DATE ISSUED: November 8, 2018

ATTENTION: Downtown Community Planning Council
Meeting of November 14, 2018

SUBJECT: 719-721 14th Street (HRB Site #403 Daggett Family Residence and HRB Site # 404 Murray Apartments) – Site Development Permit (SDP) No. 2017-18 – East Village Neighborhood of the Downtown Community Plan (DCP) Area

STAFF CONTACT: William Chopyk, Planner

STAFF RECOMMENDATION: That the Downtown Community Planning Council (DCPC) recommend to the City Council approval of SDP 2017-18 to relocate and rehabilitate two designated historical homes currently located at 719-721 14th Street. The new location of the two historic homes would be on the same block, directly east of 1455 F Street, within the planned East Village Green park site in the East Village neighborhood of the DCP area (“Downtown”).

This is a Capital Improvement Program (CIP) Process 5 application which requires a public hearing before the City Council upon recommendation by the DCPC and the Historical Resources Board (HRB). The City Council would be the final decision maker on the SDP.

Respectfully submitted,

William Chopyk
Planner

Brad Richter
Vice President, Planning

Attachments: HRB Staff Report issued October 22, 2018 with Attachment 2, Historical Resources Technical Report, omitted due to large size.
Report to the Historical Resources Board

DATE ISSUED: October 22, 2018

ATTENTION: Historical Resources Board
Agenda of November 15, 2018

SUBJECT: 719-721 14th Street (HRB Site #403 Daggett Family Residence and HRB Site #404 Murray Apartments) –SITE DEVELOPMENT PERMIT NO. 2017-18

APPLICANT: Civic San Diego / Heritage Architecture & Planning

LOCATION: 719-721 14th Street, San Diego, CA, Downtown Community, Council District 3

DESCRIPTION: Consideration of Site Development Permit (SDP) No. 2017-18, a Capital Improvement Program (CIP) Process 5 SDP to relocate and rehabilitate two historic homes currently located at 719-721 14th Street. The new location of the two historic homes would be on the same block, directly east of 1455 F Street, within the planned East Village Green (EVG) park site in the East Village neighborhood of the Downtown Community Plan (DCP) area (“Downtown”).

STAFF RECOMMENDATION

Staff recommends that the Historical Resources Board (HRB) recommend to the City Council approval of SDP No. 2017-18 for the relocation and rehabilitation the designated historical resources located at 719-721 14th Street (HRB Site #403 Daggett Family Residence, and HRB Site #404 Murray Apartments).

BACKGROUND

The City of San Diego (“City”) Municipal Code Section 126.0503(b)(2) requires a recommendation from the Historical Resources Board (HRB) prior to the City Council decision on a CIP Process 5 SDP when historical resources are present. The HRB has adopted the following procedure for making recommendations to decision-makers (HRB Procedures, Section II.D):

When the HRB is taking action on a recommendation to a decision-maker, the HRB shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The HRB’s recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the SDP 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 HRB desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit
conditions to capture the HRB's recommendations when the project moves forward to the decision maker.

The "Murray Apartments" building at 719 14th Street (HRB Site #404) was constructed in 1903 at an unknown location and moved to its current location in 1932–33. The structure has been used as an apartment building since the early 1930's and today has 13 rooms. The "Daggett Family Residence" building at 721 14th Street (HRB Site #403) was constructed sometime between 1893 and 1896 for William B. Morris at 2361 (currently 1461) G Street, just southeast of its current location, and has been used as an apartment building since its relocation in 1948–49 and currently contains eight rooms. The Daggett Family Residence is currently located behind the Murray Apartments and has little visibility from the street. On February 24, 2000, the HRB adopted resolutions (Resolution No. R-00022402 and Resolution No. R-00022403) approving local historical designations for HRB Site #403 Daggett Family Residence, and HRB Site #404 Murray Apartments, respectively.

Although the buildings have been altered, the changes have not substantially affected their architectural significance as Queen Anne styled buildings constructed during the late 1890's and early 1900's. The Murray Apartments building displays distinctive characteristics indicative of the Queen Anne style, including a steeply pitched hipped roof, a dominant front-facing gable, patterned shingles, half timbering, cutaway bay windows and projections, and an asymmetrical façade with a one-story partial (formerly full length) porch. Similarly, the Daggett Family Residence building displays a steeply pitched gabled roof, a dominant front-facing gable, patterned shingles, decorative spindle work, and a one-story full length porch which extends along the northerly side wall.

The City proposes construction of a new EVG park on the two blocks bounded by 13th, F, 15th, and G streets. The City's Park and Recreation Board approved the EVG General Development Plan (GDP) in November 2015 (Attachment 1). The park has been designed to be constructed in three phases, with Phase I consisting of approximately two acres. Phase I of the EVG GDP contains the following main elements: a central multi-purpose lawn; community center; children's park; performance pavilion, interactive water feature, café building; off-leash dog park; 14th Street plaza; groves and casual park areas; underground public parking garage; and public restrooms.

In order to meet the programming desires of the neighborhood, developed through multiple public workshops, it was determined that the historic houses would be better suited in Phase II of the park development. The locally-designated historical homes located on 14th Street would be relocated to the south side of F Street on property already owned by the City. The historic buildings would be placed on elevated building pads near sidewalk level fronting on 14th Street east of, and adjacent to, the existing house at 1455 F Street (Matti Beam's House). The buildings' exteriors are proposed to be rehabilitated and site construction will consist of accommodating current accessibility standards and new facilities to support the structures. Once relocated and renovated, the designated historic homes would be reused for uses consistent with the "P/OS" Park/Open Space land use district, such as eating and drinking establishments, arts and/or cultural uses, or other similar uses. Although there is no timeline for the development of Phase II of the EVG Park around the relocated structures, the structures will be leased and utilized in the interim period.
DISCUSSION

When development is proposed with a designated historical resource on site, it must comply with regulations of SDMC Chapter 14, Article 3, Division 2. The proposed relocation of a designated historical resource is considered a substantial alteration and findings for the substantial alteration and relocation must be made in order to approve the SDP. The City Council is the decision-maker for a CIP Process 5 SDP, and HRB’s role in this process is to make a recommendation to the City Council.

The two historic houses were evaluated in a Historical Resources Technical Report (HRTR) dated September 19, 2017 by Eileen Magno, MA, Principal Historian, Heritage Architecture & Planning (Attachment 2). Historic American Buildings Survey (HABS) Reports were also prepared by the same author (Attachment 3). The HRTR evaluated the structures and found that neither was eligible for listing on either the California Register of Historical Resources or the National Register of Historic Places. The HRTR concluded that the new locations adjacent to the Mattie Bearns House are compatible with the original character and use of the historical resources and would reintroduce the previously lost residential setting along the south side of F Street between 14th and 15th Streets. Heritage Architecture & Planning prepared Treatment Plans and Monitoring Plans for both historic homes (Attachments 4 and 5, respectively). The treatment plans and monitoring plans ensure adherence to The Secretary of the Interior’s Standards for the Treatment of Historic Properties and enable the buildings to continue to convey their architecture, retaining a high degree of their integrity of design, workmanship, materials, feeling, and association, for which the properties received their designation.

Implementation of the Treatment Plans for both historic homes would be facilitated by a qualified historic structure mover. Construction observation services will be provided by the Project Architect/Historic Architect/Monitor, Heritage Architecture & Planning. The Treatment Plans are accompanied by HABS drawings which depict the current floor plans and exterior elevations of the houses. No exterior alterations are planned other than restoration of missing features and removal of non-historic modifications and all recommendations have been incorporated into construction drawings for the structures as described below.

Murray Apartment Relocation/Rehabilitation Procedures:

The Murray Apartments will be moved to a vacant lot on the same block, adjacent to and east of the historic Mattie Bearns House. As part of the move, the Murray Apartments will be rotated 90° east (clockwise) to face F Street. The mover will outline the details of the schedule and sequence of the move as well as the means by which the house will be braced for the relocation. The Historic Architect/Monitor and City staff shall approve the plan prior to the relocation date.

Monitoring: Construction monitoring shall be provided during the relocation process, adhering to the Monitoring Plan by Heritage Planning & Architecture dated October 16, 2017. Following each site visit, the Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with the Secretary of the Interior’s Standards for Treatment of Historic Properties.

After the completion of grading work and a new foundation on the new site, the Murray Apartments will be moved. It is anticipated that the move of the Murray Apartments will consist of the steps listed below:
1. The building will be moved in one piece, so no cutting or dismantling above the foundation walls will occur.
2. Exterior door and window openings will not need to be braced. Only the area around the four fireplaces are expected to require supplemental bracing.
3. Some items will need to be removed prior to the relocation. These include the non-historic cast-concrete foundation walls, three brick chimneys, parts of the fireplaces, and the non-historic rear stairs.
4. The original chimney bricks, which are only exposed above the roofline, will be transported to the new site. Reconstruction will incorporate salvaged or new matching bricks.
5. The front steps may be modified at the new site based on historical evidence.
6. No new openings in the walls or roof are anticipated.
7. Steel beams will be used under the building to raise and support the structure during relocation. The final number and configuration of beams will depend on the existing floor joists and if they are full length or spliced.
8. The moving company expects to use rolling dollies. Once the building has been raised and can be weighed, the exact number of dollies will be determined. A truck will then transport the Murray Apartments.
9. The proposed route of the move is north on 14th Street then west on F Street to the destination site.

**Daggett Family Residence Relocation/Rehabilitation Procedures:**

The Daggett Family Residence will be moved to a vacant lot on the same block, adjacent to and east of the historic Mattie Bearns House. As part of the move, the Daggett Family Residence will be rotated 90° east (clockwise) to face F Street. The mover will outline the details of the schedule and sequence of the move as well as the means by which the house will be braced for the relocation. The Historic Architect/Monitor and Cty staff shall approve the plan prior to the relocation date.

**Monitoring:** Construction monitoring shall be provided during the relocation process, adhering to the Monitoring Plan by Heritage Planning & Architecture dated October 16, 2017. Following each site visit, the Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with The Standards.

After the completion of grading work and a new foundation on the new site, the Daggett Family Residence will be moved. It is anticipated that the move of the Daggett Family Residence will consist of the steps listed below:

1. The building will be moved in one piece, so no cutting or dismantling above the foundation walls will occur.
2. Exterior door and window openings will not need to be braced. No chimneys or fireplaces are intact to require supplemental bracing.
3. Some items will need to be removed prior to the relocation. These include the non-historic cast-concrete foundation walls, a chimney remnant in the crawlspace, and the non-historic front steps and rear stairs.
4. The original chimney bricks in the basement will be removed.
5. New front steps will be constructed at the new site based on historical evidence and precedence.
6. No new openings in the walls or roof are anticipated, other than restoring previously removed windows.
7. Steel beams will be used under the building to raise and support the structure during relocation. The final number and configuration of beams will depend on the existing floor joists and if they are full length or spliced.
8. The moving company expects to use rolling dollies. Once the building has been raised and can be weighed, the exact number of dollies will be determined. A truck will then transport the Daggett Family Residence.
9. The proposed route of the move is north on 14th Street then west on F Street to the destination site.

SDP Findings

In order to approve a SDP, the City Council must make specific general findings in addition to supplemental findings for substantial alterations to a historical resource. Below is a summary of the required findings and supplemental findings for approval of a SDP.

Findings for Site Development Permit Approval SDMC § 126.0504 (e):

1. The proposed development will not adversely affect the applicable land use plan;

The EVG park project is located on a block in the East Village neighborhood of Downtown designated in the Centre City Planned District Ordinance (CCPDO) as the "P/OS" Park/Open Space land use district. This district provides areas for public parks and open spaces. Below-ground parking facilities, eating and drinking establishments, arts and cultural uses, and community centers are also permitted. The relocation and rehabilitation of the two historic homes at 719-721 14th Street to the south side of F Street will preserve the historic buildings and will facilitate their incorporation to the park through their potential reuse for eating and drinking establishments, arts and/or cultural uses, or other uses consistent with the "P/OS" land use designation. The proposed project is consistent with the DCP Historical Conservation Goals and Policies:
9.1-G-1 “Protect historical resources to communicate downtown’s heritage.”
9.1-G-2 “Encourage the rehabilitation and reuse of historical resources.”
9.1-G-3 “Allow development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely affect historical resources.”
9.1-P-4 to “Encourage the retention of historical resources on-site with new development. If retention of a historical resource on-site is found to be infeasible under appropriate City review procedures, the potential relocation of the historical resource to another location within downtown shall be explored, and if feasible, adopted as a condition of a site development permit.”
Therefore, the proposed development supports the goals and policies of, and will not adversely affect, the DCP.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and,

The relocation and rehabilitation of the two historic homes at 719-721 14th Street will not be detrimental to public health, safety and welfare. The proposed historic resources' Treatment and Monitoring Plans will ensure the preservation of the historic resources in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. The project is consistent with the DCP and CCPDO with approval of a SDP. The project will be compatible with the adjacent residential house (Mattie Bearn's House) and complement the East Village neighborhood without harming the public health, safety and welfare. The relocation and
rehabilitation of the historic resources will comply with applicable building codes in accordance with current construction standards as they apply to historic structures.

3. **The proposed development will comply with the applicable provisions of the LDC.**

The proposed development will meet the development standards of the CCPDO with approval of a SDP. The proposed relocation and rehabilitation work will be consistent with the Treatment and Monitoring Plans and will not create adverse impacts to the historical resources.

**Supplemental Findings – Historical Resources Deviations for Relocation of Designated Historical Resources – SDMC6126.0505(h):**

Findings for relocation of a designated historical resource are required for approval of the permit, consistent with the Municipal Code Section 126.0504(h) as follows:

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 to relocate the historic resources to F Street adjacent to a similar house (Mattie Bearns House) at 1455 F Street to group the remaining historic houses on the block and create open space for public park use consistent with the Park/Open Space land use district. The historic resources were previously relocated in the 1930's-1940's, and the new location and rehabilitation will ensure the preservation of the historic resources. Implementation of the Treatment and Monitoring Plans will ensure compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. The relocation will allow of the rehabilitation of the historic structures on the same block, allow for their reuse consistent with the surrounding future park improvements, and allow for the development of a major public park whose design was based on numerous public workshops and approved by the City's Park and Recreation Board.

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.*

Implementation of the Treatment and Monitoring Plans will ensure the preservation of the historic resources in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. A qualified historical architect will act as a monitor and supervise the relocation and rehabilitation of the historic homes. The property's status as a designated historical resource will remain under the jurisdiction of the San Diego HRB. These measures ensure that the proposed relocation, rehabilitation and reuse of the historic resources will not destroy the value of the resources. The relocation is part of a definitive series of actions to assure preservation and continued use of the two historic homes.

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 site is designated as a public park which will be the largest public park developed away from the bayfront for the dense urban neighborhood of Downtown. The GDP for the park was developed through several public workshops and the relocation will allow for the most efficient park uses while allowing for the reuse and integration of the historic resources into the park design. It is appropriate to group the remaining historic homes in the EVG park site together.
on F Street, thereby creating more usable open space for the EVG public park. The existing site constraints which include the City’s designation of Park/Open Space on the block bounded by 14th, 15th, F and G streets in order to facilitate the EVG park; the location of the historical resources on a lot zoned for Park/Open Space; and the overall setting and context of the neighborhood constitute special circumstances and conditions which exist apart from the presence of the historical resources. Overall, the proposed relocation, rehabilitation and reuse of the historic resources on the site will meet the intent and provisions of the historical resource regulations.

ENVIRONMENTAL REVIEW

Development within the DCP area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the DCP area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The Downtown FEIR and CAP FEIR are located on the CivicsD website (http://civicsd.com/departments/planning/environmental-documents) and on the City website (https://www.sandiego.gov/planning/programs/ceqa#Final CEQA Documents). The EVG park project, including the relocation and rehabilitation of the two historic homes, is a designated public park in the DCP that was evaluated in the Downtown FEIR. The HABS Reports, Treatment Plans and Monitoring Plans for the two historic homes were prepared in compliance with Downtown FEIR historical resources mitigation measures. The 15162 Evaluation Memorandum (Attachment 6) describes how the proposed project meets the Downtown FEIR mitigation measures for the treatment of historical resources in Downtown. No further review under CEQA is required for consideration of the recommended approval of the relocation and rehabilitation of the two historic homes in the EVG park site at 719-721 14th Street.
CONCLUSION

Staff concurs that the Treatment and Monitoring Plans and permit conditions contained in the draft Centre City SDP No. 2017-18 (Attachment 7) provided to the HRB are sufficient to reduce potential impacts to the historic resources. Therefore, staff recommends that the Historical Resources Board recommend to the City Council approval of SDP No. 2017-18 for the relocation and rehabilitation of the designated historical resources located at 719-721 14th Street (HRB Site #403 Daggett Family Residence and HRB Site #404 Murray Apartments).

William Chopyk, Planner
Civic San Diego

Brad Richter, Vice-President Planning
Civic San Diego

Attachments:
1. East Village Green General Development Plan concept drawings
3. HABS Reports, Murray Apartments and Daggett Family Residence
6. 15162 Evaluation Memorandum, Civic San Diego, October 22, 2018
7. Draft Centre City Site Development Permit
HISTORIC AMERICAN BUILDINGS SURVEY
MURRAY APARTMENTS

Name: Murray Apartments

Location: 719 14th Street, San Diego, CA 92101

Present Owner/Occupant: City of San Diego

Present Use: The Murray Apartments is currently used for multi-family housing.

Significance: Completed in 1903, the Murray Apartments is locally designated under the City of San Diego Register of Historical Resources as HRB #404. It achieved its significance for its architecture as a good example of a Queen Anne style residence constructed during the early 1900s. Although the building has been moved from its original location and has undergone some changes over time, the building continues to maintain its primary architectural details such as a steeply pitched hipped roof, a dominant front-facing gable, patterned shingles, half timbering, cutaway bay windows and projections, and an asymmetrical façade with a one-story partial (formerly full length) porch. The Murray Apartments does not appear to meet the eligibility requirements for individual listing in the National or State registers at the local, state, or national level of significance.

Historian: Eileen Magno, MA, Heritage Architecture & Planning

Project Information: Written documentation, photographs, and measured drawings were prepared by Heritage Architecture & Planning.

PART I. HISTORICAL INFORMATION

A. Physical History
1. Date of erection: 1903
2. Architect/Builder: Unknown
3. Original and subsequent owners, occupants, users:

Residential Building Records indicate that this building was constructed in 1903, but was moved to its present location sometime during the early 1930s, likely either 1932 or 1933. An aerial photograph of the area, dated December 1937, shows the 719 14th Street building at this location during this time. A Sanborn Fire Insurance Map from 1940 shows the presence of the building at this location also. Sanborn Maps from 1888 and 1906, show the presence of a different, rectangular-shaped, two-story dwelling at the 719 14th Street location. A 1921 Sanborn map indicates that by this year, the original building was used as “furnished rooms.” It could not be determined whether this original structure was moved,
demolished, or burned down prior to the relocation of the current 719 14th Street building to this location.

San Diego City Directories first list multiple tenants as residing in the 719 14th Street building in 1933. This supports the belief that the building was used as furnished rooms during this period, and indicates that the building was moved to this location in either 1932 or 1933. 1940 and 1956 Sanborn Maps show the current 719 14th Street building as “rooms.” Historical research indicates that beginning around 1936, the building was known as the “Murray Apartments,” and around 1955, it became known as the “Wismer Apartments,” after Jack and Eliza Wismer, the property owners who also lived in the apartment building from approximately 1937-1966. A 1959 notation made by a San Diego County Assessor’s Office Appraiser state that the building appeared “to be 1 unit over 1 unit with possible 3 or 4 persons sleeping to rent out.” Since 1995, the building has been known as the “Villa Victoria.” The building currently serves as an apartment building with 13 units.

4. **Original plans and construction:** No original drawings were located. The building is a two-story wood-framed residential building.

5. **Alterations and additions:**
   - 1932-1933 – Building relocated to its present site.
   - 2009 – Rear stair addition.
   - Replacement windows at the west and east facades. Date unknown.
   - Partial enclosure of front porch to accommodate a small kitchen for interior unit. Date unknown.
   - Second floor porch enlarged and enclosed with a shed roof addition to add kitchens for two adjacent apartments. Date unknown.

B. **Historical Context**

*East Village Historical Background*

The history of the Bayside and Centre City East areas are inexorably linked to the development of downtown San Diego and its founder Alonzo Erastus Horton. Horton, who came to San Diego in 1867, purchased 960 acres of land for $265 for his “New Town” San Diego development. Horton divided the acres into blocks and lots, a number of which were located in the Bayside and Centre City East areas. Thus, “Horton’s Addition” was established. Later subdivisions in the area included “Sherman’s Addition” and “Remondino’s Subdivision of Sherman’s Addition.”

During the 1860s and 1870s, the Bayside area, then known as “South San Diego,” relied heavily upon the wharf established at the foot of Fifth Avenue. Prior to the establishment of Horton’s Wharf, a few warehouse structures were located along the bay, but none remain today. These early businesses transported stored grain, honey, and other products. They also received incoming shipments of lumber, iron, ore, and other necessities from other parts of the nation. In 1869, McDonald’s store (later known as the San Diego Lumber Company) was erected at Sixth Avenue and L Street. Lumber, floated [through] the bay from Northern California and Oregon was pulled...
from the bay by Native Americans and stacked at the lumber company building, which was erected on redwood planks in order to protect the wood from muddy soil. In 1872, Bailey’s Foundry (later known as San Diego Foundry) was constructed at the corner of 8th Avenue and M Street (now Imperial). This business provided much of the structural ironwork for businesses and commercial buildings in the Gaslamp Quarter.

During the 1880s, New Town San Diego businesses spread north to H Street (renamed Market Street), which was at the time considered the main cross road. Commercial growth was centered on Fifth Avenue and Market Street. Ultimately, San Diego expanded to D Street (renamed Broadway) and beyond as merchants moved northward. With the coming of the railroad, Horton and other prominent business leaders lobbied for a railroad link which would facilitate transportation to this area. In 1885, the California Southern Railroad, a subsidiary of the Atchison, Topeka, and Santa Fe line, established tracks into San Diego from the north. This line greatly increased San Diego’s population in the late 1880s. A later link with the Southern Pacific Railroad along the United States/Mexico border proved beneficial as well, particularly to the Bayside and Centre City East areas. San Diegans longed for an eastern railroad terminus.

With the 1885 railroad connection [from the north], an influx of newcomers to the San Diego area sparked a four-year building boom. In the Bayside and Centre City East area, simple Victorian single-family cottages were erected on 16th and 17th Streets to accommodate laborers, porters, clerks, and other blue collar workers. The Rood Rental cottage, Bay View Hotel, Sheldon House and Joseph Ireland Building are examples of Victorian structures built during the boom. Standard Iron Works erected its manufacturing business on the corner of 7th Avenue and L Street, and the Silver Gate Warehouse, owned by local entrepreneur John Ginty, was constructed on 8th Avenue and M Street (renamed Imperial).

In 1886, the San Diego Gas Company enlarged its gas operations. The company, which had started from modest beginnings on 9th Avenue between M and N Streets (Imperial and Commercial) in 1881, expanded in order to supply the needs of San Diego’s growing residential and business community. The San Diego Gas Company built a new electric generating plant at 10th Avenue and M (Imperial) adjacent to the old gas plant. In 1887, the San Diego Gas and Electric Light Company was incorporated as the successor to the San Diego Gas Company and began supplying electricity for arc lights on a sundown to midnight basis in downtown San Diego. After the bust of 1889, the gas and electric company found it could easily service the utility needs of San Diego with existing equipment. Therefore, no new major additions were made to the plant until 1905.

After 1900, businesses chose the Centre City East area from which to conduct operations due to the area’s proximity to the railroad tracks and the wharf. San Diego’s commercial center continued to expand as harbor facilities and the city’s population grew. Many types of commercial structures were built south of Broadway and along the water’s edge. Warehouses, manufacturing centers, bars, restaurants, laundries, and hotels all provided services and goods for city residents and businesses. The entire area south of Broadway from the water eastward was a large commercial center for the city.

Businesses anticipated the creation of a much needed railroad line that would link San Diego to Arizona and then eastward across the southern part of the United States. It was believed that such
a line would encourage the exchange of goods between the West and East Coasts of the United States through Yuma. In 1905, the Southern Pacific Railroad desired to break the Santa Fe Railroad’s monopoly. Southern Pacific Railroad officials approached sugar magnate and San Diego businessman, John D, Spreckels to act as the “front man” for an operation that would build the railroad from San Diego to Arizona. Although the San Diego and Eastern Arizona Railroad would not be completed until 1919, railroad line and commercial speculation drew local businessmen to the Centre City East area.

The Second World War affected the area as it did the entire country. A surge of activity occurred in the Centre City East area. Very few structures were constructed during the war years, and although little new construction took place during the early 1940s, many of the Centre City East buildings were drafted into service. The Schiefer & Sons factory, located at 371 8th Avenue, was used by the Standard Parachute Corporation from 1941-1945. Although no longer in existence, the Standard Parachute Corporation also used the building located at 304 11th Avenue as a supply stockroom from 1943-1948. In addition, the San Diego Machine Company, an airplane parts manufacturer, operated from 345 15th Street from 1934-1958. During the war years, the San Diego Gas and Electric Company had all new utility extensions put on hold, since copper wire and steel pipe were in short supply.

During and after the Second World War, as suburbs developed, many businesses relocated to newer communities where land was cheaper and buyers more plentiful. The amount of people residing in the Centre City area also declined, resulting in less local support of goods produced by the downtown businesses. From the late 1970s to the present, Centre City East has slowly became revitalized with the development of the Gaslamp Quarter, which has brought new businesses and life into the old industrial area. The opening of Petco Park in East Village in 2004 also helped spur redevelopment within the community.

Residential Patterns in 1906

The turn-of-the-century period in East Village is characterized by home ownership expanding to the working classes. Live-in servants were becoming less prevalent (especially for the middle class) and housing styles in general were simplifying under Progressive ideals of good government through universal suffrage and political reform. During this period, it was widely thought that many urban ills brought on by industrialization and unbridled capitalism could be resolved through elevating the lower classes into the middle class through home ownership. As a result, unprecedented attention was given to housing design, production, and financing instruments.

In San Diego, the 1906 Sanborn Map reflects these wider national trends, as well as local economic recovery and continued urban expansion due to railroad-related in-migration. Population growth is evident in residential patterns that clearly reflect denser living conditions more characteristic of cities than of towns or villages. Hotels and boarding establishments have a diminished presence in East Village, while apartments or rooms-to-rent are now dispersed throughout the expanded business district between Fourth and Seventh Avenues. Many of these

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2 City of San Diego’s “Revised Draft East Village Combined Historical Property Survey Report, 2005.”
residential uses are located on the second or third floors of business blocks, strengthening the trend seen on the 1888 Sanborn Map.

While single family residential development had spread eastward to 19th Street, representing incipient development in Sherman Heights, several blocks of sparsely developed land remained between 16th and 18th Streets. Conversely, many single family residences between 8th Avenue and 12th Avenue, now Park Boulevard, have been converted to multi-family accommodations, indicating an interest in living quarters within walking distance of the business center of the city. Less change is obvious south of I Street, where modest cottages continued to fill in previously platted parcels. The node of boarding houses at 7th and K, however, was no longer evident, reflecting both the eastward spread of the warehouse district and the rise of modest living arrangements elsewhere in the city.

Building History

Residential Building Records indicate that this building was constructed in 1903, but was moved to its present location sometime during the early 1930s, likely in either 1932 or 1933. An aerial photograph of the area, however, dated December 1937, shows the 719 14th Street building at this location during this time. A Sanborn Fire Insurance Map from 1940 shows the presence of the building at this location by this year. Sanborn Maps from 1888 and 1906, show the presence of a different, rectangular-shaped, two-story dwelling at the 719 14th Street location. A 1921 Sanborn map indicates that by this year, the original building was used as “furnished rooms.” It could not be determined whether this original structure was moved or demolished prior to the relocation of the current 719 14th Street building to this location.

San Diego City Directories first list multiple tenants as residing in the 719 14th Street building in 1933. This supports the belief that the building was used as furnished rooms during this period, and indicates that the building was moved to this location in either 1932 or 1933. 1940 and 1956 Sanborn Maps show the current 719 14th Street building as “rooms.” Historical research indicates that beginning around 1936, the building was known as the “Murray Apartments,” and around 1955 it became known as the “Wismer Apartments,” after Jack and Eliza Wismer, the property owners who also lived in the apartment building from approximately 1937-1966. A 1959 notation made by a San Diego County Assessor’s Office Appraiser states that the building appeared “to be 1 unit over 1 unit with possible 3 or 4 persons sleeping to rent out.” Since 1995, the building has been known as the “Villa Victoria.” The building today currently serves as an apartment building with 13 units.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The two-story wood-framed, Murray Apartments was designed in the Queen Anne style. The exterior of the building is clad with horizontal wood siding. The siding boards are 9” wide with a milled profile to create the illusion of 3” boards.

2. Condition of fabric: The general condition of the Murray Apartments is good and the exterior and interior of the building retain a high degree of historical integrity, including

original walls, windows, doors, porches, cladding, and decorative features. The interior of the building still retains some of the original doors, built-in features, decorative trim, fireplaces, and stairs. The interior of the building is generally in poor condition.

B. Description of Exterior

1. **Overall Dimensions:** The building has a rectangular footprint. The overall dimension of the building is approximately 26’x71’ with 1,923 SF on the first floor and 2,014 SF on the second floor.

2. **Foundations:** The existing foundation system includes cast-in-place concrete stem walls around the perimeter of the building and wood interior supports. The existing foundation was constructed in the 1930s when the building was relocated to its present site. It appears that the building may have been raised several feet when it was relocated. There is currently a crawl space below the building.

3. **Walls:** The Murray Apartments has wood-framed walls. The exterior walls are clad with 9” horizontal wood drop siding. The interior walls are lath and plaster and gypsum board.

4. **Structural systems, framing:** The roof, walls, and floors of the Murray Apartments are wood-framed.

5. **Porches, stoops, balconies, bulkheads:** The front porch was altered to enlarge a portion of the first floor next to the main entrance. The second floor of the porch has been enclosed with a shed roof addition. The original configuration likely included a semi-open sunroom or screened porch on the ground floor. The original cutaway bay windows are still extant on the north end of the porch below the front-facing gable. The front of the gable end is currently covered by the second floor porch addition. At the base of the porch are two arched wood casings which were likely open before the porch was enclosed. The rear landing and stair were added in 2009 to provide code-required egress. They are constructed of pressure-treated lumber with a painted finish.

6. **Chimneys:** The Murray Apartments building has three brick chimneys constructed of unreinforced masonry (URM). There are some displaced bricks. Overall, the chimneys are in fair condition.

7. **Doorways and Doors:** There are four door entries at the Murray Apartments. Two west entries provide access to the apartments on the first and second floor. The remaining two entries are accessed from the east façade’s first and second floor levels. The east doors are not original. The front entry doors are offset to the right of the center. These doors are original and are paneled with a single lite on the upper half.

8. **Windows and Shutters:** Many of the original 1/1 double-hung wood windows remain. The windows on the north and south façade are generally historic and are in fair condition with recent paint. The windows on the front (west) façade have been replaced with the exception of the diamond patterned divided-lite window between the two front doors. The windows on the rear façade have also been replaced and some of the window openings have been filled in. Several small casement windows were added on the north façade adjacent to the larger double-hung units, date unknown. All shutters are non-historic.

9. **Roof:** The roof at the Murray Apartments is hipped with front and side cross gables. There is an eyebrow dormer window/attic vent on the front face of the hipped roof that has been filled in. The roofing is composite shingles. Original roofing was likely cedar shingles.
C. Description of Interior
   1. Floor Plans: The basic interior configuration of the Murray Apartments appears to be fairly original. The four original fireplaces are no longer functional, but the original mantels, decorative millwork, and ceramic tile remain. The building contains a foyer, shared kitchen, laundry, and bathrooms, with six units on the first floor and seven units on the second floor. Four units (units 1, 3, 8, and 10) have the original fireplaces. Six units (units 1,3,7,8, 10, and 12) have small non-original kitchenettes. There are shared restrooms, shower, and laundry facilities. Some of the units have their own wall-mounted sinks.
   2. Stairways: The Murray Apartments interior stairs features a curved upper landing with large wood guardrail. The existing guardrail is original and has a shaped wood handrail with large wood newel posts and square 1x1 balusters spaced 3” on center. The original finish was probably stained and varnished. It is currently painted white. The guardrail measures 28” in height, significantly lower than current code-required height of 42”.
   3. Flooring: The floor finishes include original wood floors with individual units generally having vinyl composition tile (VCT) and carpet.
   4. Wall and Ceiling Finishes: Walls and ceilings in the Murray Apartments are finished with wood lath and plaster. Where new interior walls have been added, they are wood-framed with painted gypsum wall board.
   5. Openings:
      a. Doorways and doors: Many of the original interior doors remain. Extant wood five-panel doors have their original trim consisting of simple, square-edged profiles. Most of the doors have been painted.
      b. Windows: The interior windows generally retain their wood surrounds.
   6. Mechanical Equipment:
      a. Lighting: None of the original light fixtures are extant.
      b. Plumbing: All of the plumbing fixtures are non-historic.

D. Site
   1. Historical Landscape Design: The Murray Apartments was originally moved to its current location from an unidentified area. Current landscaping is not historically significant.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: HABS drawings were prepared by Heritage Architecture & Planning in July 2017. No additional drawings have been recovered.
B. Early Views: One historic photographic view was available, dated 1950.
C. Interviews: No interviews were conducted for this HABS survey.
D. Selected Sources: Research was conducted at the San Diego History Center, the San Diego Public Library’s California Room, and the City of San Diego.
E. Likely Sources Not Yet Investigated: Unknown.
F. Supplemental Material: None.
# HISTORIC AMERICAN BUILDINGS SURVEY
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California

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VIEW SHOWING THE INTERIOR SIDE OF THE ENTRY DOOR AND WOOD WINDOW.

VIEW SHOWING THE INTERIOR STAIRS WITH THE WOOD SPINDLES AND NEWEL POST VISIBLE.
HISTORIC AMERICAN BUILDINGS SURVEY
DAGGETT FAMILY RESIDENCE

Name: Daggett Family Residence

Location: 721 14th Street, San Diego, CA 92101

Present Owner/Occupant: City of San Diego

Present Use: The Daggett Family Residence is currently occupied.

Significance: Completed sometime between 1893 and 1896 for William B. Morris at 2361 (currently 1461) G Street, the Daggett Family Residence was relocated to its present site at 721 14th Street in 1948 or 1949. The Daggett Family Residence is locally designated under the City of San Diego Register of Historical Resources as HRB #403. It achieved its significance for its architecture as a good example of Queen Anne style residence constructed during the late 1800s. Although the building has been moved from its original location and has undergone some changes over time, the building continues to maintain its primary architectural details such as a steeply pitched gabled roof, a dominant front-facing gable, patterned shingles, decorative spindle work, and a one-story full-length porch which continues along the northerly side wall. The Daggett Family Residence does not appear to meet the eligibility requirements for individual listing in the National or State registers at the local, state, or national level of significance.

Historian: Eileen Magno, MA, Heritage Architecture & Planning

Project Information: Written documentation, photographs, and measured drawings were prepared by Heritage Architecture & Planning.

PART I. HISTORICAL INFORMATION

A. Physical History
   1. Date of erection: ca. 1893-1896
   2. Architect/Builder: Unknown
   3. Original and subsequent owners, occupants, users:
      Residential Building Records on this house could not be located. Nevertheless, historical research and examination of historic photographs indicate that the building was likely constructed for William B. Norris at 2361 G Street sometime between 1893-1896, although it may have been earlier. The original location of the building, located near the southwest corner of G and 14th Streets, was property owned by Norris and was one of about eleven buildings that were constructed on that block during the 1890s. William
Norris, a native of Maine, was born in January 1939, and moved to San Diego likely in 1872.

An examination of the 1888 Sanborn Fire Insurance Map did not reveal the presence of the 721 14th Street building at either its current location or on G Street. However, the 1906 Sanborn Map does show the building at 2361 G Street as a two-story “dwelling” with basement. An inspection of San Diego City Directories during the 1890s indicates that William B. Norris, carpenter, is first listed at 2361 G Street in 1897. Norris lived at the 2361 G Street address from at least 1897 until 1913. After 1913, the 2361 G Street address was renumbered to become 1461 G Street. This is supported by a 1921 Sanborn Map which shows the building still at its original location with the new address. In 1914, William and Flora Norris are listed as living at 1461 G Street. William Norris lived at this address until his death in September 1917. Norris’ wife Flora continued to live at the 1461 G Street location until her death in March 1937.

An examination of historic photographs, on file in the San Diego Historical Society Photographic Archives, in conjunction with Sanborn Fire Insurance Maps, indicate that the 1461 G Street building, was moved to its current location at 721 14th Street, in either 1948 or 1949 despite the fact that the building appears at its current location in a 1940 Sanborn Map. A review of San Diego City Directories indicate that after the death of Flora Norris in 1937, the home at 1461 G Street was thereafter occupied by two tenants, suggesting that the home was divided into two units. Between 1939-1944 occupants of the building included Ralph Peterson (1939-1942), Thomas Castro (1940), Joseph Mendoza (1941), Joseph Kachmarek (1942), W.A. Brunson and G.T. Denny (1943), and R.C. Pittsley and A.N. Wolfe (1944). The building was listed as vacant in 1948. Historic aerial photographs taken in 1937 and 1941 show the 1461 G Street building in its original location. In 1950, San Diego City Directories first list the 721 14th Street address, with the occupant listed as C.M. Montgomery.

Based upon the historical record, therefore, the building appears to have been moved to its 721 14th Street location in 1948 or 1949 by Jack and Eliza Wisner, who, at the time lived in the 719 14th Street apartment building they owned. This point is strongly supported by June 11, 1947 agreement between Jack and Eliza Wismer and the City of San Diego regarding the “moving, construction and alterations” for the “building as living quarters.” This agreement clearly indicates that the Wismer intended to “move in, construct and alter a building to living quarter” on Lot H, which at the time did not have street frontage.

From 1952-1955, the 721 14th Street building served tenants Armando Mendoza and Rober Munos (1952), Robert L. and Charles B. Lane (1953-1954), and Ramon A. Sanchez and John W. Quigley (1955). Inspection of a 1956 Sanborn Map shows the 719 and 721 14th Street buildings in their current locations, with the 721 14th Street building serving as “two flats.” Nevertheless, the 1956 San Diego City Directory lists the building as “apartments” with four units each. The building appears to have accommodated four units until around 1971 when only one tenant was listed. This seems to have been the case until 1998 when the City Directory once again listed four tenants. The building currently serves as an apartment building with eight units.
4. **Original plans and construction:** No original drawings were located. The building is a two-story wood-framed multi-family residential building.

5. **Alterations and additions:**
   - 1948-1949 – Building relocated to its present site.
   - Building lifted approximately 8-feet to accommodate added storage rooms and garages below.
   - Original rear porch replaced with a larger one.
   - Replaced original porch railings and porch floor. Added porch stairs.
   - Windows replaced with aluminum. Date unknown.
   - Enclosure of rear porch and added wood-framed stairs. Date unknown.

B. **Historical Context**

*East Village Historical Background*

The history of the Bayside and Centre City East areas are inexorably linked to the development of downtown San Diego and its founder Alonzo Erastus Horton. Horton, who came to San Diego in 1867, purchased 960 acres of land for $265 for his “New Town” San Diego development. Horton divided the acres into blocks and lots, a number of which were located in the Bayside and Centre City East areas. Thus, “Horton’s Addition” was established. Later subdivisions in the area included “Sherman’s Addition” and “Remondino’s Subdivision of Sherman’s Addition.”

During the 1860s and 1870s, the Bayside area, then known as “South San Diego,” relied heavily upon the wharf established at the foot of Fifth Avenue. Prior to the establishment of Horton’s Wharf, a few warehouse structures were located along the bay, but none remain today. These early businesses transported stored grain, honey, and other products. They also received incoming shipments of lumber, iron, ore, and other necessities from other parts of the nation. In 1869, McDonald’s store (later known as the San Diego Lumber Company) was erected at Sixth Avenue and L Street. Lumber, floated [through] the bay from Northern California and Oregon was pulled from the bay by Native Americans and stacked at the lumber company building, which was erected on redwood planks in order to protect the wood from muddy soil. In 1872, Bailey’s Foundry (later known as San Diego Foundry) was constructed at the corner of 8th Avenue and M Street (now Imperial). This business provided much of the structural ironwork for businesses and commercial buildings in the Gaslamp Quarter.

During the 1880s, New Town San Diego businesses spread north to H Street (renamed Market Street), which was at the time considered the main cross road. Commercial growth was centered on Fifth Avenue and Market Street. Ultimately, San Diego expanded to D Street (renamed Broadway) and beyond as merchants moved northward. With the coming of the railroad, Horton and other prominent business leaders lobbied for a railroad link which would facilitate transportation to this area. In 1885, the California Southern Railroad, a subsidiary of the Atchison, Topeka, and Sante Fe line, established tracks into San Diego from the north. This line greatly increased San Diego’s population in the late 1880s. A later link with the Southern Pacific Railroad

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1 Excerpt from Scott Moomjian, “East Village Historical Overview” in the City of San Diego’s “Revised Draft East Village Combined Historical Property Survey Report, 2005.”
along the United States/Mexico border proved beneficial as well, particularly to the Bayside and Centre City East areas. San Diegans longed for an eastern railroad terminus.

With the 1885 railroad connection [from the north], an influx of newcomers to the San Diego area sparked a four-year building boom. In the Bayside and Centre City East area, simple Victorian single-family cottages were erected on 16th and 17th [Streets] to accommodate laborers, porters, clerks, and other blue collar workers. The Rood Rental cottage, Bay View Hotel, Sheldon House and Joseph Ireland Building are examples of Victorian structures built during the boom. Standard Iron Works erected its manufacturing business on the corner of 7th Avenue and L Street, and the Silver Gate Warehouse, owned by local entrepreneur John Ginty, was constructed on 8th Avenue and M Street (renamed Imperial).

In 1886, the San Diego Gas Company enlarged its gas operations. The company, which had started from modest beginnings on 9th Avenue between M and N Streets (Imperial and Commercial) in 1881, expanded in order to supply the needs of San Diego’s growing residential and business community. The San Diego Gas Company built a new electric generating plant at 10th Avenue and M (Imperial) adjacent to the old gas plant. In 1887, the San Diego Gas and Electric Light Company was incorporated as the successor to the San Diego Gas Company and began supplying electricity for arc lights on a sundown to midnight basis in downtown San Diego. After the bust of 1889, the gas and electric company found it could easily service the utility needs of San Diego with existing equipment. Therefore, no new major additions were made to the plant until 1905.

After 1900, businesses chose the Centre City East area from which to conduct operations due to the area’s proximity to the railroad tracks and the wharf. San Diego’s commercial center continued to expand as harbor facilities and the city’s population grew. [Many] types of commercial structures were built south of Broadway and along the water’s edge. Warehouses, manufacturing centers, bars, restaurants, laundries, and hotels all provided services and goods for city residents and businesses. The entire area south of Broadway from the water eastward was a large commercial center for the city.

Businesses anticipated the creation of a much needed railroad line that would link San Diego to Arizona and then eastward across the southern part of the United States. It was believed that such a line would encourage the exchange of goods between the West and East Coasts of the United States through Yuma. In 1905, the Southern Pacific Railroad desired to break the Sante Fe Railroad’s monopoly. Southern Pacific Railroad officials approached sugar magnate and San Diego businessman, John D. Spreckels to act as the “front man” for an operation that would build the railroad from San Diego to Arizona. Although the San Diego and Eastern Arizona Railroad would not be completed until 1919, railroad line and commercial speculation drew local businessmen to the Centre City East area.

The Second World War affected the area as it did the entire country. A surge of activity occurred in the Centre City East area. Very few structures were constructed during the war years, and although little new construction took place during the early 1940s, many of the Centre City East buildings were drafted into service. The Schiefer & Sons factory, located at 371 8th Avenue, was used by the Standard Parachute Corporation from 1941-1945. Although no longer in existence, the Standard Parachute Corporation also used the building located at 304 11th Avenue as a supply
stockroom from 1943-1948. In addition, the San Diego Machine Company, an airplane parts manufacturer, operated from 345 15th Street from 1934-1958. During the war years, the San Diego Gas and Electric Company had all new utility extensions put on hold, since copper wire and steel pipe were in short supply.

During and after the Second World War, as suburbs developed, many businesses relocated to newer communities where land was cheaper and buyers more plentiful. The amount of people residing in the Centre City area also declined, resulting in less local support of goods produced by the downtown businesses. From the late 1970s to the present, Centre City East has slowly became revitalized with the development of the Gaslamp Quarter, which has brought new businesses and life into the old industrial area. The opening of Petco Park in East Village in 2004 also helped spur redevelopment within the community.

**Residential Patterns in 1906**

The turn-of-the-century period in East Village is characterized by home ownership expanding to the working classes. Live-in servants were becoming less prevalent (especially for the middle class) and housing styles in general were simplifying under Progressive ideals of good government through universal suffrage and political reform. During this period, it was widely thought that many urban ills brought on by industrialization and unbridled capitalism could be resolved through elevating the lower classes into the middle class through home ownership. As a result, unprecedented attention was given to housing design, production, and financing instruments.

In San Diego, the 1906 Sanborn Map reflects these wider national trends, as well as local economic recovery and continued urban expansion due to railroad-related in-migration. Population growth is evident in residential patterns that clearly reflect denser living conditions more characteristic of cities than of towns or villages. Hotels and boarding establishments have a diminished presence in East Village, while apartments or rooms-to-rent are now dispersed throughout the expanded business district between Fourth and Seventh Avenues. Many of these residential uses are located on the second or third floors of business blocks, strengthening the trend noticed on the 1888 Sanborn Map.

While single family residential development had spread eastward to 19th Street, representing incipient development in Sherman Heights, several blocks of sparsely developed land remained between 16th and 18th Streets. Conversely, many single family residences between 8th Avenue and 12th Avenue, now Park Boulevard, have been converted to multi-family accommodations, indicating an interest in living quarters within walking distance of the business center of the city. Less change is obvious south of I Street, where modest cottages continued to fill in previously platted parcels. The node of boarding houses at 7th and K, however, was no longer evident, reflecting both the eastward spread of the warehouse district and the rise of modest living arrangements elsewhere in the city.

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2 City of San Diego’s “Revised Draft East Village Combined Historical Property Survey Report, 2005.”
Building History

Residential Building Records on this building could not be located. Nevertheless, historical research and examination of historic photographs indicate that the building was likely constructed for William B. Norris at 2361 G Street sometime between 1893-1896, although it may have been earlier. The original location of the building, located near the southwest corner of G and 14th Streets, was property owned by Norris and was one of about eleven buildings that were constructed on that block during the 1890s. William Norris, a native of Maine, was born in January 1939, and moved to San Diego likely in 1872.

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current locations, with the 721 14th Street building serving as “two flats.” Nevertheless, the 1956 San Diego City Directory list the building as “apartments” with four units each. The building appears to have accommodated four units until around 1971 when only one tenant was listed. This seems to have been the case until 1998 when the City Directory once again listed four tenants. The building currently serves as an apartment building with eight units.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The two-story Daggett Family Residence was designed in the Queen Anne Victorian style. The exterior of the building is clad with 9” horizontal wood drop siding.

2. Condition of fabric: The general condition of the Daggett Family Residence is good and the exterior of the building retains a good degree of historical integrity, including original walls, siding, front porch, cladding, and decorative features. The interior of the building still retains the original stairs with wood balustrade and newel post on the first floor; four original cast plaster ceiling medallions; interior wood trim including baseboards, window trim, and door trim; and original plaster walls and ceilings. The interior of the building is in fair condition.

B. Description of Exterior

1. Overall Dimensions: The building has a rectangular footprint. The overall dimension of the building is approximately 25’x58’. The first floor is 1,270 SF and the second floor is 808 SF.

2. Foundations: The Daggett Family Residence foundation is not original since the building was moved to its present site in the 1940s. The existing foundation is cast-in-place concrete with wood floor joists. It appears that the building was raised when it was relocated. There is currently a large crawl space below the building that is accessible through a small door on the south side of the building beneath the porch as well as two added garages.

3. Walls: The Daggett Family Residence has wood-framed walls. The exterior walls are clad with 9” horizontal wood siding. The interior walls are lath and plaster and gypsum board.

4. Structural systems, framing: The roof, walls, and floors of the Daggett Family Residence are wood-framed.

5. Porches, stoops, balconies, bulkheads: The front porch retains many of the original decorative elements which are character-defining features of the house. The original wood-shingled mansard roof, spandrel detailing, decorative brackets, and turned wood posts remain. The existing porch railing, porch floor, and porch stairs are not historic. The existing rear porch was apparently added to the building when it was moved to its present site in 1948 or 1949. The detailing of the roof on the existing porch matches the detailing of the existing house very closely, making it difficult to distinguish it as a later addition. In recent years, however, the rear porch has been altered to enclose the previously open sides, creating a small apartment (unit D). The added walls include smaller windows and trim which detract from the historical character of the building. New wood-framed stairs have also been added to provide rear egress from the raised first floor level.
6. Chimneys: The original brick chimney at the Daggett Family Residence has been abandoned and cut short to eliminate the projection above the roofline.

7. Doorways and Doors: The exterior doors of the Daggett Family Residence have all been replaced.

8. Windows: The original wood windows at the Daggett Family Residence have been replaced with aluminum units with the exception of one existing wood double-hung window on the second floor of the south façade.

9. Roof: The roof is gabled with a prominent and ornately decorated front facing gable. The roofing is composite shingles which appear to be more than ten years old and in fair condition. A flat roof is located over the front porch. The porch roof has a wood-shingled mansard with decorative shaped shingles that match the shingles on the gable ends of the main roof. It is likely that the roof above the porch once had a widow’s walk railing or decorative cresting. The upper roof ridge may have had wood or cast-iron cresting as well.

C. Description of Interior
   1. Floor Plans: The building was originally constructed as a single-family residence. The interior has been adapted initially for two units and now contains ten small dwelling units.
   2. Stairways: The Daggett Family Residence interior stairs are carpeted with wood handrails, newel post, and balusters. The second floor guardrail has been replaced with a non-historic wood lattice rail.
   3. Flooring: The floors are generally vinyl and carpet.
   4. Wall and Ceiling Finishes: Walls and ceiling in the Daggett Family Residence are finished with wood lath and plaster.
   5. Openings:
      a. Doorways and doors: Some of the original interior doors, including transom windows and trim, remain. Most of the doors have been painted.
   6. Mechanical Equipment:
      a. Lighting: None of the original light fixtures are extant.
      b. Plumbing: All of the plumbing fixtures are non-historic.

D. Site
   1. Historical Landscape Design: The Daggett Family Residence was originally constructed in a residential setting facing G Street. The historic landscape design is no longer extant.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: HABS drawings were prepared by Heritage Architecture & Planning in July 2017. No additional drawings have been recovered.
B. Early Views: One historic photographic view was available, dated 1950.
C. Interviews: No interviews were conducted for this HABS survey.
D. Selected Sources: Research was conducted at the San Diego History Center and the San Diego Public Library’s California Room.
E. Likely Sources Not Yet Investigated: Unknown.
F. Supplemental Material: None.
HISTORIC AMERICAN BUILDINGS SURVEY
INDEX OF PHOTOGRAPHS

721 14th Street
San Diego
San Diego County
California

INDEX OF DIGITAL PHOTOGRAPHS


EXTERIOR VIEWS

01  LOOKING EAST AT THE PRIMARY FAÇADE. THE DECORATIVE PORCH CANOPY, ROOF EAVE, AND ROOF RAFTERS ARE ALL VISIBLE.
02  THE SOUTH FAÇADE SHOWING THE WOOD SIDING. THE CRAWLSPACE VENTS AND CAST-IN-PLACE CONCRETE STEM WALL ARE ALSO VISIBLE.
03  VIEW LOOKING NORTHWEST AT THE REAR ELEVATION.
04  LOOKING SOUTHWEST AT THE NORTH ELEVATION.
05  LOOKING EAST AT THE PRIMARY FAÇADE SHOWING THE PORCH AND FRONT DOOR.
06  DETAIL VIEW OF THE DECORATIVE PORCH MANSARD-STYLE ROOF WITH HALF-COVE WOOD SHINGLES.
07  DETAIL VIEW SHOWING THE ORNATE ROOF EAVE AND CURVED FASCIA. ALSO SHOWN ARE THE HALF-COVE WOOD SHINGLES, AND WOOD SPINDELS AT THE WINDOW HEADERS.
08  DETAIL VIEW LOOKING NORTHWEST AT A COLUMN CAPITOL, WITH DECORATIVE WOOD BRACKETS.
09  VIEW LOOKING SOUTH AT THE UNDERSIDE OF THE PORCH ROOF.
10  DETAIL VIEW LOOKING AT THE BASE OF A PORCH COLUMN.
11  DETAIL VIEW LOOKING EAST AT THE UNDERSIDE OF THE PORCH BEAM. THE BRACKETS, SPINDELS, AND WOOD DETAILING ARE VISIBLE.
12  DETAIL VIEW LOOKING EAST AT A PORCH EAVE BRACKET.
13  DETAIL VIEW OF A TYPICAL PAIR OF DOUBLE-HUNG WOOD WINDOWS. THE WINDOWS HAVE SINGLE-HUNG, FIXED ALUMINUM REPLACEMENT
WINDOWS AND A/C UNIT INSTALLED. NOTE THE DECORATIVE WOOD HEADER AND SILL.

14 DETAIL VIEW OF A DECORATIVE WOOD WINDOW HEADER ON THE WEST FAÇADE.

15 DETAIL VIEW LOOKING NORTH AT THE ROOF EAVE. A DECORATIVE WOOD EAVE BRACKET AND BAND OF HALF-COVE WOOD SHINGLES ARE ALSO VISIBLE.

16 DETAIL VIEW LOOKING NORTH AT A BAND OF HALF-COVE WOOD SHINGLES.

17 VIEW OF THE ENTRY FROM THE INTERIOR SIDE SHOWING THE DECORATIVE DOOR AND TRANSOM WINDOW TRIM.

18 VIEW OF THE INTERIOR STAIRS WITH THE DECORATIVE WOOD NEWEL POST VISIBLE.

19 DETAIL VIEW SHOWING THE DECORATIVE INTERIOR WOOD WINDOW TRIM.

20 DETAIL VIEW SHOWING A TYPICAL INTERIOR DOOR AND WOOD TRIM.
SECOND FLOOR PLAN

FIRST FLOOR PLAN

KEY NOTES:
1. NON-HISTORIC EXTERIOR DOOR
2. ORIGINAL HISTORIC PORCH
3. ORIGINAL WINDOW OPENING WITH NON-HISTORIC ALUMINUM REPLACEMENT WINDOW (TYPICAL U.N.O.)
4. NON-HISTORIC EXTERIOR WOOD STAIR
5. NON-HISTORIC PLUMBING FIXTURES
6. NON-HISTORIC CABINETRY
7. NON-HISTORIC RANGE AND RANGE HOOD
8. NON-HISTORIC IN-FILLED WOOD PORCH
9. NON-HISTORIC RAIL
10. NON-HISTORIC POST
11. ADDED ROOM

EAST VILLAGE GREEN
719 17th Street, Oakland, CA 94607

First & Second Floor Plans
Scale: 1/4" = 1'-0"
Murray Apartments Relocation & Rehabilitation
TREATMENT PLAN
September 20, 2017

PROJECT DESCRIPTION:
The Murray Apartments is locally designated under the City of San Diego Register of Historical Resources as HRB #404. It is a good example of a Queen Anne style residence constructed in 1903. It is located at 719 14th Street, San Diego, California, 92101. The building has been moved from its original location and has undergone some changes, but the building maintains its primary architectural details. The Murray Apartments is currently used for multi-family housing. The owner, the City of San Diego, is proposing to relocate the house as part of the East Village Green project, to the south side of F Street between 14th and 15th Streets. 721 14th Street will be moved at the same time and will be relocated to a parcel adjacent to the Murray Apartments. Once relocated, the Murray Apartments will undergo exterior rehabilitation per The Secretary of the Interior's Standards for the Treatment of Historic Properties and will be leased or sold. This Treatment Plan describes the proposed relocation and exterior rehabilitation work.

Figure 1: Street facade of the Murray Apartments.
INTRODUCTION:
The implementation of this Treatment Plan for the relocation and exterior rehabilitation of the Murray Apartments will be facilitated by a qualified historic structure mover. Construction Observation services will be provided by the Project Architect/Historic Architect/Monitor, Heritage Architecture & Planning. The project will be completed in accordance with the mitigation, monitoring, and reporting program for this project. This Treatment Plan is accompanied by HABS drawings which depict the current floor plans and exterior elevations of the house. Construction documents for the exterior rehabilitation of the building are not yet complete, but since no alterations are planned other than restoration of missing features and removal on non-historic modifications, the HABS drawings and the treatments noted in this document should suffice, pending approval of drawings during the plan check process.

RELOCATION/REHABILITATION PROCEDURES:
The Murray Apartments will be moved to a vacant lot on the same block, adjacent to and east of the historic Mattie Bearns House. As part of the move, the Murray Apartments will be rotated 90° east (clockwise) to face F Street. The mover will outline the details of the schedule and sequence of the move as well as the means by which the house will be braced for the relocation. The Historic Architect/Monitor and City staff shall approve the plan prior to the relocation date.

Monitoring: Construction monitoring shall be provided during the relocation process. Following each site visit, the Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with The Standards.

After the completion of grading work and a new foundation on the new site, the Murray Apartments will be moved. It is anticipated that the move of the Murray Apartments will consist of the steps listed below:

1. The building will be moved in one piece, so no cutting or dismantling above the foundation walls will occur.
2. Exterior door and window openings will not need to be braced. Only the area around the four fireplaces are expected to require supplemental bracing.
3. Some items will need to be removed prior to the relocation. These include the non-historic cast-concrete foundation walls, three brick chimneys, parts of the fireplaces, and the non-historic rear stairs.
4. The original chimney bricks, which are only exposed above the roofline, will be transported to the new site. Reconstruction will incorporate salvaged or new matching bricks.
5. The front steps may be modified at the new site based on historical evidence.
6. No new openings in the walls or roof are anticipated.
7. Steel beams will be used under the building to raise and support the structure during relocation. The final number and configuration of beams will depend on the existing floor joists and if they are full length or spliced.
8. The moving company expects to use rolling dollies. Once the building has been raised and can be weighed, the exact number of dollies will be determined. A truck will then transport the Murray Apartments.
9. The proposed route of the move is north on 14th Street then west on F Street to the destination site.

Figure 2: Aerial photo showing the current and proposed sites. Source: Google Maps

The future use of the rehabilitated building has not yet been identified, but the building may change its occupancy classification from residential depending on the desires of a future owner or tenant. Some exterior changes will likely occur in order to provide disabled access to the building, such as adding a wheelchair ramp. As a designated resource, modifications to the Murray Apartments must be in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*, specifically the *Standards for Rehabilitation*. Additional review and approval by the City of San Diego’s Development Services Department and the Historical Resources Board will be required for any future exterior alterations.

The scope of the interior rehabilitation is not known at this time. The interior is not included in the local designation. The City of San Diego and Civic San Diego will not be responsible for future interior improvements. If feasible, depending on the eventual interior layout, representative examples of
character-defining interior features will be preserved and re-used in the rehabilitated building, such as paneled doors, decorative woodwork, fireplaces, and built-in cabinetry.

PREPARATION, RELOCATION, & REHABILITATION REQUIREMENTS:

1. Preparation of the Structure Prior to Relocation:
   Coordination Meeting & Monitoring: Prior to the start of any work the Project Architect/Historic Architect/Monitor shall meet on site with the moving contractor to review the scope of demolition, removal, salvage, temporary shoring, and relocation. Through the course of all work, the moving 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.

   All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located at the new site adjacent to the building. Construction monitoring shall be provided prior to preparation of the building for relocation. The Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with The Standards.

   Temporary Shoring: The moving contractor shall provide and maintain necessary shoring to protect and stabilize the building during the relocation. Means and methods for temporary shoring will be determined by the moving contractor and the implementation of these procedures shall occur only after review by the Historic Architect/Monitor. The mover shall outline any proposed attachment points for anchors or beams. Historic siding or trim affected by the attachment of temporary shoring shall be removed prior to installation of shoring, catalogued, labeled and securely stored.

   Windows: All window shall be protected by plywood prior to relocation. The windows shall be covered with ¾” exterior grade plywood installed without causing damage to the existing historic window sashes, frames, or trim.

   Doors: All doors shall be protected by plywood prior to relocation. The doors shall be covered with ¾” exterior grade plywood installed without causing damage to the existing historic doors, frames, or trim.

   Chimneys: Prior to relocation, the three historic brick chimneys shall be disassembled. Prior to disassembly, the chimneys shall be measured and photo documented. All documentation will be submitted to the City for review and approval prior to removal of the chimneys. The brick shall be catalogued, salvaged, and stored for reinstallation at the new site. The color, tooling, and composition of the historic mortar will be determined from salvaged samples and the new mortar will match.

   Front Porch: The front porch, including the porch steps, floor, T&G ceiling, trim, posts, and decorative brackets shall be protected in place and securely shored in order to facilitate the
relocation. After the move, the non-historic porch enclosure will be removed to recreate the original open porch.

2. **Protection Measures at the New Site:**
   - **Security:** At the new site, plywood will be maintained over all ground floor window and door openings. Monitoring and visual inspection of the exterior of the building will be provided by City or Civic San Diego personnel until the building is sold or reoccupied. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located at the site adjacent to the building.

   **Mothballing:** Until the Murray Apartments’ exterior has been successfully rehabilitated, it shall be securely mothballed. Mothballing essentially means closing up the building temporarily to protect it from weather and vandalism. Mothballing would include adequately eliminating and controlling pests, protecting the interior from moisture, providing adequate security, ensuring adequate interior ventilation, and following a maintenance and monitoring plan to ensure that the house is adequately secured and routinely inspected. Mothballing will follow the recommendations in National Park Service Preservation Brief 31: Mothballing Historic Buildings, which is attached to the end of this document.

   **Monitoring:** Construction monitoring shall be provided to ensure that the building is securely stored and adequately mothballed at the new site. The Monitor shall complete a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

3. **Building Rehabilitation:**
   Following the relocation of the Murray Apartments, the exterior of the structure will 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 periodic site visits, the Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*. Refer to the Monitoring Plan.

   **Rehabilitation Design:** The future rehabilitation of the building shall be completed in accordance with *The Standards*. The design team includes 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 and/or Design Assistance Subcommittee.

**REHABILITATION RECOMMENDATIONS:**
The following is a list of the general Rehabilitation Recommendations for the Murray Apartments in compliance with The Secretary of the Interior’s Standards.
Roof:
- The current composite shingle roofing and metal flashing are in fair to poor condition and will be replaced. New composite shingles will simulate the look of natural cedar shingles that were likely the 1903 roof cladding.

Exterior Walls:
- Patch holes, retain and repair deteriorated wood siding, and prime and repaint the building using the historic color scheme or a scheme appropriate to the building's period and style.
- Remove all surface-mounted pipes and electrical conduit from the exterior walls. (Future plumbing and electrical will be installed on the interior.)
- Remove non-historic security lights and exposed wires.

Front Porch:
- The non-historic porch enclosure, including of four large windows, shall be removed to recreate the original open porch and bay window. The remaining west exterior wall, windows, and front doors will be retained and restored. Missing windows will be reconstructed.
- Re-open the two previously enclosed arched openings in the porch wall. Replicate missing spindles are required.
- Remove and replace damaged wall cladding and non-historic flooring.
- The wood entry steps will likely require modification to fit the new site. Any new stairs shall match the original design and materials.
- A new wheelchair accessible ramp or lift will be added to the side of the building to provide ADA access to the first floor. The design will be submitted for HRB review and approval in during the construction document phase.

Second Floor Addition:
- The non-historic addition at the west end of the second floor, above the front porch, should be removed to recreate the original facade and bay window. The remaining west exterior wall and windows will be retained and restored. Missing windows will be reconstructed.

Foundation Walls:
- The building relocation will require the removal of the existing, non-historic cast-concrete foundation and stem walls as well as construction of a new foundation system. The current cast-concrete foundation walls will be replaced with new faux-stone CMU to simulate the likely historic appearance. The new foundation blocks are proposed to be manufactured by Classic Rock Face Block in Fort Wayne, Indiana.

Chimneys:
- The original three chimneys will be documented, dismantled, and transported to the new site. Reconstruction will incorporate salvaged or new matching bricks.
- The reconstructed chimneys will be seismically retrofitted.
Windows:
- Replace broken glass with restoration glass.
- Restore existing historic windows to working condition and add weather-stripping.
- Remove the three non-original windows (based on their odd locations and simplified detailing) on the north wall adjacent to the double-hung units and patch the siding with matching clapboards.
- Two small eastern-most windows on the north wall are in closets and have a shaft wall that bisects them. We recommend replacing the current modified sashes with full width fixed glass sashes.
- Several windows on the rear (east) façade and the two attic windows have been covered with plywood and will be restored.

Exterior Doors:
- Restore the existing front doors and hardware.
- Replace the non-historic rear doors with appropriate wood panel door reproductions. Install ADA compliant door hardware with a bronze finish.

Interior:
While the interior is not a part of the current scope of work, the following recommendations are provided to guide the new owners or tenants once they are able to proceed with restoration/rehabilitation.
- Historic doors should be retained and restored.
- Remove carpet and vinyl flooring and restore and refinish original wood flooring.
- Maintain existing lath and plaster wall and ceiling finishes where feasible. Where new walls are required, match the existing plaster where feasible.
- Restore and reuse remaining historic lighting and switches where feasible.
- Restore and reuse historic features such as stairs, guardrails, fireplace, beams, built-ins, trim, and finishes.
- On wood features, remove non-historic overpaint and restore original stain and varnish finish.

Mechanical, Plumbing, and Electrical Systems:
- Not in the current scope. Remaining fixtures will be retained pending future upgrades.

Additions:
- In accordance with The Standards, new additions 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. No additions are currently proposed for the Murray Apartments.
SUMMARY OF EXISTING HISTORIC FEATURES:
This multi-family building in East Village, constructed during the early development of the area, retains a high degree of historical integrity. Remaining historical features that should be preserved and restored per The Standards include:

Exterior:
- Cross-gable roof (originally clad in wood shingles).
- Wood wall clapboard siding.
- Wood windows (typically double hung).
- Angled bay windows.
- Wood doors, paneled and some with glazing.
- Front porch posts and brackets.
- Brick chimneys.
- Exterior trim and decorative elements (curved fascia, half-timbering, eave brackets, etc.).

Interior:
The interior of the Murray Apartments also retains some historical integrity. Existing historic interior features include:
- Wood floors and baseboards.
- Wood trim and molding.
- Five-panel wood doors.
- L-shaped staircase with wood pickets and newel posts.
- Four brick fireplaces with tile, hearth, and mantle.

Non-Historic Features:
The Murray Apartments retains a high degree of historical integrity. Only a few minor alterations have been completed since the building’s construction in 1903. Non-historic exterior features are limited to the porch enclosure, second floor enclosure, and rear egress stairway. The existing composite shingle roofing is also not original. All of other existing features and finishes on the exterior of the building, other than three small windows, are original and contribute to the historical character of the building.

The only apparent interior alterations (other than missing trim, new flooring, and overpaint) are remodels to the kitchens and bathrooms.

SUMMARY OF APPLICABLE STANDARDS AND GUIDELINES:
Any work undertaken on the historic Murray Apartments, including the proposed relocation and subsequent rehabilitation, 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 Murray Apartments due to a potential change in 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 (2013) California Building Code and the Americans with Disabilities Act (ADA). Additionally, since the Murray Apartments is a designated historical resource, the provisions of the California Historical Building Code are also applicable to all future relocation and rehabilitation work.
Daggett Family Residence Relocation & Rehabilitation  
TREATMENT PLAN  
September 20, 2017

PROJECT DESCRIPTION:
The Daggett Family Residence is locally designated under the City of San Diego Register of Historical Resources as HRB #403. It is a good example of Queen Anne Victorian architectural style with some characteristics of the Stick style. The residence was constructed sometime between 1893 and 1896. It is located at 721 14th Street, San Diego, California, 92101. The building has been moved from its original location and has undergone some changes, but the building maintains its primary architectural details. The Daggett Family Residence is currently used for multi-family housing. The owner, the City of San Diego, is proposing to relocate the house as part of the East Village Green project, to the south side of F Street between 14th and 15th Streets. 719 14th Street will be moved at the same time and will be relocated to a parcel adjacent to the Daggett Family Residence. Once relocated, the Daggett Family Residence will undergo exterior rehabilitation per The Secretary of the Interior’s Standards for the Treatment of Historic Properties and will be leased or sold. This Treatment Plan describes the proposed relocation and exterior rehabilitation work.

Figure 1: West facade of the Daggett Family Residence.
INTRODUCTION:
The implementation of this Treatment Plan for the relocation and exterior rehabilitation of the Daggett Family Residence will be facilitated by a qualified historic structure mover. Construction Observation services will be provided by the Project Architect/Historic Architect/Monitor, Heritage Architecture & Planning. The project will be completed in accordance with the mitigation, monitoring, and reporting program for this project. This Treatment Plan is accompanied by HABS drawings which depict the current floor plans and exterior elevations of the house. Construction documents for the exterior rehabilitation of the building are not yet complete, but since no alterations are planned other than restoration of missing features and removal on non-historic modifications, the HABS drawings and the treatments noted in this document should suffice, pending approval of drawings during the plan check process.

RELOCATION/REHABILITATION PROCEDURES:
The Daggett Family Residence will be moved to a vacant lot on the same block, adjacent to and east of the historic Mattie Bearns House. As part of the move, the Daggett Family Residence will be rotated 90° east (clockwise) to face F Street. The mover will outline the details of the schedule and sequence of the move as well as the means by which the house will be braced for the relocation. The Historic Architect/Monitor and City staff shall approve the plan prior to the relocation date.

Monitoring: Construction monitoring shall be provided during the relocation process. Following each site visit, the Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with The Standards.

After the completion of grading work and a new foundation on the new site, the Daggett Family Residence will be moved. It is anticipated that the move of the Daggett Family Residence will consist of the steps listed below:

1. The building will be moved in one piece, so no cutting or dismantling above the foundation walls will occur.
2. Exterior door and window openings will not need to be braced. No chimneys or fireplaces are intact to require supplemental bracing.
3. Some items will need to be removed prior to the relocation. These include the non-historic cast-concrete foundation walls, a chimney remnant in the crawlspace, and the non-historic front steps and rear stairs.
4. The original chimney bricks in the basement will be removed.
5. New front steps will be constructed at the new site based on historical evidence and precedence.
6. No new openings in the walls or roof are anticipated, other than restoring previously removed windows.
7. Steel beams will be used under the building to raise and support the structure during relocation. The final number and configuration of beams will depend on the existing floor joists and if they are full length or spliced.
8. The moving company expects to use rolling dollies. Once the building has been raised and can be weighed, the exact number of dollies will be determined. A truck will then transport the Daggett Family Residence.

9. The proposed route of the move is north on 14th Street then west on F Street to the destination site.

Figure 2: Aerial photo showing the current and proposed sites. Source: Google Maps

The future use of the rehabilitated building has not yet been identified, but the building may change its occupancy classification from residential depending on the desires of a future owner or tenant. Some exterior changes will likely occur in order to provide disabled access to the building, such as adding a wheelchair ramp. As a designated resource, modifications to the Daggett Family Residence must be in compliance with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties (The Standards)*, specifically the Standards for Rehabilitation. Additional review and approval by the City of San Diego’s Development Services Department and the Historical Resources Board will be required for any future exterior alterations.
The scope of the interior rehabilitation is not known at this time. The interior is not included in the local designation. The City of San Diego and Civic San Diego will not be responsible for future interior improvements. If feasible, depending on the eventual interior layout, representative examples of character-defining interior features will be preserved and re-used in the rehabilitated building, such as paneled doors, decorative woodwork, fireplaces, and built-in cabinetry.

PREPARATION, RELOCATION, & REHABILITATION REQUIREMENTS:

1. **Preparation of the Structure Prior to Relocation:**
   - **Coordination Meeting & Monitoring:** Prior to the start of any work the Project Architect/Historic Architect/Monitor shall meet on site with the moving contractor to review the scope of demolition, removal, salvage, temporary shoring, and relocation. Through the course of all work, the moving 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.*

   All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located at the new site adjacent to the building. Construction monitoring shall be provided prior to preparation of the building for relocation. The Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards.*

   **Temporary Shoring:** The moving contractor shall provide and maintain necessary shoring to protect and stabilize the building during the relocation. Means and methods for temporary shoring will be determined by the moving contractor and the implementation of these procedures shall occur only after review by the Historic Architect/Monitor. The mover shall outline any proposed attachment points for anchors or beams. Historic siding or trim affected by the attachment of temporary shoring shall be removed prior to installation of shoring, catalogued, labeled and securely stored.

   **Windows:** All window shall be protected by plywood prior to relocation. The windows shall be covered with ¾” exterior grade plywood installed without causing damage to the existing historic window sashes, frames, or trim.

   **Doors:** All doors shall be protected by plywood prior to relocation. The doors shall be covered with ¾” exterior grade plywood installed without causing damage to the existing historic doors, frames, or trim.

   **Chimney:** The remnant of a chimney base was found in the basement/crawlspace below Room 103. Since there is no documentation of the chimney or fireplace(s) the chimney base will be removed prior to building relocation and will not be salvaged, stored, or reconstructed.

   **Front Porch:** The front porch, including the T&G ceiling, trim, posts, and decorative brackets shall be protected in place and securely shored in order to facilitate the relocation. The non-
historic porch steps will be removed. After the relocation, the non-historic porch bathroom will be removed to recreate the original porch footprint and the non-historic railings will be replaced with a simplified, period-appropriate design.

2. **Protection Measures at the New Site:**
   **Security:** At the new site, plywood will be maintained over all ground floor window and door openings. Monitoring and visual inspection of the exterior of the building will be provided by City or Civic San Diego personnel until the building is sold or reoccupied. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located at the site adjacent to the building.

   **Mothballing:** Until the Daggett Family Residence’s exterior has been successfully rehabilitated, it shall be securely mothballed. Mothballing essentially means closing up the building temporarily to protect it from weather and vandalism. Mothballing would include adequately eliminating and controlling pests, protecting the interior from moisture, providing adequate security, ensuring adequate interior ventilation, and following a maintenance and monitoring plan to ensure that the house is adequately secured and routinely inspected. Mothballing will follow the recommendations in National Park Service Preservation Brief 31: Mothballing Historic Buildings, which is attached to the end of this document.

   **Monitoring:** Construction monitoring shall be provided to ensure that the building is securely stored and adequately mothballed at the new site. The Monitor shall complete a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

3. **Building Rehabilitation:**
   Following the relocation of the Daggett Family Residence, the exterior of the structure will 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 periodic site visits, the Construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*. Refer to the Monitoring Plan.

   **Rehabilitation Design:** The future rehabilitation of the building shall be completed in accordance with *The Standards*. The design team includes 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 and/or Design Assistance Subcommittee.
REHABILITATION RECOMMENDATIONS:
The following is a list of the general Rehabilitation Recommendations for the Daggett Family Residence in compliance with The Secretary of the Interior’s Standards.

**Roof:**
- The current composite shingle, wood shingle, and built-up roofing and metal flashing are in fair to poor condition and will be replaced. New composite shingles will simulate the look of natural cedar shingles that were likely the 1903 roof cladding. The wood shingles at the porch roof will be restored or, if conditions warrant it, replaced to match the existing.

**Exterior Walls:**
- Patch holes, retain and repair deteriorated wood siding, and prime and repaint the building using the historic color scheme or a scheme appropriate to the building’s period and style.
- Remove all surface-mounted pipes and electrical conduit from the exterior walls. (Future plumbing and electrical will be installed on the interior.)
- Remove non-historic security lights and exposed wires.

**Front Porch:**
- The non-historic porch enclosure, consisting of a bathroom, should be removed to recreate the original full-length porch. The remaining exterior walls will be retained and restored.
- Remove and replace damaged wall cladding and non-historic flooring.
- The current wood entry steps, which run parallel with the front façade, are not historic and shall be removed. New wood stairs and stair rails shall be compatible with the building’s design and materials and shall be perpendicular to the front façade.
- The existing non-historic wood railing shall be removed and replaced with a simplified, period-appropriate design. The proposed design will be submitted for HRB review and approval in during the construction document phase.
- The existing plywood enclosed chase shall be removed. Existing mechanical/plumbing systems shall be relocated to the interior.
- A new wheelchair accessible ramp or lift will be added to the side of the building to provide ADA access to the first floor. The design will be submitted for HRB review and approval in during the construction document phase.

**Rear Laundry and Unit D Addition:**
- The non-historic addition at the rear of the building shall be removed and restored to the original rear porch configuration. The design will be submitted for HRB review and approval in during the construction document phase.
- At the opening between Hall 114 and Hall 115, install an ADA compliant door and door hardware with a bronze finish.
- New period-appropriate porch railing shall be added. The design will be submitted for HRB review and approval in during the construction document phase.
Foundation Walls:
- The building relocation will require the removal of the existing, non-historic cast-concrete foundation and stem walls as well as construction of a new foundation system. The current cast-concrete foundation walls will be replaced with new faux-stone CMU to simulate the likely historic appearance. The new foundation blocks are proposed to be manufactured by Classic Rock Face Block in Fort Wayne, Indiana.

Garage:
- The lower level non-historic basement/garages shall be removed.

Windows:
- Replace existing non-historic aluminum windows with replica double-hung wood units.
- Install two full-size replica double-hung wood units on the north wall where smaller windows were installed in historic openings.
- Install replica double-hung wood units on the west wall where the two bathroom additions were added (at Room 111 and Room 205).
- Remove existing thru-window AC at the west, north, and south façade windows.
- Remove the two small non-original windows on the south wall adjacent to the double-hung units and patch the siding with matching clapboards.

Exterior Doors:
- Replace the existing non-historic front door with a new period-appropriate wood panel door. Also install ADA compliant door hardware with a bronze finish.
- Replace the existing non-historic rear door with appropriate wood panel door.

Interior:
While the interior is not a part of the current scope of work, the following recommendations are provided to guide the new owners or tenants once they are able to proceed with restoration/rehabilitation.
- Historic wood doors should be retained and restored.
- Remove carpet and vinyl flooring and restore and refinish original wood flooring.
- Maintain existing lath and plaster wall and ceiling finishes where feasible. Where new walls are required, match the existing plaster where feasible.
- Restore and reuse historic features such as stairs, guardrails, trim, and finishes.
- On wood features, remove non-historic overpaint and restore original stain and varnish finish.

Mechanical, Plumbing, and Electrical Systems:
- Not in the current scope. Existing fixtures will be retained pending future upgrades.

Additions:
- In accordance with The Standards, new additions 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. No additions are currently proposed for the Daggett Family Residence.

**SUMMARY OF EXISTING HISTORIC FEATURES:**
This multi-family building in East Village, constructed during the early development of the area, retains a high degree of historical integrity. Remaining historical features that should be preserved and restored per *The Standards* include:

**Exterior:**
- Cross-gable roof (originally clad in wood shingles), with low-slope mansard-style roof at the rear.
- Wood wall clapboard siding.
- Front porch posts and brackets.
- Exterior trim and decorative elements (curved fascia, shaped shingles, spindles, brackets, etc.).

**Interior:**
The interior of the Daggett Family Residence also retains some historical integrity. Existing historic interior features include:
- Wood floors and baseboards.
- Wood trim and molding.
- Staircase with wood pickets and newel posts.

**Non-Historic Features:**
The Daggett Family Residence retains a high degree of historical integrity. Only a few minor alterations have been completed since the building’s construction in 1893 to 1896. Non-historic exterior features are bathroom additions to the front porch, aluminum windows, porch railing, rear porch enclosure, and the front and rear stairways. The existing composite shingle roofing is also not original. All of other existing features and finishes on the exterior of the building, other than the exterior doors, are original and contribute to the historical character of the building.

The only apparent interior alterations (other than missing trim, new flooring, and overpaint) are remodels to the kitchens and bathrooms and removal of at least one fireplace.

**SUMMARY OF APPLICABLE STANDARDS AND GUIDELINES:**
Any work undertaken on the historic Daggett Family Residence, including the proposed relocation and subsequent rehabilitation, 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 Daggett Family Residence due to a potential change in 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 (2013) California Building Code and the Americans with Disabilities Act (ADA). Additionally, since the Daggett Family Residence is a designated historical resource, the provisions of the California Historical Building Code are also applicable to all future relocation and rehabilitation work.
Murray Apartments Relocation & Rehabilitation
MONITORING PLAN

DATE: October 16, 2017

PROJECT: Murray Apartments Relocation & Rehabilitation
Current Address: 719 14th Street, San Diego, CA 92101
Current APN# 535-143-13
Future Address: 1465 F Street, San Diego, CA 92101
Future APN# 535-171-13
HRB Site #404
Year Built: 1903
Period of Significance: 1903

SUBJECT: Monitoring Plan for Historic Resource

Figure 1: Street facade of the Murray Apartments.
PROJECT TEAM:

- **D/CM (Developer/Const. Manager)**: Civic San Diego
- **LD (Lead Designer)**: OJB Landscape Architecture
- **PA (Project Architect)**: Heritage Architecture & Planning
- **HA (Historic Architect & Monitor)**: Heritage Architecture & Planning
- **RC (Relocation Contractor)**: John T. Hansen Enterprises
- **GC (General Contractor)**: *To Be Determined*
- **BI (Building Inspector)**: City of San Diego Development Services: Environmental & Historical Staff

* The applicant proposes to bid the project and select the contractor following construction document approval at which time the General Contractor information will be provided to the City.

LOCATIONS:

- **Current Site (Site A)** -- 719 14th Street, San Diego, CA 92101
- **Future Site (Site B)** -- 1465 F Street, San Diego, CA 92101

Figure 2: Aerial photo showing the current and proposed sites.

Source: Google Maps
PROPERTY DESCRIPTION:
The historic Murray Apartments building is a two-story Victorian-style structure located in San Diego’s East Village neighborhood. The wood-frame structure was built in 1903 by an unknown architect and builder. The building was formally designated as City of San Diego Register of Historical Resources HRB #404. The building has been moved from its original location and has undergone some changes, but the building maintains its primary architectural details. The Murray Apartments building retains integrity from its 1903 period of significance, the date of its original construction. It is considered a historical resource under CEQA.

After the Murray Apartments building is restored at the F Street site, the building will be secured via mothballing, consistent with the recommendations in National Park Service Preservation Brief 31: Mothballing Historic Buildings. After completion of the mothballing, Civic San Diego will establish a lease with a tenant who will complete interior rehabilitation and occupy the building as soon as practicable. The use of the building after relocation and rehabilitation is not yet known. Notwithstanding, Civic San Diego is aware of and will comply with the City’s Historic Resource Regulations and Minimum Maintenance Guidelines while the building is unoccupied.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move the historic structure from its current location at Site A to new Site B, as well as its exterior rehabilitation and mothballing.

MONITORING
Participants in each task are abbreviated in parenthesis.

1. Preconstruction Meeting (D/CM, LD, PA, HA, RC, GC, BI)
   a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A.
   b. Overview of architectural, landscape, and engineering documents as related to Site B. Also visit Site B.
   c. Review work required to prepare the site for arrival of the building.

2. Preparation of structure for moving (D/CM, HA)
   a. Historic Architect/Monitor to be present to observe removal of the chimneys and front steps. Other items, including disconnection/capping of utility connection, removal of exterior plumbing and electrical lines, removal non-historic porch infill and exterior stairs, which are required for the relocation, shall be completed prior to the move.

3. Pre-Move (D/CM, HA, RC)
   a. Observe temporary shoring and protection.
   b. Review storage of salvaged building materials.
   c. Approve structure as ready for relocation.

4. New Footings, Foundation, Utilities, and Site Preparation at Site B (CM, LD, HA, RC, GC)
a. Review preparation work at Site B prior to relocation of building.

5. Move to Site B (D/CM, HA, RC, BI)

6. Continued Monitoring During Rehabilitation (D/CM, LD, PA, HA, GC)
   a. Monitoring to occur as required by construction activity.
   b. Complete Consultant Site Visit Record forms, as needed.
   c. Observe rehabilitation of the building in accordance with the Treatment Plan and approved architectural, landscape, and engineering documents.

7. Final Monitoring (D/CM, LD, PA, HA)
   a. Final punch list of items to complete according to the Treatment Plan and architectural, landscape, and engineering documents.

8. Draft Monitoring Report (HA, BI)
   a. Draft report of monitoring process to be submitted to the BI for review.

   a. Final Monitoring Report, review relevant documents with the BI to confirm compliance with the Site Development Permit.

CONSULTANT SITE VISIT RECORD
A Consultant Site Visit Record (CSVR) form shall be used by the Historic Architect & Monitor (HA) to document progress of the rehabilitation. A sample CSVR form is attached for reference.

* End of Monitoring Plan *
Consultant Site Visit Record

**PROJECT:** (Name and address)  
**REPORT NUMBER:**

**CONTRACT:**

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**OBSERVATIONS**

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**ITEMS TO VERIFY**

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**INFORMATION OR ACTION REQUIRED**

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**ATTACHMENTS**

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**REPORT BY:**  
**REPORT DATE:**

**TITLE:** Historic Monitor
Daggett Family Residence Relocation & Rehabilitation
MONITORING PLAN

DATE: October 16, 2017

PROJECT: Daggett Family Residence Relocation & Rehabilitation
Current Address: 721 14th Street, San Diego, CA 92101
Current APN# 535-143-13
Future Address: 1473 F Street, San Diego, CA 92101
Future APN# 535-171-11
HRB Site #403
Year Built: 1893-96
Period of Significance: 1893-96

SUBJECT: Monitoring Plan for Historic Resource

Figure 1: West facade of the Daggett Family Residence.
PROJECT TEAM:

D/CM (Developer/Const. Manager) Civic San Diego
LD (Lead Designer) OJB Landscape Architecture
PA (Project Architect) Heritage Architecture & Planning
HA (Historic Architect & Monitor) Heritage Architecture & Planning
RC (Relocation Contractor) John T. Hansen Enterprises
GC (General Contractor) *To Be Determined
BI (Building Inspector) City of San Diego Development Services: Environmental & Historical Staff

* The applicant proposes to bid the project and select the contractor following construction document approval at which time the General Contractor information will be provided to the City.

LOCATIONS:

Current Site (Site A) -- 721 14th Street, San Diego, CA 92101
Future Site (Site B) – 1473 F Street, San Diego, CA 92101

Figure 2: Aerial photo showing the current and proposed sites. Source: Google Maps
PROPERTY DESCRIPTION:
The historic Daggett Family Residence building is a two-story Queen Anne Victorian-style structure located in San Diego’s East Village neighborhood. The wood-framed structure was built in 1893-96 by an unknown architect and builder. The building was formally designated as City of San Diego Register of Historical Resources HRB #403. The building has been moved from its original location and has undergone some changes, but the building maintains its primary architectural details. The Daggett Family Residence retains integrity from its 1903 period of significance, the date of its original construction. It is considered a historical resource under CEQA.

After the Daggett Family Residence is restored at the F Street site, the building will be secured via mothballing, consistent with the recommendations in National Park Service Preservation Brief 31: Mothballing Historic Buildings. After completion of the mothballing, Civic San Diego will establish a lease with a tenant who will complete interior rehabilitation and occupy the building as soon as practicable. The use of the building after relocation and rehabilitation is not yet known. Notwithstanding, Civic San Diego is aware of and will comply with the City’s Historic Resource Regulations and Minimum Maintenance Guidelines while the building is unoccupied.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move the historic structure from its current location at Site A to new Site B, as well as its exterior rehabilitation and mothballing.

MONITORING
Participants in each task are abbreviated in parenthesis.

1. Preconstruction Meeting (D/CM, LD, PA, HA, RC, GC, BI)
   a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A.
   b. Overview of architectural, landscape, and engineering documents as related to Site B. Also visit Site B.
   c. Review work required to prepare the site for arrival of the building.

2. Preparation of structure for moving (D/CM, HA)
   a. Historic Architect/Monitor to be present to observe disconnection/capping of utilities, removal of exterior plumbing and electrical lines, removal non-historic porch infill and exterior stairs, which are required for the relocation, which shall be completed prior to the move.

3. Pre-Move (D/CM, HA, RC)
   a. Observe temporary shoring and protection.
   b. Review storage of salvaged building materials.
   c. Approve structure as ready for relocation.

4. New Footings, Foundation, Utilities, and Site Preparation at Site B (CM, LD, HA, RC, GC)
   a. Review preparation work at Site B prior to relocation of building.
5. Move to Site B (D/CM, HA, RC, BI)
   a. Review building relocation. Review overall Treatment Plan for rehabilitation of
      building as well as architectural, landscape, and engineering documents.

6. Continued Monitoring During Rehabilitation (D/CM, LD, PA, HA, GC)
   a. Monitoring to occur as required by construction activity.
   b. Complete Consultant Site Visit Record forms, as needed.
   c. Observe rehabilitation of the building in accordance with the Treatment Plan and
      approved architectural, landscape, and engineering documents.

7. Final Monitoring (D/CM, LD, PA, HA)
   a. Final punch list of items to complete according to the Treatment Plan and
      architectural, landscape, and engineering documents.

8. Draft Monitoring Report (HA, BI)
   a. Draft report of monitoring process to be submitted to the BI for review.

   a. Final Monitoring Report, review relevant documents with the BI to confirm
      compliance with the Site Development Permit.

CONSULTANT SITE VISIT RECORD
A Consultant Site Visit Record (CSVR) form shall be used by the Historic Architect & Monitor
(HA) to document progress of the rehabilitation. A sample CSVR form is attached for reference.

* End of Monitoring Plan *
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OBSERVATIONS


ITEMS TO VERIFY


INFORMATION OR ACTION REQUIRED


ATTACHMENTS


REPORT BY:  REPORT DATE:

TITLE: Historic Monitor
DATE: October 26, 2018

TO: Brad Richter, Vice-President Planning

FROM: William Chopyk, AICP, Planner

SUBJECT: Site Development Permit (SDP) No. 2017-18 to relocate and renovate two historic homes located at 719-721 14th Street, Downtown San Diego, California Environmental Quality Act (CEQA) 15162 Evaluation

Civic San Diego staff completed a California Environmental Quality Act (CEQA) Section 15162 consistency evaluation for Site Development Permit (SDP) No. 2017-18 to allow the relocation and rehabilitation of two historic homes located at 719-721 14th Street. The new location of the two historic homes would be on the same block, directly east of 1455 F Street, within the planned East Village Green (EVG) park site in the East Village of the Downtown Community Plan (DCP) area (“Downtown”).

Previously Certified CEQA Document

Development within the DCP area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with CEQA.
Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The Downtown FEIR and CAP FEIR are located on the Civic San Diego website (http://civicsd.com/departments/planning/environmental-documents) and on the City website (https://www.sandiego.gov/planning/programs/ceqa#Final CEQA Documents).

**Scope of the Proposed Action**

As required by Centre City Planned Development Ordinance (CCPDO) Section 156.0304(h), the proposed relocation and rehabilitation of the historical resources shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the Downtown FEIR.

In accordance with the Downtown FEIR MMRP, City of San Diego HRB Sites No. 403 and 404, the Murray Apartments and the Daggett Family Residence located at 719-721 14th Street, will be relocated, then rehabilitated according to the United States Secretary of the Interior Standards for Treatment of Historic Properties (“Standards”), City of San Diego Historical Resources Guidelines (“Guidelines”), and incorporated into the Project as shown in the Treatment Plans dated September 20, 2017 and Monitoring Plans dated October 20, 2017. All alterations to, and rehabilitation of, the designated historic resources, shall be performed in accordance with the Standards, the Guidelines, as well as the National Park Service Standards for Relocation, and the Treatment Plan required under the Downtown FEIR MMRP Historical Resources Measures HIST-A.1 and HIST-B.1. In addition, the following SDP conditions apply:

1. Historic American Buildings Survey (HABS) Level III documentation shall be completed for the structure prior to issuance of any Building Permit.

2. A qualified historical architectural monitor (approved by City of San Diego Plan-Historic Staff) will supervise the relocation, rehabilitation and reuse of the building.

3. A permanent plaque shall be provided on the exterior wall of the historic building describing the buildings original address/location. The design shall be approved by City of San Diego Plan-Historic staff prior to issuance of any Building Permit and installation.

4. If the City of San Diego building officials determine any of the materials (exterior walls, window frames, roof and architectural details) are deteriorated and cannot be rehabilitated, and/or are not permitted to be reinstalled, they may be recreated out of new materials with the prior approval of the materials and execution methods from the City of San Diego Plan-Historic staff.

The EVG park project, including the relocation and rehabilitation of the two historic homes, is a designated public park in the DCP that was evaluated in the Downtown FEIR. The HABS Reports,
Treatment Plans and Monitoring Plans for the two historic homes were prepared in compliance with Downtown FEIR historical resources mitigation measures (HIST-A.1. and HIST-B.1.).

Section 15162 Criteria

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
   A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
   C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
   D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Conclusion

None of the three Section 15162 criteria listed above has occurred. Therefore, there is no need to prepare subsequent or supplemental environmental documents for the approval of SDP No. 2017-18. It is not anticipated that approval of SDP No. 2017-18 would result in any significant direct, indirect or cumulative impacts over and above those disclosed in the Downtown FEIR.
RECORDING REQUESTED BY:
Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:
Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF REAL
PROPERTY AFFECTING THE TITLE TO OR
POSSESSION THEREOF

CENTRE CITY SITE DEVELOPMENT PERMIT
NO. 2017-18

EAST VILLAGE GREEN
RELOCATION & RENOVATION OF TWO HISTORIC HOMES
MURRAY APARTMENTS & DAGGETT FAMILY RESIDENCE
719 & 724 14TH STREET
SAN DIEGO, CA 92101
This Centre City Site Development Permit (SDP) No. 2017-18 is granted by the City of San Diego City Council to the City of San Diego, Owner/Permittee, to allow the relocation of 1) Historical Resources Board (HRB) Site No. 403, Daggett Family Residence at 721 14th Street and 2) the relocation of HRB Site No. 404, Murray Apartments at 719 14th Street to a location on the south side of F Street, located in the East Village neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD).

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type and location as follows and on the approved Treatment Plans dated September 20, 2017 and Monitoring Plans dated October 16, 2017 on file at Civic San Diego ("CivicSD").

1. General

The Owner/Permittee shall construct, or cause to be constructed on the site, the relocation and rehabilitation of two designated historic buildings located at 719-721 14th Street, San Diego, CA 92101. The relocation and rehabilitation of the two historic buildings shall follow the Treatment Plans and Monitoring Plans prepared by Heritage Architecture & Planning. The historic buildings will be moved to their new locations on elevated building pads fronting F Street, east of, and adjacent to, the existing house at 1455 F Street (Mattie Bearns House).

2. Site Development Permit

The City of San Diego City Council hereby grants a SDP allowing the relocation of designated historical resources as follows:

a. City of San Diego HRB Site No. 403, the Daggett Family Residence, located at 721 14th Street shall be relocated and rehabilitated in accordance with the Daggett Family Residence Treatment Plan, prepared by Heritage Architecture & Planning Inc. dated September 20, 2017, and the Daggett Family Residence Monitoring Plan, prepared by Heritage Architecture & Planning Inc. dated October 16, 2017; and

b. City of San Diego HRB Site No. 404, the Murray Apartments, located at 719 14th Street shall be relocated and rehabilitated in accordance with the Daggett Family Residence Treatment Plan, prepared by Heritage Architecture & Planning Inc. dated September 20, 2017, and the Daggett Family Residence Monitoring Plan, prepared by Heritage Architecture & Planning Inc. dated October 16, 2017.
All alterations to, and rehabilitation of, the designated historic resources, shall be performed in accordance with the Standards, the Guidelines, as well as the National Park Service Standards for Relocation, and the Treatment Plan required under the 2006 Downtown Final Environmental Impact Report (FEIR) Mitigation, Monitoring, and Reporting Program (MMRP) Measures HIST A.1-2 and HIST B.1. In addition, the following conditions apply:

1. A qualified historical architectural monitor (approved by City of San Diego Plan-Historic Staff) will supervise the relocation, rehabilitation and reuse of the building.

2. A permanent plaque shall be provided on the exterior wall of the historic building describing the buildings original address/location. The design shall be approved by City of San Diego Plan-Historic staff prior to issuance of any Building Permit and installation.

3. If the City of San Diego building officials determine any of the materials (exterior walls, window frames, roof and architectural details) are deteriorated and cannot be rehabilitated, and/or are not permitted to be reinstalled, they may be recreated out of new materials with the prior approval of the materials and execution methods from the City of San Diego Plan-Historic staff.

3. **Urban Design Standards**

The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the Centre City Planned District Ordinance (CCPDO) and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

a. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per San Diego Municipal Code (SDMC) sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.

b. Signage – All signs shall comply with the City of San Diego Sign Regulations and the CCPDO.

c. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
4. **On-Site Improvements**

All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining ROW.

**PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS**

5. **Off-Site Improvements**

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM). The CCSM is currently being updated and the Owner/Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

<table>
<thead>
<tr>
<th>Street Trees</th>
<th>F Street Frontage</th>
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<tbody>
<tr>
<td>Street Trees</td>
<td>Chinese Flame Tree</td>
</tr>
<tr>
<td>Sidewalk Paving</td>
<td>Gateway Paving</td>
</tr>
<tr>
<td>Street Lights</td>
<td>Gateway</td>
</tr>
</tbody>
</table>

a. **Street Trees** – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.

The Owner/Permittee will be responsible for evaluating, with consultation with CivicSD, whether any existing trees within the ROW shall be maintained and preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the City’s Development Services Department (DSD) per City Council Policy 200-05.99999

b. **Street Lights** – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary. All street lights shall be painted “CCDC Blue” PLS6 1008F blue by Sherwin Williams or equivalent.

c. **Sidewalk Paving** – Owner/Permittee shall obtain approval for any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City.

d. **Landscaping** – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced...
in kind and equivalent in size per the approved documents and to the satisfaction of the CivicSD within 30 days of damage or Certificate of Occupancy.

e. On-Street Parking – The Owner/Permittee shall maximize the on-street parking wherever feasible.

f. Public Utilities – The Owner/Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City utilities located in the ROW. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner/Permittee may use existing laterals if acceptable to the City, and if not, Owner/Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an EMA.

If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner/Permittee will be required to abandon any unused water and sewer services and install new services and meters. Service abandonments require an engineering Permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City’s Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner/Permittee submits for a tentative map or tentative map waiver, the Water Department will require CC&Rs to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within ten feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner/Permittee shall comply with the City’s Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the SDMC.

Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

g. Franchise Public Utilities – The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development where
feasible. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.

h. Fire Hydrants – If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City’s Fire Department and DSD.

i. Water Meters and Backflow Preventers – The Owner/Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the ROW adjacent to the development’s water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the ROW. All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City's Engineering, Public Utilities, and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24.

6. Storm Water Compliance

a. Prior to issuance of any construction permit, the Owner and/or Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

b. Prior to the issuance of any Construction Permit, the Owner and/or Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

c. Prior to issuance of any construction permits, the Owner and/or Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards, Chapter 4 of the Storm Water Standards.

d. Prior to the issuance of any construction permit, the Storm Water Quality Management Plan will be subject to final review and approval by the City Engineer.

7. Removal and/or Remedy of Soil and/or Water Contamination

a. The Owner/Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:

i. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent ROW which the Owner/Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
ii. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.

iii. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building Permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.

iv. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.

v. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

STANDARD REQUIREMENTS

8. Environmental Impact Mitigation Monitoring and Reporting Program

As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Downtown FEIR for the DCP.

9. Construction Fence

Owner/Permittee shall install a construction fence pursuant to specifications of, and a Permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 SF per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.

10. The development must include, at a minimum, plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the
California Green Building Standards Code. Compliance with this measure must be demonstrated prior to the issuance of the building permit.

11. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Section 126.0108 of the SDMC within the 36-month period, this Permit shall be void unless an Extension of Time (EOT) has been granted pursuant to Section 126.0111 of the SDMC.

12. Issuance of this Permit does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.

13. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

14. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.

15. No Permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.

16. The Owner/Permittee shall defend, indemnify, and hold harmless the CivicSD and the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney’s fees, against the City or its agents, officers, or employees, relating to the issuance of this Permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The CivicSD will promptly notify the Owner/Permittee of any claim, action, or proceeding and, if CivicSD should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. CivicSD may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney’s fees and costs. In the event of a disagreement between CivicSD and the Owner/Permittee regarding litigation issues, the CivicSD shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.
East Village Green Historic Homes Relocation
SDP No. 2017-18

This SDP No. 2017-18 is granted by City of San Diego City Council on Month, Day, 2019.

CIVIC SAN DIEGO: 

William Chopyk, Planner Date
Civic San Diego

OWNER/PERMITTEE:

David Graham, Deputy COO Date
City of San Diego

Note: Notary acknowledgment must be attached per Civil Code Section 1189 et seq