



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: December 6, 2018

TO: Honorable Mayor and Members of the City Council

FROM: Erik Caldwell, Interim Deputy Chief Operation Officer, Smart & Sustainable Communities

SUBJECT: Naval Training Center – North Chapel

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This memorandum is regarding the historic North Chapel in Liberty Station, the former Naval Training Center. Based on the research and discussions with the City of San Diego's Historic Resource Officer, staff has concluded that an adaptive reuse of the North Chapel for any use other than a place for religious gatherings or an assembly of people or other similar events would be highly improbable. The interior features such as pews, altar, and pulpit of the North Chapel are a significant part of the historicity of the structure. As the Guidelines states, removing or altering significant historic features diminishes the overall historic character of the building.

The historically designated North Chapel is a contributing structure to the Naval Training Center (NTC) Historic District. All work within the Historic District, shall be consistent with the NTC San Diego Guidelines for the Treatment of Historic Properties (Guidelines), and the U.S. Secretary of the Interior's Standards and Criteria for the Treatment of Historic Properties. Any modifications to existing structures or the site, not directly approved by the original permit, shall require a Substantial Conformity Review by the City's Development Services Department. A proposed project must be consistent with the Secretary of the Interior's Standards on both the exterior and interior. The NTC Precise Plan specifically identifies the interior of the Chapel as historically significant. If a project cannot reach substantial conformance, then a Site Development Permit is necessary. The Site Development Permit would then be reviewed by the Historic Resource Board (HRB). The HRB would forward a recommendation to either the Planning Commission or City Council depending on the type and scope of the project.

Prior to the issuance of any building or grading permit which would affect historic buildings or landscape elements within the designated NTC Historic District, the applicant shall provide evidence to the satisfaction of the City of San Diego that the preservation, rehabilitation, restoration, reconstruction or new construction is consistent with the adopted version of the Guidelines, The Secretary of the Interior's Standards for the Treatment of Historic Properties (June 2000), and The Secretary of the Interior's Standards for Rehabilitation, as applicable.\*

The Guidelines Section 3.0 Interior Spaces states:

- Removing or altering significant interior historic features diminishes the overall historic character of the building;

- It is important to identify, retain, and preserve floor plans or interior spaces that are important in defining the overall historic character of a building. This includes the size, configuration, proportion and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves.;
- A compatible use for a building should be one that requires only minimal alteration; and
- A new use should not require substantial alteration of the historic plan, distinctive spaces, or character-defining architectural features or finishes.

The NTC Design Guidelines also states:

- Significant interior elements include but are not limited to the alter, the pulpit, the pews, the wood ceiling trusses, the wood ceiling over the altar, original wood interior doors, windows and the lighting fixtures. These features should remain largely intact;
- The property is eligible to use the Historic Building Code. (Note: This is important for egress and compliance with Americans Disability Act requirements.);
- In order maintain a sense of the original gathering space, interior walls should not be removed;
- Permanent interior partitions and drop ceilings should not be added;
- New decorative materials that damage character defining interior features or finishes should not be added; and
- Any wood that was historically unpainted should remain free of paint.



Erik Caldwell

Interim Deputy Chief Operation Officer, Smart & Sustainable Communities

EC/js

cc: Barbara Bry, Council President Pro Tem (District 1)  
Lorie Zapf, Councilmember (District 2)  
Chris Ward, Councilmember (District 3)  
Myrtle Cole, Council President (District 4)  
Mark Kersey, Councilmember (District 5)  
Chris Cate, Councilmember (District 6)  
Scott Sherman, Councilmember (District 7)  
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Georgette Gómez, Councilmember (District 9)  
Mara W. Elliott, City Attorney  
Kris Michell, Chief Operating Officer  
Ron Villa, Assistant Deputy Chief Operating Officer  
Elyse Lowe, Director of Development Services Department  
Christina Chadwick, Senior Press Secretary, Office of the Mayor

\* As stated in the Mitigation Monitoring and Reporting Program NTC Precise Plan and Local Coastal Plan & Related Entitlements/LDR No. 99-1076 and the MW\VD Environmental Monitoring and Technical Services Lab LDR No. 40-0750