

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: January 12, 2012

TO: Historical Resources Board and Interested Parties

FROM: Jodie Brown, AICP
Senior Planner

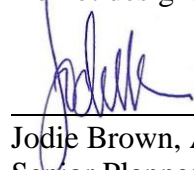
SUBJECT: **ITEM 5 — 1310 K Street**

The application to designate this property as a historic resource was considered by the Historical Resources Board at the October 27, 2011 hearing, at which time staff was recommending against designation due to the building not embodying distinctive characteristics of a style, type, period, or method of construction. Additionally, the building cannot be attributed to the work of a master builder, designer, or architect; it has not been listed or determined eligible for the National Register or the California Register and it is not located in a designated historic district. During the hearing the public testimony suggested that the building type was a warehouse and as such the typology of the building should be further investigated. The HRB questioned the adequacy of the report and asked that the applicant provide an addendum evaluating the building's typology.

The applicant completed an addendum to the report which included an analysis of a Warehouse Building Type versus a Light Industrial Building Type. The applicant concludes that based on the use and design of the building it is a Light Industrial Building Type. This type and historic association of the building is prevalent in the area and does not merit designation.

Staff has reviewed the addendum and concurs with the conclusion. Therefore, the recommendation from the Staff Report dated October 27, 2011 remains unchanged:

Do not designate the property located at 1310 K Street under any adopted HRB Criteria.



Jodie Brown, AICP
Senior Planner

Attachments: Staff Report dated October 27, 2011
Email from John Eisenhart dated October 27, 2011
1310 K Street Addendum



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: October 19, 2011 REPORT NO. HRB-11-065

ATTENTION: Historical Resources Board
Agenda of October 27, 2011

SUBJECT: **ITEM #6 – 1310 K Street**

APPLICANT: Career Lofts –SD LLC represented by Marie Burke Lia

LOCATION: 1310 K Street, 92101, Centre City Community, Council District 2

DESCRIPTION: Consider the designation of the property located at 1310 K Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 1310 K Street under any designation criteria.

BACKGROUND

This item is being brought before the Historical Resources Board at the request of the owner for a determination of significance based on the adopted HRB designation criteria, consistent with San Diego Municipal Code Section 143.0212. The building located at 1310 K Street is a 20th Century Commercial Industrial building, located in the East Village area of Downtown San Diego with a concrete foundation, brick walls, and flat roof with raised parapet at the north and south facades.

In 2005, a prior owner was developing a project that included the subject property and two other properties located at 341-343 13th Street and 353-357 13th Street. The project, which proposed incorporation of the subject building's façade, was reviewed by the Design Assistance Subcommittee. In September 2005 the HRB considered the designation of the properties at 341-343 and 353-357 13th Street, but not the subject property. 341-343 13th Street was designated as HRB Site #728 and 353-357 13th Street was not designated. The subject property was later reviewed by the Board as part of the consideration of the Warehouse Thematic Historic Survey and District in 2005/2006. The building at 1310 K Street was identified as a potential contributor

to the proposed district at that time. Ultimately, the Board adopted the Warehouse Thematic Historic Survey but did not designate a local district. Subsequently, Save Our Heritage Organization (SOHO), the proponent of the historic district, withdrew the application from the Historical Resources Board and submitted an application to the State Office of Historic Preservation (OHP) to consider State and/or Federal eligibility of the proposed historic district. In 2007, OHP determined there was not sufficient integrity to establish a district, as proposed. Therefore, this building is coming before the Board for designation consideration as an individual structure.

ANALYSIS

A historical resource research report addressing individual eligibility of 1310 K Street was prepared. That report prepared by the Office of Marie Burke Lia determined that the building is not significant under any HRB Criteria. Staff concurs that the structure is not significant and recommends that the Board not designate 1310 K Street under any HRB 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

The building is located at the northwest corner of 13th and K Streets in the East Village neighborhood of Centre City in downtown San Diego. The building was constructed in 1925 by Charles T. Willis, the property owner at the time, presumably for use as a blacksmith shop. Willis operated the Charles T. Willis and Sons blacksmith shop and Iron Works from 1925 to the early 1960s. After that time, the building was used by various owners for metal fabricating works and sale of auto parts. There is no evidence to suggest Charles T. Willis and Sons blacksmith shop or subsequent businesses had a significant role in San Diego's history. Historic research did not indicate that either the building or the associated businesses exemplified special elements of the City's or community's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. Therefore, 1310 K Street is not historically significant under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

No persons significant to local, state or national history have been associated with the building. No architect, contractor, original construction permits or Notice of Completion for the building were located. Sewer and water records indicate the Charles T. Willis was the owner of record at the time of construction. Willis, along with his wife Emma, owned the property until her death in 1979. The property was transferred to Kathryn Willis Howell in 1981 and was used from 1967 to 1984 for various auto parts enterprises. There is no evidence to suggest that Willis or subsequent owners of 1310 K Street could be considered to be historically significant individuals. Therefore, staff does not recommend designation under HRB Criterion B.

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.

The one story industrial building constructed in 1925 has a rectangular floor plan and asymmetrical façade constructed in the 20th Century Commercial Industrial style with a concrete foundation, mixed concrete block and brick walls, solid brick front (south) façade, flat roof, and raised parapet along the south elevation. Two large bay openings are located on the primary, south façade with a large metal, fold up garage style door on the east bay and a single wood door within a wood framed-in opening on the west. Further to the west, along the front elevation, is a rectangular shaped single pane window with transom above. Five additional rectangular windows are located along the west elevation; there are no openings on the north elevation; and the east elevation is covered by an adjacent building

The building retains integrity of location, design, materials, workmanship, and feeling. There is no significant association to an important historic event or person. The setting has been significantly altered from the time of construction and use as a blacksmith shop. The surrounding neighborhood has changed substantially and the building no longer retains integrity of setting.

The building does not embody distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship. Therefore, the building is not considered significant under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The building cannot be attributed to the work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman and is not considered significant under HRB Criterion D.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The building at 1310 k Street has not been listed or determined eligible for the National Register of Historic Places or the State Register of Historical Resources. Therefore, the building is not historically significant under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The building at 1310 K Street is not located in or identified as part of any adopted historic district and is therefore not historically significant under HRB Criterion F.

The results of the Warehouse Thematic Historic Survey indicated that 1310 K Street was a potential contributor to the proposed historic district. That district was recommended eligible under Criterion A as reflecting elements of the City's industrial development, and under Criterion C for embodying distinctive characteristics of a building type. In addition, the Warehouse Thematic District was recommended eligible under Criterion F as a group of resources related to one another in a clearly distinguishable way by reflecting San Diego's warehouse and industrial development through a common building type. However, as previously stated, local consideration of this potential district ended in 2006 and OHP determined there was not sufficient integrity to establish a district, as proposed, in 2007.

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 building at 1310 K Street not be designated under any HRB criteria. 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.



Cathy Winterrowd
Principal Planner/HRB Liaison

CW/cw

Attachment: Applicant's Historical Report under separate cover