bidding contractor information below.
- 3) Samples and details of the proposed changes. Painting should include 3 paint chips of all colors being considered. Awning and/or canopy should include 3 swatches of the material(s) being considered. Signs should be conforming.
- 4) Copies of all required permits.

ACI-silerise products
Company: Deluxe window & Doors
Contact Person: George Chen
Contractor/Business License No. 20-8974026
Address: 499 N:bus st unit E
Brea, CA 92821
Phone: 714-990-8980

Company: _____
Contact Person: _____
Contractor/Business License No. _____
Address: _____
Phone: _____

Company: Vision Painting
Contact Person: Luis Rojas
Contractor/Business License No. CA 964739
Address: 1207 Capistrano Ave
Vista, CA 92081
Phone: 760-295-3222

Company: Scott Greene
Contact Person: _____
Contractor/Business License No. 765347
Address: _____
Phone: _____

(Attach a supplemental sheet if necessary)

Improvements: Please provide a general description of the existing conditions of the building(s) and the proposed improvements. (Attach a supplemental sheet, if necessary.) No funding will be considered for non-conforming exterior signs.

EXISTING: Current exterior of building has cracked, peeling, and stained paint. Repeated repair attempts have resulted in mismatching paint patches of throughout exterior. Windows in need of repair as wooden frames have rotted beyond repair, several glass have panes broken, and no screens on the windows.

PROPOSED: Repaint entire exterior of building with colors and trim being submitted (base color: light brown, trim: forest green). Replace window frames, and replace window glass with double-paned glass. Install window screens.