

(RA-84-47)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 904

ADOPTED ON JANUARY 24, 1984

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency"), has entered into a Disposition and Development Agreement with Dan W. Pearson (the "Developer"), to relocate and to reconstruct the Horton Grand and Grand Saddlery Hotels on a site on Island Avenue between Third and Fourth Avenues, which includes the closure of the southern half of Island Avenue.

WHEREAS, the U.S. Department of the Interior has notified the Developer of the Horton Grand and Grand Saddlery Hotels that it will not certify the eligibility for the National Register of Historic Places if the hotels are sited on Island Avenue between Third and Fourth Avenues, including the closure of the south half of Island Avenue; and

WHEREAS, the Agency has reviewed the rationale of the U.S. Department of the Interior regarding the historic facade line established in the historic Gaslamp District and the existing

"Island Avenue historic dimension," and the U.S. Department of the Interior's concern regarding the historic significance of the "Stingaree Bordello" structure which must be moved or demolished to accommodate the siting of the hotels on Island Avenue between Third and Fourth Avenues; and

WHEREAS, the Historic Site Board, and the Centre City Development Corporation have likewise reviewed the rationale and concerns of the U.S. Department of the Interior and have determined that the Island Avenue site remains an appropriate site for the reconstruction of the Horton Grand and Grand Saddlery Hotels;

NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, that the property on Island Avenue between Third and Fourth Avenues, including the closure of the south half of Island Avenue, is an appropriate site for the reconstruction of the Horton Grand and Grand Saddlery Hotels. This position is based upon the following findings:

1. The grid pattern of Island Avenue remains the same and is merely reduced in scale. The northern one-half of Island Avenue (40 feet in width) will remain open to pedestrian and vehicular traffic.

2. The facade of the reconstructed Horton Grand and Grand Saddlery Hotel (which range in height from 50 to 58 feet) can be

fully appreciated with a remaining street width of 40 feet. The height of the hotels and the width of the street are in scale.

3. No designated historic structures exist on the southern one-half of Island Avenue and therefore there is no violation of the historic facade line of Island Avenue.

4. The proposed site for the relocation of the Horton Grand and Grand Saddlery Hotels adjoins the Gaslamp Quarter Historic District and the property will be developed in accordance with the District's guidelines.

5. Historic research indicates that the role of the reconstructed "Stingaree Bordello" in Chinatown was minor and that the building had no direct or significant association to the history of the community.

BE IT FURTHER RESOLVED, that the Agency's determination that the property is an appropriate site for the reconstruction of the Horton Grand and Grand Saddlery Hotels be forwarded to the U.S. Department of the Interior in support of the Developer's appeal of the U.S. Department of Interior's ruling denying the project's eligibility for the National Register of Historic Places.

APPROVED: John W. Witt, General Counsel

By

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Deputy Counsel

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Or.Dept:CCDC

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