



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: February 13, 2014 REPORT NO. HRB-14-016

ATTENTION: Historical Resources Board
Agenda of February 27, 2014

SUBJECT: **ITEM #9 – Bay View Hotel**

APPLICANT: 12th and A Hotel Partners LP represented by Heritage Architecture & Planning

LOCATION: 509 Park Boulevard, 92101, Downtown Community, Council District 3

DESCRIPTION: Consider the designation of the Bay View Hotel located at 509 Park Boulevard as a historical resource.

STAFF RECOMMENDATION

Designate the Bay View Hotel located at 509 Park Boulevard as a historical resource with a period of significance of 1889 under HRB C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Italianate style architecture and retains a good level of architectural integrity from its 1889 period of significance. Specifically, the resource maintains its three story wood and brick exterior with double hung wood window with framed crowns, brackets and decorative surrounds, protruding bays, bracketed cornice, and first floor store fronts with large display and transom windows.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The subject property is located in the East Village in an area of mixed use. It is located prominently at the corner of Park Boulevard and Island Avenue next to a trolley station.

The building is located on APN 535-151-11-00. The property was identified in the East Village Combined Historical Survey in 2005 and given a Status Code of 3S, "Appears eligible for NR as an individual property through survey evaluation."

The historic name of the resource, the Bay View Hotel has been identified consistent with the Board's adopted naming policy and reflects the original name of the hotel.

ANALYSIS

A historical resource research report was prepared by Heritage Architecture & Planning which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion A. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Originally constructed in 1869 as a wood sided hotel, it was the second and largest hotel built in the initial phase of Alonzo Horton's New San Diego. The hotel was purchased in 1887 by the Collins Brothers who quickly set about designing a plan for the new Bay View Hotel. A portion of the original 1869 building was retained, relocated, and incorporated in the new hotel which was completed in 1889. The consultant contends that the building is significant to San Diego's development as the oldest surviving downtown building on its original site and the oldest building in the East Village. While the building dates to 1869, being the oldest building in the downtown area does not equate to a building that reflects a special element of the city's architectural development. Therefore, staff does not recommend designation under Criterion A.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

Designed in the Italianate style, the building is located prominently at the corner of Island Avenue and Park Boulevard. The building is three stories high and features wood and brick exterior walls with a flat roof. The building features a number of multi-level bay windows at both street frontages.

The Park Boulevard (west) façade features a concrete foundation which transitions into a brick veneer with wainscoting. Fenestration consists of 1/1 tall, wood, double hung windows along the upper two floors. The lower floor features a line of wood storefronts with transom windows at the corner and a number of wood and glass doors adjacent to narrow double hung window evenly spaced under a shallow covered porch, which operates as the second floor balcony. The south façade is similarly design to the west façade.

The north façade consists of two sections at the west and the south wings. The west wing portion consists of the 1889 brick veneer and two columns of flush narrow 2/2 double hung windows. The south wing portion features wood lap siding from the 1869 construction with fenestration consisting of 1/1, 2/2, and 6/6 double hung wood windows. The northeast corner of this façade also features a partially enclosed second story porch covered by a shed roof and accessed via an exterior wood stair.

The east façade, similar to the north façade, consists of two wings at the west and the south. The east facades of both wings are clad in wood lap siding. This façade features both the three story 1889 construction and the 1869 two story construction. Fenestration is primarily 2/2 double hung wood windows.

The Italianate style was part of the Picturesque Movement that began in England, and was a reaction to the formal classical ideals in art and architecture that had been fashionable for about 200 years. The movement expressed a desire for greater freedom of architectural expression and for more organic, complicated forms that were intended to complement their natural setting.

Popularized in the 1840s and 1850s, the Italianate style was popularized in pattern books by architect Andrew Jackson Downing. Freestanding Italianate buildings displayed the cornice under widely overhanging eaves, while contiguous Italianate row houses or commercial buildings have a bracketed cornice on the front façade. Other markers of the Italianate style are tall, narrow windows, some with elaborate hoods, often shaped like an inverted U. Italianate windows often have round arch or square tops and can also be crowned by a pediment or entablature with brackets. Most Italianate buildings have columned porticoes or porches, sometime extending the full width of the front façade. The style was dominate from 1855 through 1880. As an easily adaptable style it became popular with residential, commercial, and institutional buildings alike.

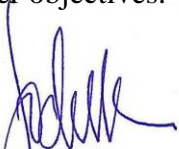
Over the history of the building there have been a number of modifications. Originally constructed in 1869, a portion of the building was removed in 1888 to accommodate the new hotel design. The remaining 2/3 of the 1869 hotel was moved approximately 80 feet east and 40 feet north on the same site to be incorporated into the new hotel. In 1889, a new floor was added under the 1869 portion raising it to match the roofline and floor plates of the new 1889 construction. In 1920, the rooftop and decorative rooftop cresting was removed. In approximately 1926-27 the second and third floor balustrades and the two prominent Second Empire roof top towers at the north and the south ends of the building were removed. Sometime between 1927-1950, the third floor of the 1869 portion and its pitched roof were demolished following a fire. In 1949, two metal fire escapes which perforated the eave with the ladder were added to the building. Despite the modifications, the building still clearly represents the Italianate style. The building embodies the character-defining features of the style by retaining its three story wood and brick exterior with double hung wood window with framed crowns, brackets and decorative surrounds, protruding bays, bracketed cornice, and first floor store fronts with large display and transom windows. Therefore, staff recommends designation under Criterion C. Since there is only a portion of the 1869 building remaining and that remainder is incorporated into the existing 1889 structure, staff recommends that the period of significance is limited to 1889.

OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Bay View Hotel located at 509 Park Boulevard be designated with a period of significance of 1889 under HRB Criterion C which embodies the character-defining features of the style by retaining its three story wood and brick exterior with double hung wood window with framed crowns, brackets and decorative surrounds, protruding bays, bracketed cornice, and first floor store fronts with large display and transom windows. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 2/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/27/2014, to consider the historical designation of the **Bay View Hotel** (owned by 12th and A Hotel Partners LP, 509 Park Boulevard, San Diego, CA 92101) located at **509 Park Boulevard, San Diego, CA 92101**, APN: **535-151-11-00**, further described as PAR 2 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Bay View Hotel on the following findings:

1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Italianate style architecture and retains a good level of architectural integrity from its 1889 period of significance. Specifically, the resource maintains its three story wood and brick exterior with double hung wood window with framed crowns, brackets and decorative surrounds, protruding bays, bracketed cornice, and first floor store fronts with large display and transom windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney