



DRAFT

# NEWMAN (SUNSET TEMPLE) BUILDING TREATMENT PLAN

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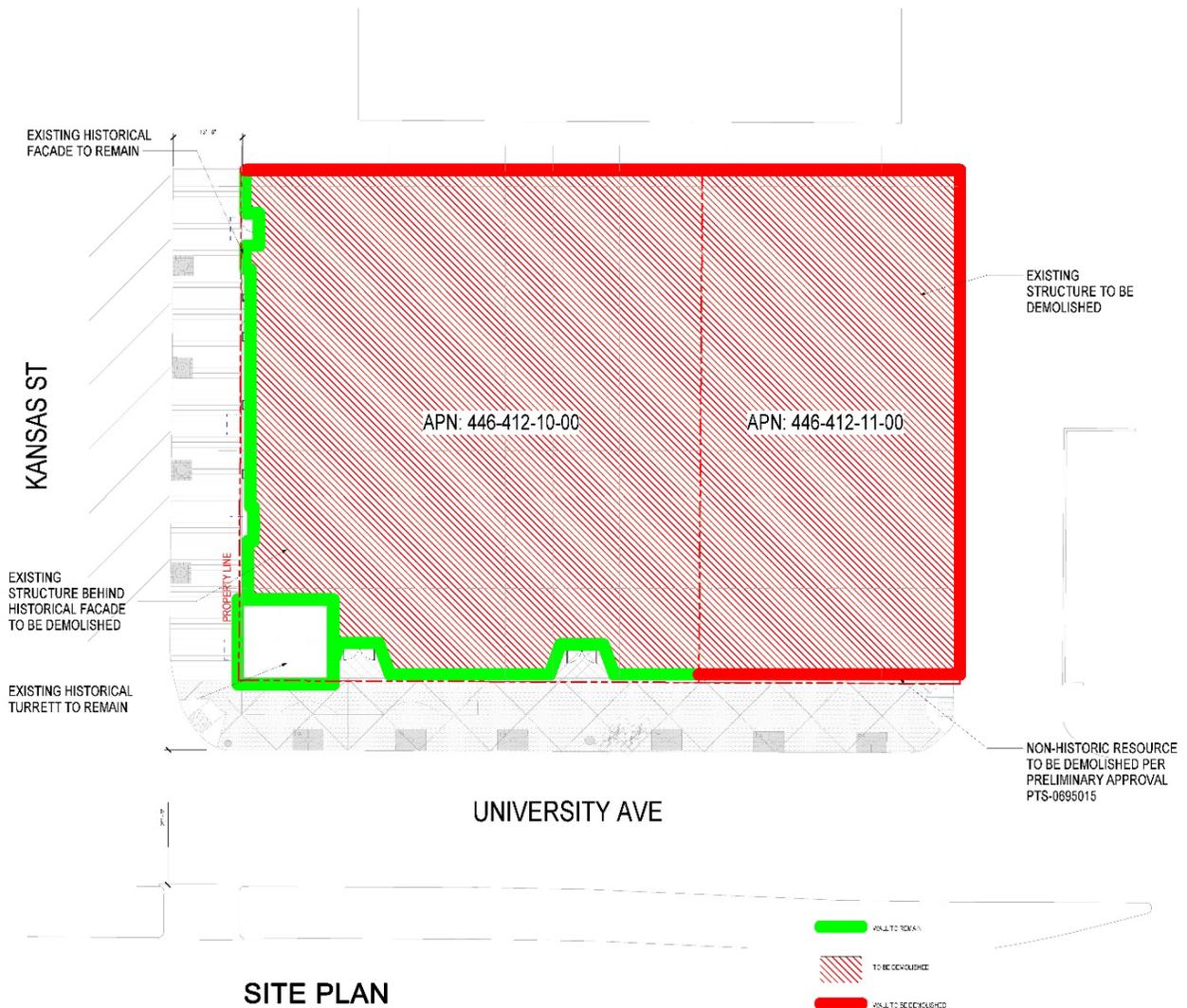
## PROJECT DESCRIPTION:

The Edward W. Newman/I.O.O.F. Building, commonly known as the Sunset Temple Building, is located at the corner of University Avenue and Kansas Street in the North Park community of the city of San Diego, CA. The property includes addresses at 2906-2912 University Avenue and 3911 Kansas Street. Constructed in 1929 by general contractor William E. Gibbs, the Spanish Eclectic style commercial building is one story with a full basement, ground floor, and partial second floor. Three facades are visible from the public right of way including the south, west, and north sides. The east façade abuts the neighboring building and is not visible.

The Newman Building is a designated historic resource and is listed as HRB Site #1482. As a designated historic resource all work requires a building permit and must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards. This project involves the removal of interior spaces and the roof, which constitutes a substantial adverse effect, triggering the requirement for a Site Development Permit (SDP) and mitigation measures, including HABS documentation.



The project proposes to preserve and restore the historic street front façades of the existing building and construct a 7-story mixed-use development consisting of 92 multi-family dwelling units (46 studio, 34 1-bdrm, 12 2-bdrm) inclusive of 16 affordable units (15% very low, 10% low, 15% moderate income), 4,860 square feet (sf) of ground floor commercial space, 3,176 sf of Coworking Space, and 1-level of sub-grade parking. The project proposes to utilize the Complete Communities: Housing Solutions program. The project (APNs: 446-412-10-00 and 446-412-11-00) is located in a Parking Standards Transit Priority Area, Transit Priority Area, Transit Area Overlay Zone, and Mobility Zone 2 in the CC-3-9 zone within the North Park Community Planning Area.



**Figure 1: Site Development Plan.**



**INTRODUCTION:**

This Treatment Plan for the adaptive reuse of the Newman Building has been generated by Heritage Architecture & Planning. Construction Administration services will be provided by the Project Architect, Carrier Johnson + Culture, and the Historic Architect/Monitor, Heritage Architecture & Planning. The project shall be completed in accordance with the mitigation, monitoring, and reporting program (MMRP) for this project. This Treatment Plan is accompanied by schematic drawings which depict the proposed exterior rehabilitation of the building (provided by Carrier Johnson).

**REHABILITATION STRATEGY:**

The proposed adaptive re-use consists of the preservation and restoration of the designated historic resource façades located at 2906-2912 University Avenue. The remainder of the building along with the existing non-historic adjacent building will be demolished for the construction of a new 7-story mixed-use multi-family residential development with 92 dwelling units and one subterranean parking garage level. The existing historic building shall be partially demolished leaving only the historic south and west façades and recessed entries. The façades shall be left largely intact, with only minor modifications to accommodate the proposed change in use.



Figure 2: Existing Building Site.

Source: Google Maps.



## PREPARATION REQUIREMENTS:

### 1. Preparation of the Structure Prior to Rehabilitation:

Coordination Meeting & Monitoring: Prior to the start of any work the Project Architect and Historic Architect/Monitor shall meet on site to review the scope of demolition, removal, salvage, and temporary shoring. Through the course of all work, the contractor shall notify the Historic Architect/Monitor of discovery of any architectural elements on site. The Historic Architect/Monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with *The Secretary of the Interior's Standards for Rehabilitation*.

Temporary Shoring: The south and west façades and south recessed entries shall be protected in place. Temporary shoring shall support the existing structure to remain during the demolition phase of the project. The shoring shall remain in place during construction until such time as the new permanent structural support system has been completed. At this time, the temporary shoring will be removed taking care not to damage or destroy existing historical features.

Windows: Existing steel windows shall be protected by plywood prior to temporary shoring and partial demolition. All windows shall be covered with 3/4" exterior grade plywood installed without causing damage to the existing historic windows and window frames.

Storefronts: Existing storefronts shall be protected by plywood prior to temporary shoring and partial demolition. All storefront glass shall be covered with 3/4" exterior grade plywood installed without causing damage to the existing historic storefront glass and frames.

Doors: The existing building exterior doors shall be salvaged for reuse prior to demolition. The historic openings shall be temporarily reinforced where necessary to protect the integrity of the opening.

Ceramic Tile Bulkheads: All ceramic tile elements shall remain in place during the project. Prior to demolition, all ceramic tile elements shall be inspected to ensure their connection to the building is sound and secure. These elements shall be protected by the contractor during demolition and construction activities to ensure they are not damaged or destroyed.

Metal Wrap-Around Metal Canopy: The 1955 wrap-around metal canopy and related supports at the south and west façades shall be removed during demolition.

### 2. Building Rehabilitation:

Following the demolition of the interior structure and roof, the exterior facades shall be rehabilitated and repaired in accordance with *The Secretary of the Interior's Standards for Rehabilitation*.

Construction Monitoring: Periodic construction monitoring shall be provided during the rehabilitation process. Following each site visit, the construction monitor shall submit a Consultant Site Visit Record (CSVR) summarizing the field conditions and any recommendations for compliance with *The Standards*.



Rehabilitation Design: The rehabilitation of the facades shall be completed in accordance with *The Standards*. The design team includes Heritage Architecture & Planning, a Historic Architect that meets the Secretary of the Interior's Professional Qualification Standards. The rehabilitation design will require review and approval by the City of San Diego's Development Services Department and the Historical Resources Board staff. The Design Assistance Subcommittee (DAS) has already approved the design.

## **REHABILITATION RECOMMENDATIONS:**

### Site:

- In accordance with *The Standards*, new additions such as the proposed 7-story mixed-use development consisting of 92 multi-family dwelling units, ground floor commercial space, and 1-level of sub-grade parking, shall not destroy historic materials, features, and spatial relationships that characterize the property. They should be differentiated from the historic construction and compatible in materials, features, size, scale, proportion, and massing. They should also be constructed in such a manner that, if removed in the future, the essential form and integrity of the building would be unimpaired.

### Roof:

- The existing building roof shall be removed, except for the corner tower roof, which will receive new mission-style clay tile roofing.

### Exterior Walls:

- All existing non-historic utility equipment (including exterior lighting, exposed surface mounted conduit etc.) shall be removed.
- Damage resulting from the installation of the abandoned utility equipment shall be patched and repaired to match the adjacent historic surface.
- Remove composition shingle roofing at the existing mansard roofs. Install new mission-style clay tile roofing on the sloped roofs and parapet caps.
- Restore the wood corbels below the mansard rooflines. Replace if damaged beyond repair.
- Replicate the missing wrought-iron rail details at the upper corner tower and south gable.
- Replicate the missing decorative light sconces at the south gable.
- Remove the 1955 wrap-around metal canopy at the south and west façades.
- Repaint the building its historic Spanish Eclectic color scheme, based on paint scraping.
- Salvage the Moderne-style neon sign reading "SUNSET TEMPLE" at the west façade. The sign should be restored and displayed on-site, if possible.
- Non-historic signage to be removed.

### Windows:

- Restore the original steel arched transom windows at both street façades. Replicate the missing arched windows on the west façade.
- Remove the added sloped sills at the upper recessed arches.
- Replace broken and missing glass with light restoration glass.



- Restore existing historic windows to working condition and add weatherstripping. Repair exterior using the existing historic colors and refinish the interior sides.

Storefronts:

- Restore the remaining storefront and sidelight windows on University Avenue.
- Restore the two entry recesses on University Avenue with wood panel ceilings and mosaic tile floors.
- Replace non-original display windows with replications.
- Replicate the hanging schoolhouse lights at the two entry recesses on University Avenue.
- Replicate the storefronts on the west façade that were previously stuccoed-over.
- Replace broken and missing glass with light restoration glass.
- Restore the historic wood and glass doors on University Avenue and retain original hardware.
- Restore the undulating stucco texture and faux-block scoring at the storefront piers.
- Restore the two-tone ceramic tile bulkheads below the storefronts on both street façades, currently covered by new tile. Depending on its condition, much of this tile may require replacement.
- Restore the cast-iron ventilation grilles at the storefront bulkheads. These can be walled-over at the interior side.

Exterior Doors:

- Remove all non-historic doors. Historic Architect shall verify.

Interior:

- All interior building elements shall be removed.

Mechanical, Plumbing, and Electrical Systems:

- All mechanical, plumbing, and electrical systems shall be new.
- Provide period appropriate exterior lighting at the historic façades. Historic Architect to review.

Exterior Fire-Escape Balcony and Ladder

- Remove the existing non-historic fire-escape balcony and ladder at the west façade.

**SUMMARY OF EXISTING HISTORIC FEATURES TO BE PRESERVED:**

Exterior:

Historically significant exterior features and finishes should be preserved and protected in accordance with *The Standards*. Existing historic exterior features include:

- The remaining original storefront and sidelight windows on University Avenue.
- The original steel arched transom windows at both street façades.
- The original wood and glass entry doors on University Avenue.
- The original hip roof at the southwest corner and gable roof on the corner tower.
- The original mansard roofs at the south and west façades.
- The original wood corbels below the mansard rooflines.



- The two original entry recesses on University Avenue. with wood panel ceilings and mosaic tile floors.
- The original two-tone ceramic tile bulkheads below the storefronts on both street façades.
- The original cast-iron ventilation grilles at the storefront bulkheads.

Interior:

The building interior shall be demolished to allow construction of the new proposed 7-story mixed-use development consisting of 92 multi-family dwelling units, ground floor commercial space, and 1-level of sub-grade parking. Several interior features have historic value, such as the leather doors to the auditorium, oak panel doors, light fixtures, etc. These should be salvaged or offered to historic groups prior to demolition.

**SUMMARY OF APPLICABLE STANDARDS AND GUIDELINES:**

Any work undertaken on the historic Newman Building shall be completed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*. There are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. Rehabilitation has been identified as the appropriate treatment for the Newman Building due to the proposed adaptive re-use. Rehabilitation is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.” The ten standards for rehabilitation are:

Rehabilitation Standards

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.*
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.*
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.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
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, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
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.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
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.*
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 City of San Diego will use *The Standards* as a guideline for confirming the appropriateness of proposed rehabilitation work for the building. Rehabilitation work and proposed alterations and modifications to the building will also need to comply with the current (2022) California Building Code and the Americans with Disabilities Act (ADA). Additionally, since the Newman Building is a designated historical resource, the provisions of the California Historical Building Code are also applicable to all rehabilitation work.