



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: May 8, 2014 REPORT NO. HRB-14-039

ATTENTION: Historical Resources Board
Agenda of May 22, 2014

SUBJECT: **ITEM 10 – 11th Avenue and Broadway (941 11th Avenue) – Centre City Planned Development Permit/Site Development Permit No.2014-14**

APPLICANT: Pinnacle Broadway US LLC represented by Marie Lia

LOCATION: 941 11th Avenue, 92101, Downtown, Council District 3

DESCRIPTION: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to a designated historical resource.

STAFF RECOMMENDATION

The Historical Resources Board recommends to the Planning Commission adoption of the mitigation measures and findings associated with the Site Development Permit related to the designated historical resource (HRB #727—Hamilton Apartments) as presented.

BACKGROUND

The City's Land Development Code Section 126.0503(b)(2) requires a recommendation from the Historical Resources Board prior to the Planning Commission decision on a Site Development Permit when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (Historical Resources Board Procedures, Section II.B):

When the Historical Resources Board is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the Site Development Permit findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The Hamilton Apartments is located at 941 11th Avenue in the Downtown Community Planning area. The building was originally constructed in 1886 and expanded beginning in 1907. The 1886 portion at the rear started as an Italianate-style single family home. The 1907-1911 remodels consisted of shifting the original Italianate Victorian residence to the rear of the lot and stripping its front façade to adjoin a two-story Craftsman era structure. The Hamilton Apartments contained 12 apartments and three sleeping rooms on two floors that were arranged around a long, double-loaded central corridor. On September 22, 2005, the site was designated by the Historical Resources Board as HRB #727; under Criterion A for exemplifying the physical evolution of the apartment building from the Victorian single-family home to a multi-family residence in response to the population boom fueled by the construction of the Panama Pacific Exposition that opened Balboa Park in 1915 and its social, economic and architecture contribution to the history of the East Village; and Criterion C with a period of significance from 1911 to 1930 as an apartment building constructed in two phases in 1886 and 1907-1911 in the vernacular Craftsman/Italianate style. The two construction phases on the designated resource are easily identified. The original 1886 construction at the rear of the building is narrower and features a hipped roof with tall 1/1 double hung windows and Italianate bracketing under the closed eaves. The 1907-1911 addition features a flat roof, narrow clapboard siding, wider 1/1 double hung windows, boxed eaves supported on an Italianate style brackets with an embellished chevron-patterned cornice. The front façade is symmetrically arranged about the central axis, with window triplets in both registers. A small, bracketed porch hood protects the glazed front door that is flanked by sidelights and accessed by a small stairway. A 2-story rear addition to the 1886 portion was included as part of the multi-family conversion.

The applicant proposes construction of mixed-use project with two towers, 31 and 32 stories, respectively, with approximately 618 residential units, indoor and outdoor amenity space, street level retail space and one level of above grade parking and six levels of below grade parking (Attachment 1). In order to facilitate the tower and garage construction, the designated resource will be temporarily relocated and returned to the site once the garage is complete. The ground floor of the historic building will serve as retail and retain its original entry porch. The resource will also be connected to the new development on the east side, providing accessible access. The second floor of the resource will be used as a common area for amenities.

Relocation as one entity proved infeasible as the building is too large. Given the size of the building it would have to be cut into three segments. With no temporary storage site in the immediate vicinity, the segments would have to be moved on separate days. Relocation to an acceptable storage facility would require movement over Trolley lines that would need to be cut

to accommodate the move. Given that the building would need to move as three separate segments, the Trolley lines would need to be cut six times to accommodate movement to the storage facility and movement back to the site. Additionally, given the proposed adaptive reuse of the building, the interior bearing walls would be removed, causing the need to replace the second floor and roof framing while maintaining the integrity of the exterior. Rather than cutting into three segments, the applicant is proposing to disassemble the building (Attachment 2).

Disassembly will require removal of exterior piping and conduit. The gutters, downspouts and vertical trim boards will be removed, rehabilitated and stored for reinstallation. The non historic rear addition will be removed in its entirety. The horizontal bevel siding will be removed at the lines between the first and second floors, catalogued and protected for rehabilitation and reinstallation. Removal of the bevel siding will allow the building to be cut in these locations. All exterior doors and window sashes will be removed for later rehabilitations and reinstallation. The frames will remain in place and the openings will be boarded. The 1886 roof portion will be cut at each ridge and hip for 6 segments to ease transportation. The roof for the 1907 portion will be carefully demolished to allow retention of the perimeter parapet and cornice. Proposed building cut lines will be marked at the interior and the exterior, the sections will be secured with plywood and horizontal steel strong-backs at the interior. Vertical strong backs with eye hooks will then be added to the horizontal members. The eye hooks will allow the various panels to be lifted off of the building. The upper level is too long to be transported as one piece; it will be cut at the downspout, so when it is reinstalled the seam will be hidden by the reinstalled downspout. Once the roof panels, upper, and lower level panels are disassembled they will be transported via a flat bed truck to a storage facility for rehabilitation.

Once the construction of the garage is completed the rehabilitated segments will be transported back to the site for reconstruction. The building will be located on the same site and 50 feet south from its original location on 11th Avenue. A new foundation and a concrete structural frame will serve as the framework for the rehabilitated building. The building's interior will be completely remodeled to accommodate retail on the ground level and residential amenity space on the second floor. All work will be consistent with the U.S. Secretary of the Interior's Standards.

ANALYSIS

The proposed relocation of the designated building is by definition a substantial alteration requiring a site development permit, consistent with Municipal Code Section 143.0251. Impacts related to the proposed alteration and relocation would be reduced through implementation of the required mitigation measures found in the Downtown FEIR Consistency Evaluation for the 11th and Broadway Project which includes the Mitigation, Monitoring and Reporting Program (MMRP) for the 2006 Downtown Community Plan (Attachment 3); and additional permit conditions found in Section 2 of draft Planned Development Permit/Site Development Permit (PDP/SDP) No. 2014-14 (Attachment 4). Findings for the relocation of a designated historical resource are required for approval of the permit, consistent with Municipal Code Section 126.0504(h).

The three required Supplemental Findings and supporting information are provided in Attachment 5 and are summarized below.

1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.

The project proposes relocation, rehabilitation and reuse of the Hamilton Apartments, from its current location at 941 11th Avenue in the Centre City Planned District to a location 50 feet to the south of its current location within the same planning area. The developer evaluated two options, which included retention on Lot C (its current location), and relocation 50 feet south to Lot D. Both alternatives would require temporary relocation of the building to construct underground parking. The project site currently consists of four lots, A, B, C, and D. The designated building currently occupies Lot C which is a 5,000 SF lot and 25% of the northern portion of the project site. If the building were returned to this location, no new construction could occur above or immediately adjacent to it. Return of the resource to lot C would result in a reduction in the number of units the project could yield; an adverse impact to other aspects of the project design; and would result in higher density and scale immediately surrounding the resource. Given the impact to the overall project, this option is not considered feasible. Relocation to Lot D, 50 feet south of its original location, would allow the resource to be set apart from the new high rise buildings and wrapped on two sides with lower scale development. The proposed relocation and rehabilitation will result in reduced physical impacts to the overall integrity of the resource while keeping it in close proximity to its original location with increase public visibility.

2. The proposed relocation will not destroy the historical, cultural or architectural values of the historical resource and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The developer, as the property owner, has agreed to implement measures identified in the FEIR Mitigation, Monitoring and Reporting Program and Site Development Permit pertaining to the relocation, rehabilitation and reuse of designated historical resource #727, the Hamilton Apartments. Further, the developer has acquired a relocation site that meets the requirements of the National Park Service's Criterion Consideration B for Moved Properties and the City's Historical Resources Regulations on the same subject. After relocation and stabilization of the resource, it will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. A qualified historical architect monitor will supervise the relocation and rehabilitation project. The property's status as a designated historical resource will be transferred to the relocation site and the property will remain a designated resource under the jurisdiction of the San Diego Historical Resources Board. These measures ensure that the proposed relocation, rehabilitation and reuse will not destroy the historical, cultural, or architectural values of the historical resource and the relocation will be part of a definitive series of actions to assure the preservation of the designated historical resource.

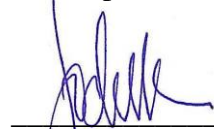
3. There are special circumstances or conditions apart from the existence of the historical resource, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

The Downtown Community Plan's goals for the surrounding neighborhood call for greater development, especially on vacant land and underdeveloped sites. Consistent with these goals, the area surrounding the site has seen an increase in density and larger scale development since

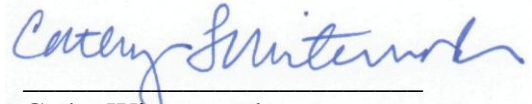
the time the Hamilton Apartments was designated as a historical resource. Included in this growth are multi-story development projects which are located directly north and northeast from the Hamilton Apartments. The existing site constraints, land development factors which include off-street parking requirement and the presence of a high pressure sewer interceptor pipe underneath, location of the historical resource which occupies 25% of a 20,000SF lot zoned for high density, and the overall setting and context of the neighborhood constitute special circumstances and conditions which exist apart from the presence of the historical resource. These special circumstances applying to the land are peculiar to the land and are not of the developer's making. Therefore the strict application of the provisions of the Historical Resources Regulations would deprive the developer, as the property owner, of reasonable use of the land.

CONCLUSION

Staff concurs that the proposed mitigation measures and permit conditions as provided to the HRB are sufficient to reduce the identified impacts to the Hamilton Apartments (HRB #727) and recommends that the Historical Resources Board recommend the Planning Commission approve Planned Development/Site Development Permit No. 2014-14 for the relocation of the Hamilton Apartments and adopt the mitigation measures and findings associated with the Site Development Permit.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

JB/cw

Attachments:

1. Project Elevations (under separate cover)
2. Treatment Plan (under separate cover)
3. Downtown Final Environmental Impact Report (FEIR) Consistency Evaluation for the 11th and Broadway Project (under separate cover)
4. Draft Planned Development Permit/Site Development Permit No. 2014-14 (under separate cover)
5. Site Development Permit Deviation Findings Provided by the Applicant (under separate cover)