



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: November 25, 2014 REPORT NO. HRB-14-069

ATTENTION: Historical Resources Board  
Agenda of December 4, 2014

SUBJECT: **ITEM 7 – Alexan San Diego (341-343 Thirteenth Street)– Centre City  
Planned Development Permit/Site Development Permit No. 2014-30**

APPLICANT: Maple Multi-Family Land CA, LLP represented by Marie Burke Lia

OWNER: Career Lofts – SDLLC

LOCATION: 341-343 13<sup>th</sup> Street, 92101, Downtown Community, 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 #728—Mexican Presbyterian Church) 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 Mexican Presbyterian Church is located at 341-343 13<sup>th</sup> Street in the Downtown Community Planning area. The building was originally constructed in 1906 in the Folk Vernacular Victorian style and located along 8<sup>th</sup> Avenue. In 1908, the building was relocated to its current site. On September 22, 2005, the top floor of the building was designated by the Historical Resources Board as HRB Site #728 under HRB Criterion A as a church that was dedicated to the Spanish speaking protestant population of San Diego; and under HRB Criterion C as an excellent example of Folk Vernacular Victorian style architecture with Gothic influences.

The applicant proposes construction of a mixed-use project with 5 to 19 stories on a 50,265 square foot parcel located on the block bounded by 13<sup>th</sup>, 14<sup>th</sup>, J, and K streets in the East Village neighborhood. The Project is comprised of approximately 320 residential apartments, approximately 1,100 square feet of commercial space in the historic building (5,000 square feet overall) with a net rentable area of 243,050 square feet. The project would also include approximately 380 parking spaces in one level of at-grade parking and three levels of subterranean parking (Attachment 1, 2 and 5). As part of the overall project, the applicant is proposing to relocate the designated resource to the northeast corner of the project site. The historic resource will be reoriented to the north and front on to J Street. The space to the west of the relocated building will be utilized as open space. Once rehabilitated, the designated resource will be utilized as commercial space.

The proposed project would require the historic building to be moved in one piece approximately 100 feet to the northeast of its current location. The relocation would require removal of the exterior plumbing pipes and the exterior concrete steps. The building appears as one story from the street and grows to two stories as the lot slopes down. The lower level of the structure was not included with the designation and will not move as part of the relocation; however the 2x10 floor joists are considered historic and will be relocated with the building. The windows and doors on the building would be boarded with plywood and secured. Once relocated, the exterior materials would be restored. The finish floor would be set at 2' above grade. The perimeter foundation finish would be finish grade poured concrete with a light sand stucco finish or wood siding. The existing eight upper Gothic style hopper windows are currently stored inside of the building and will be repaired and re-installed. The lower portions of the windows are either fixed or hopper based on the current information. The windows will be restored to match the rail and style of the existing upper hopper windows. The siding will be rehabilitated in place. The main entry doors are non historic, however evidence appears to indicate that the framing would accommodate a 5'4" opening most likely consisting of two 2'8" x 8'6" doors. A wood paneled door would be an appropriate replacement door in this location. A south elevation window

opening would be cut open to accommodate an access door. The proposed door would fit within the existing window width and the Gothic hopper would remain in place. Evidence of an entry porch is visible in the shadow lines, however an oral history included in the 2005 Historic Research Report indicates that the entry cover was not in place at the 8<sup>th</sup> Avenue location. The porch cover could be reconstructed based on the 1975 Primary Record or left off which would be consistent with the Standards. The porch steps would be reconstructed with a simple rail.

As summarized above and provided in Attachment 4, the proposed rehabilitation of the structure at the new site would be consistent with the 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 Final Environmental Impact Report (Downtown FEIR) Draft Consistency Evaluation for the Alexan San Diego Project (Attachment 3). 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 4 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 top floor of the Mexican Presbyterian Church, from its current location at 341-343 13<sup>th</sup> Street in the Centre City Planned District to the northeast corner of the project site, approximately 100 feet away (the east one-half of Lot A, Block 130). Relocation of the building would allow development of underground parking, in addition to the above grade development discussed earlier on Lots B and Lot C, where the historic resource is currently located. The developer evaluated two options, which included retention of the building on the site maintaining required setbacks or relocating the building to another parcel. It should be noted that the proposal to maintain the building in its current location would require temporary relocation of the building to another site while the underground parking was constructed prior to its return to the same site. If the house was maintained on the site, the amount of developable land would be significantly reduced, deeming this option infeasible. Development is not allowed north of the designated resource due to the underlying seismic fault line running diagonally under that corner of the parcel. The new development would be constructed around the site and reduce the amount of total developable land from 243,050 square foot to 221,430 square foot and from 320 units to 284 units. The proposed relocation and rehabilitation will result in reduced impacts to the overall integrity of the resource while keeping it in close proximity to its original location with increased 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 has agreed to implement measures identified in the FEIR Mitigation, Monitoring and Reporting Program pertaining to the relocation, rehabilitation and reuse of designated historical resource #728—Mexican Presbyterian Church. Further, the developer has identified a relocation site. The relocation site 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.

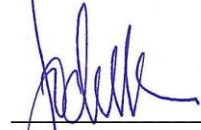
*3. There are special circumstances or conditions apart from the existence of the historical resource, applying to the land that are peculiar to the land and are not of the applicant’s making, whereby the strict application of the provisions of the historical resources regulations would deprive the property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

The Downtown Community Plan’s goals for the surrounding neighborhood calls 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 in the last several years. Included in this growth are multi-story development projects which are located directly north, northeast and northwest from the Mexican Presbyterian Church. The existing site constraints which include seismic fault lines that run diagonally through the northwest corner of the site; land development factors which include Park Sun Access Height Limits which preserves daylight in the adjacent park; the location of the historical resource which occupies a lot zoned for higher 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 Mexican Presbyterian Church (HRB #728) and recommends that the Historical Resources Board recommend the Planning Commission approve Planned Development/Site Development Permit No. 2014-30 for the

relocation of the Mexican Presbyterian Church and adopt the mitigation measures and findings associated with the Site Development Permit.



---

Jodie Brown, AICP  
Senior Planner



---

Kelley Stanco  
Senior Planner/HRB Liaison

JB/cw

Attachments:

1. Civic San Diego's Staff Report dated October 13, 2014
2. Draft Centre City Development Permit/Neighborhood Use Permit/Site Development Permit 2014-30 (under separate cover)
3. Downtown Final Environmental Impact Report (Downtown FEIR) Draft Consistency Evaluation for the Alexan San Diego Project dated November 18, 2014 (under separate cover)
4. Findings and Treatment Plan (under separate cover)
5. Alexan Project Plans (under separate cover)