



9 HISTORIC PRESERVATION

As one of the oldest settled communities in the City of San Diego, Southeastern San Diego has deep connections to the area's rich history and culture. Historic preservation plays an important role in maintaining the community's character and identity, and enhancing the quality of the built environment to ensure the community is an attractive and desirable place for residents and visitors. The Historic Preservation Element focuses on the protection of Southeastern San Diego's historical and cultural resources, and it supports educational opportunities and incentives to highlight, maintain, and preserve historic resources.

GOALS

1. Preservation of significant historical resources.
2. Educational opportunities and incentives to highlight, maintain, and preserve historic resources.

TABLE 9-1: HISTORIC PRESERVATION TOPICS ALSO COVERED IN OTHER PLAN ELEMENTS

HISTORIC PRESERVATION TOPIC AREAS	LAND USE	MOBILITY	URBAN DESIGN	ECONOMIC PROSPERITY	PUBLIC FACILITIES AND SERVICES	RECREATION	CONSERVATION AND SUSTAINABILITY	ARTS AND CULTURE
Identification of historical and cultural resources				X				X
Preservation of historical and cultural resources	X		X	X			X	X

Many aspects of the Plan overlap with the Historic Preservation Element. For example, Historic Preservation is closely correlated with the Land Use, Economic Prosperity, and Arts and Culture elements. Table 9-1 shows some of the issues that may be covered in more than one element in the Plan, including Conservation and Sustainability and Urban Design.

9.1 Identification and Preservation of Historical Resources

Historical resources include buildings, structures, objects, archeological sites, districts, or landscapes possessing evidence of human activities that are generally over 45 years old, regardless of whether they have been altered or continue to be used. In addition to the Federal and State laws, there are a number of local programs and laws to identify, protect, and preserve historical resources in San Diego. The City of San Diego is a Certified Local Government, which, under the provisions of the National Historic Preservation Act, is a partnership between the State of California Office of Historic Preservation, the National Park Service, and the local government. As a Certified Local Government, the City must enforce appropriate State and local laws and regulations for the designation and protection of historic properties, including adoption of a historic preservation plan or inclusion of a historic preservation element in the General Plan; establish a historic preservation review commission by local ordinance; maintain a system for the survey and inventory of historic properties; provide for public participation in the local preservation program; and satisfactorily perform responsibilities delegated to it by the State.

The City's 2008 General Plan includes a Historic Preservation Element that covers the City's history, discusses the importance and role of historic preservation in the City, and establishes policies to guide historic preservation in San Diego. The City's Zoning Code includes provisions that establish 1) the Historical Resources Board authority; 2) the Historical Resources

designation process, including the nomination process, noticing and report requirements, appeals, recordation, amendments or rescission, and nomination of historical resources to state and national registers; and 3) development regulations for historical resources. The City's Land Development Manual includes the Historical Resources Guidebook, which intends to ensure consistency in the management of the City's historical resources, including identification, evaluation, preservation/mitigation and development.

San Diego has also adopted a Comprehensive Historic Preservation Plan, which includes an Inventory Element, an Incentives Element, and an Education Element. The Mills Act Agreement is active in the City and is one of several incentives available to property owners to encourage historic preservation. San Diego maintains a Register of Historical Resources, which as of 2006, contained more than 750 buildings, structures, objects, districts, cultural landscapes, and archaeological sites that have been designated by the City's Historical Resources Board.

9.2 Historic Context

Southeastern San Diego has rich historical resources representing human settlements that date hundreds of years into the past. The history of its people and its physical form are closely connected, as is highlighted in the following historical narrative, based on the Southeastern San Diego Historic Context Statement completed by Page and Turnbull in 2013.

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Map of San Diego showing the extent of development in 1904 (top) and showing subdivisions and city limits circa 1910 (middle). San Diego Electric Railway Trolley in Logan Heights (bottom.)

Pre-History and Early San Diego History

The built environment in Southeastern San Diego had its start with the Mexican land grants in the San Diego area, namely Pueblo Lands and Ex-Mission Rancho de San Diego de Alcalá, which would serve as the base for all future development in the area. American settlement of San Diego began in 1850 with the subdivision of “New San Diego,” and was solidified in 1867 when Alonzo Horton purchased 800 acres in downtown San Diego and began selling the lots at his real estate office. San Diego city leaders also tried to attract a railroad to further spur development in the city.

No known built resources exist from San Diego’s earliest period within Southeastern San Diego. However, sub-surface archaeological artifacts discovered from this period are likely to yield information about the life and culture of the early Native American, Spanish, Mexican, and early American peoples. These remains are most likely to be found along Chollas Creek and other waterways, and many archaeological sites in the community have already been documented, as discussed in section 9.4 of this element.

Building Southeastern San Diego

Early Pueblo Land Subdivisions

Anticipating the arrival of the railroad, Southeastern San Diego was a patchwork of subdivisions and additions in the 1870s. It was common practice for entrepreneurs and land speculators to buy one or more blocks of Pueblo Lands and subdivide them into smaller parcels for resale. Block and parcel size varied by subdivision, and some of the street grids did not align.

One of the most important early subdivisions in San Diego was Sherman’s Addition, located on Pueblo Lot 1155, encompassing 160 acres bounded by 15th and 24th streets, between Market and Commercial streets.

A large area of land—four Pueblo Lots—in present-day Barrio Logan and Logan Heights was set aside by the city for use as a railroad terminal, but it was never used as such. In 1886, after efforts by two failed railroad companies, the San Diego Land and Town Company, a subsidiary of the California Southern Railroad, purchased the vacant railroad land and subdivided it for settlement.

Wetmore & Sanborn’s Addition (1869) and Hoitt’s Addition (1870) subdivided several large Pueblo Lots just east of the railroad lands, anticipating a building boom. In 1870, Joseph Manasse and Marcus Schiller subdivided Pueblo Lot 1157, aligning the streets diagonally to take advantage of the views to the bay. The San Diego Land and Town Company’s 1886 subdivision laid its streets diagonally to match the Manasse and Schiller subdivision, but D.C. Reed and O.S. Hubbell’s Addition (also 1886) created a grid aligned instead to the cardinal directions, creating the unusual street connections visible today in Logan Heights. By the late 1880s, nearly all of Logan Heights had been subdivided.

Railroads and Streetcars

The arrival of the railroad had a huge impact on the residential growth of Southeastern San Diego in this early period of development. In 1885, the California Southern Railroad, a subsidiary of the Atchison, Topeka and Santa Fe line, established a line between San Diego and National City. The California Southern Railroad tracks

ran along the waterfront through what is now Barrio Logan, with a depot at the foot of present-day Beard-sley Street. The San Diego, Cuyamaca and Eastern Railway was completed in 1889, beginning at 9th and N (now Commercial) streets, traveling along N Street, and winding through Mt. Hope Cemetery and Encanto. The present-day San Diego Trolley runs along this historic route. Beginning in 1887, steam, mule-drawn, and then electric trolleys began serving the area. Neighborhoods within a few blocks of the rail and streetcar lines flourished as transportation improvements resulted in a corresponding construction boost, especially in Logan Heights.

Housing the Working Class

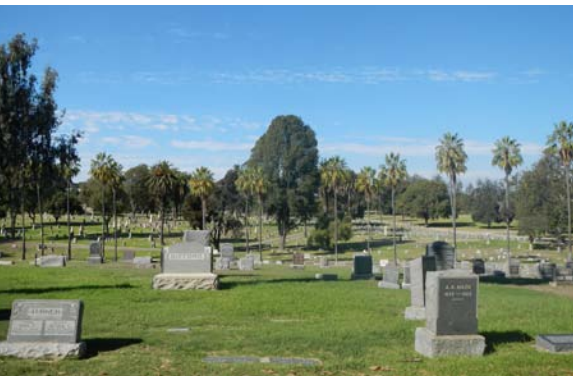
Southeastern San Diego, especially west of 30th Street, was predominantly home to middle- and working-class families. Land was affordable, and the area developed into a small-scale residential area dominated by modest wood-frame cottages and bungalows. In the late nineteenth century, these single-family residences were rendered in Folk Victorian, Queen Anne, and Folk National architectural styles; by the 1910s, residences featured simplified Craftsman and Early Prairie styles. Most had an outbuilding or stable at the rear of the property.

Most single-family cottages were simply built by individual owners or builders, but a few clusters of speculative housing units were constructed in Sherman Heights, Logan Heights, and Grant Hill. Perhaps the most impressive example of speculative housing in the plan area is the group of 15 Craftsman bungalows on the north side of K Street between 26th and 27th

TABLE 9-1: RESIDENTIAL – COTTAGES & BUNGALOWS

TYPICAL EXAMPLE(S)	CHARACTER-DEFINING FEATURES
	<ul style="list-style-type: none"> • Location in an early subdivision, typically west of Interstate 15 (I-15) • Architectural style and form from this period, including Queen Anne, Folk Victorian, Folk National, Craftsman, and Prairie • Set back from lot line • One story (or one story with raised basement) • Gable or pyramidal roof • Wood cladding (shingles or horizontal siding) • Wood sash windows (double-hung or casement) • Wood door (glazed or paneled)
	
	

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Wood-frame cottages and early multi-family residences (top and middle). The Mt. Hope and Greenwood cemeteries are significant cultural landscapes (bottom).

streets. In addition to single-family residences, more intensive multi-family residences began to be developed in the community after the turn of the twentieth century.

San Diego's Elite

Some of the earliest houses in Southeastern San Diego were large estates, especially in Sherman Heights and Grant Hill. Sherman Heights developed as a fashionable neighborhood for wealthier San Diegans because its hilltop location and proximity to downtown San Diego were desirable. The Sherman House (1886) and Villa Montezuma (1887) are among the most impressive residences in the neighborhood.

Commercial Corridors

Because of the close proximity and ease of connection to San Diego's downtown commercial core, the community remained primarily residential with only scattered neighborhood commercial development. Commercial uses were primarily located along the main transportation corridors linking the neighborhoods together: Imperial Avenue, National Avenue, Logan Avenue, and Market Street. Shops and light industrial uses such as livery stables, breweries, and harness-makers were the primary types of commercial uses in the plan area during this period.

Cemeteries

In 1869, Alonzo Horton formed a committee to establish a public cemetery for San Diego. The 169-acre City-owned cemetery was sited at the edge of the Pueblo Lands, along the city-county line—necessarily on the outskirts of town for health purposes. Augusta Sherman

named the cemetery “Mt. Hope,” and by 1871 it had received its first burials. Mt. Hope Cemetery is notable because from its inception, it was the only cemetery in the city without discriminatory regulations based on color or religious faith. Adjacent to Mt. Hope is the privately-owned Greenwood Memorial Park, founded in 1907 by a group of prominent San Diego businessmen, and opened in 1908.

Schools and Churches

As residential development progressed, schools and churches were constructed to serve the growing community. The locations of schools from this period help to explain the larger residential development patterns, as schools typically indicate a certain concentration of nearby single-family homes for families. Although the majority of the original schools are no longer standing, most of these parcels are still used today by modern schools. As with schools, few of these original churches are still in existence today.

Development Expands

New Auto-Oriented Subdivisions

Most of the area had already been subdivided during the real estate booms of the 1880s and the early 1900s. During the interwar period, construction in existing subdivisions grew. By 1930, small-scale residential development now extended all the way to the edge of the Pueblo Lands. A few new automobile-oriented subdivisions were recorded during this time. The automobile granted more flexibility for developers and homeowners, allowing areas farther from the city center to thrive without relying on public transportation.

Bungalow Courts & Apartments

Single-family residences were still the primary property type in the community during this period, but the size, style, and layout of the houses began to change to reflect newer architectural trends. The introduction of bungalow courts featured clusters of individual units arranged around a central garden or courtyard, allowing sufficient density while still providing greenery and private space. Bungalow courts included detached garages, indicative of the increasing role of the automobile in urban life. Examples still in existence include an Art Deco-style attached bungalow court at 25th and G streets and a six-unit Craftsman style bungalow court at 25th and K streets. Duplexes and apartment buildings also gained popularity during this interwar period of expansion. One of the finest remaining examples in Southeastern San Diego of a 1920s apartment building is the Spanish Eclectic style Alta Vista Apartments at 2002 Market Street in Sherman Heights.


Garages & Automobile-Related Services

The influence of the automobile resulted in new businesses that catered to car owners. Garages and service stations sprang up along the main commercial corridors in Southeastern San Diego: National Avenue, Logan Avenue, Ocean View Boulevard, Imperial Avenue, and Market Street. The 1920 Sanborn Fire Insurance maps show a large garage at Imperial Avenue and 30th Street, as well as many corner gas stations along all the main commercial corridors. Furthermore, personal automobile garages soon became a fixture of the new auto-focused lifestyle in Southeastern San Diego. According to 1940 Sanborn Fire Insurance Maps, well

TABLE 9-2: RESIDENTIAL – APARTMENTS & BUNGALOW COURTS

TYPICAL EXAMPLE(S)	CHARACTER-DEFINING FEATURES
	<ul style="list-style-type: none"> • Location in an early subdivision, typically west of Pueblo Lands boundary line or in Encanto • Architectural style and form from this period, including Craftsman, Spanish Eclectic, Mission Revival, Pueblo Revival, or Art Deco • Apartments are one to three stories and built to the front property line • Bungalow courts are clusters of small one story units organized around a courtyard or garden • Flat or hipped roof, often with parapet • Stucco or wood cladding • Wood sash windows (double-hung or casement) • Wood door (glazed or paneled)

TABLE 9-3: COMMERCIAL

TYPICAL EXAMPLE(S)	CHARACTER-DEFINING FEATURES
	<ul style="list-style-type: none"> • Commercial use • Location along a commercial corridor such as Imperial Avenue, National Avenue, Logan Avenue, Market Street, or Ocean View Boulevard • Architectural style and form from this period, including Spanish Eclectic, Mission Revival, or Art Deco • Built to front property line • One story • Gable or flat roof with front parapet • Stucco or wood cladding • Wood or metal storefronts, often with clerestory

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During the 1920s, the Logan Heights and Memorial Park neighborhoods became centers of San Diego's Mexican-American and African-American populations. Our Lady of Guadalupe (top) and Calvary Baptist (bottom) are part of this history.

over 75 percent of the single-family dwellings east of 32nd Street included a detached garage at the side or rear of the property.

Ethnic Diversity and Migration

Beginning in the 1920s, ethnic enclaves began to form in the community, especially in the greater Logan Heights area. This is attributed primarily to the increased use of restrictive covenants in housing contracts in other neighborhoods of San Diego. Minority groups settled in Southeastern San Diego where such restrictions were absent or were not enforced. Other factors likely included proximity to jobs and social institutions such as churches, desire for cultural familiarity amongst others of the same culture, and international events that triggered large-scale population migrations across the country. Additionally, as the automobile opened new lands for settlement, wealthier white residents who had once lived in the neighborhoods close to the downtown commercial core took the opportunity to move further afield beginning in the 1920s, leaving vacancies for minority groups in the inner city.

The Memorial Park neighborhood became a center of San Diego's African-American population in the mid-1920s. By 1926, six of the city's seven black churches were located in the Memorial Park neighborhood, and by 1940, all eight of the city's black churches were located in the neighborhood.

The 1920s saw a dramatic increase in the Mexican-American population in Southeastern San Diego, as large numbers of immigrants fled to the United States after the Mexican Revolution (1910-1920). Additionally, restrictions on European and Asian immigration im-

posed by the federal government after World War I left many jobs in agriculture, construction, transportation, and mining available for Mexican immigrants. Many Mexican immigrants settled in Logan Heights, which transformed into the largest concentration of Mexican families in the city during the 1920s. The Neighborhood House was founded downtown in 1916, in keeping with the nationwide "settlement house movement" that sought to reach out to poor migrants. Although the organization's services were available to anyone in need, the primary goal of the Neighborhood House was to assist San Diego's Mexican immigrants.

Freeway Era

World War II

San Diego has long had a military presence, but its place as a major military hub was solidified when the United States entered World War II in 1941. Naval Station San Diego, at the foot of 32nd Street just south of the community, was the largest Navy base on the West Coast and the home port of the U.S. Pacific Fleet.¹ The influx of military personnel and defense workers created an immense housing shortage in San Diego. Fifty thousand workers arrived in the city in 1940 alone. In Southeastern San Diego, the "Dells" defense housing project was completed circa 1945 and demolished in 1955.² Aerial photos from 1946 also reveal a large housing complex just north of Greenwood Memorial Park (south of Market Street at 43rd Street) labeled as "Market Street Extension Housing." About four blocks of the development still exist today between 43rd Street and I-805.

¹ <http://www.kpbs.org/news/2009/jun/23/military/>

² Greater Logan Heights Study.

Suburbanization

The postwar era saw the rapid expansion of San Diego: over 2,500 new subdivisions were recorded city wide between 1940 and 1967. With large tracts of rural land available so close to the center city, postwar developers quickly saw the potential to create new suburbs in the valley. A study of San Diego County Assessor's records revealed that subdivisions recorded in the 1950s and 1960s included Ocean View Terrace, on the south side of Ocean View Boulevard between Pueblo Lands boundary and San Pasqual Street (1950).

Re-Zoning Logan Heights

In the 1950s, the City of San Diego rezoned the greater Logan Heights area—especially in present-day Barrio Logan—from primarily residential to an industrial or mixed-use classification. This zoning change resulted in major changes to the land use and character of the neighborhood: commercial and industrial businesses were now located adjacent to residences, and noisy, unsightly automotive scrap yards proliferated.³ This zoning change combined with municipal transportation decisions and post-war migration patterns to created conditions of blight in the community, especially in greater Logan Heights. As a result, Southeastern San Diego (roughly equivalent to the greater Logan Heights area) was one of two neighborhoods in San Diego officially designated as “Model Cities Neighborhoods,” under an ambitious federal urban aid program that operated between 1966 and 1974. A comprehensive profile of Southeastern San Diego was prepared for the

Model Cities Program in 1968,⁴ and an action plan for fixing the decay was developed in 1972.⁵

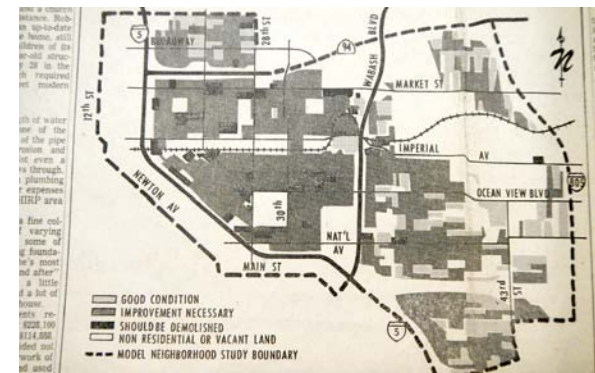
Housing Discrimination and Racial Politics

Restrictive zoning and discriminatory covenants in other parts of the city reinforced the segregated living conditions that had begun in the 1920s, and Southeastern San Diego became home to a majority of San Diego's poor and non-white residents during the postwar era. Many African-Americans moved to Encanto and Valencia Park from Logan Heights in the 1950s and 1960s, taking advantage of the first opportunity they had to own homes.⁶

Passage of the Civil Rights Act of 1964 and the Fair Housing Act of 1968 formally put an end to discriminatory housing practices, but Southeastern San Diego never fully recovered from the declining socioeconomic conditions that had been exacerbated by years of segregated living.

Commercial Development

In the postwar era, “car culture” pervaded Southern California, and commercial development catered to the increasing number of car owners. New property types such as car washes, drive-in restaurants, and drive-in movie theatres were built. Another architectural type exhibited in World War II-era and post-war commercial and light industrial buildings is the prefabricated



Aerial view of Chollas Valley, showing postwar subdivisions in 1957 (top.) A map from the Model Neighborhoods project (bottom), in which dark shading was used to indicate “that the structures are past renovation and must be torn down.”

3 Barrio Logan Historical Resources Survey (February 2011), 53.

4 San Diego Union (29 April 1968).

5 “Action Scenarios: A Redevelopment Strategy for the Model Neighborhood,” in San Diego Public Library Vertical Files.

6 San Diego Reader (3 December 1998).

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An architectural type exhibited in post-war commercial buildings is the prefabricated Quonset hut, including this example on Market Street (top). Swaths of the neighborhood were razed to make way for freeways (bottom).

Quonset hut, developed during World War II. After the war, the corrugated metal buildings were adapted to commercial buildings and warehouses.⁷ Examples exist at two auto parts stores at 2828 and 2855 Market Street (primary façades altered). In general, though, the long-standing business districts in Southeastern San Diego reached their height at earlier times, so relatively few examples of postwar commercial properties are observed within the community today.

Freeway Construction

As the population in Southern California continued to expand after World War II, increasing traffic congestion led city engineers to create a new transportation system to move large volumes of cars quickly without having to pass through congested business districts. In San Diego, master planning for the new freeways began in the early 1950s, and Southeastern San Diego was heavily affected by these plans. Large swaths of the neighborhood were razed in the 1950s and 1960s to make way for the six- and eight-lane freeways, effectively eliminating the once-fluid edges of the neighborhood.

The freeways not only demolished some of the area's oldest buildings, but also displaced families and businesses and exacerbated social issues. Socioeconomic consequences caused by the freeway construction included segregation of lower-income and ethnic minorities; reduction in existing affordable housing stock; and separation of communities from services such as stores, churches, and schools. For example, Highway 94 was

designed to connect San Diego to Lemon Grove, La Mesa, and El Cajon to the east, and was completed in three stages between 1956 and 1958.⁸ Everything on the blocks between F and G streets between 17th and 30th streets was demolished.

Today

Today, Southeastern San Diego remains one of the most ethnically diverse neighborhoods in all of San Diego, continuing the population migration trends that began in the 1920s. In recent years, demolition and deterioration of older housing stock combined with numerous urban infill projects have changed the built environment in the community. Large areas that exhibit cohesive historic character no longer exist, but there are many individually exceptional properties and smaller clusters of significant houses that tell the important stories of Southeastern San Diego's past.

⁷ Brian F. Smith and Associates, Historical Resources Survey: Barrio Logan Community Plan Area, San Diego, California (1 February 2011).

⁸ San Diego Union (4 January 1957). San Diego Union (13 May 1956).

9.3 Designated Historical Resources

The National Register of Historic Places (NRHP) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. One historic building in Southeastern San Diego has been listed in the National Register of Historic Places: Villa Montezuma, at 1925 K Street.

The City of San Diego maintains a Register of Historical Resources, which includes both individual resources and historic districts. Although based on California Register of Historical Resources and NRHP criteria, the City of San Diego designation criteria differ slightly from the federal and state registers. The Historical Resources Guidelines of the Land Development Manual (a supplement to the Municipal Code) states that any improvement, building, structure, sign, interior element, fixture, feature, site, place, district or object may be designated as historical by the City of San Diego Historical Resources Board. Southeastern San Diego contains twelve properties listed in the San Diego Register of Historical Resources.

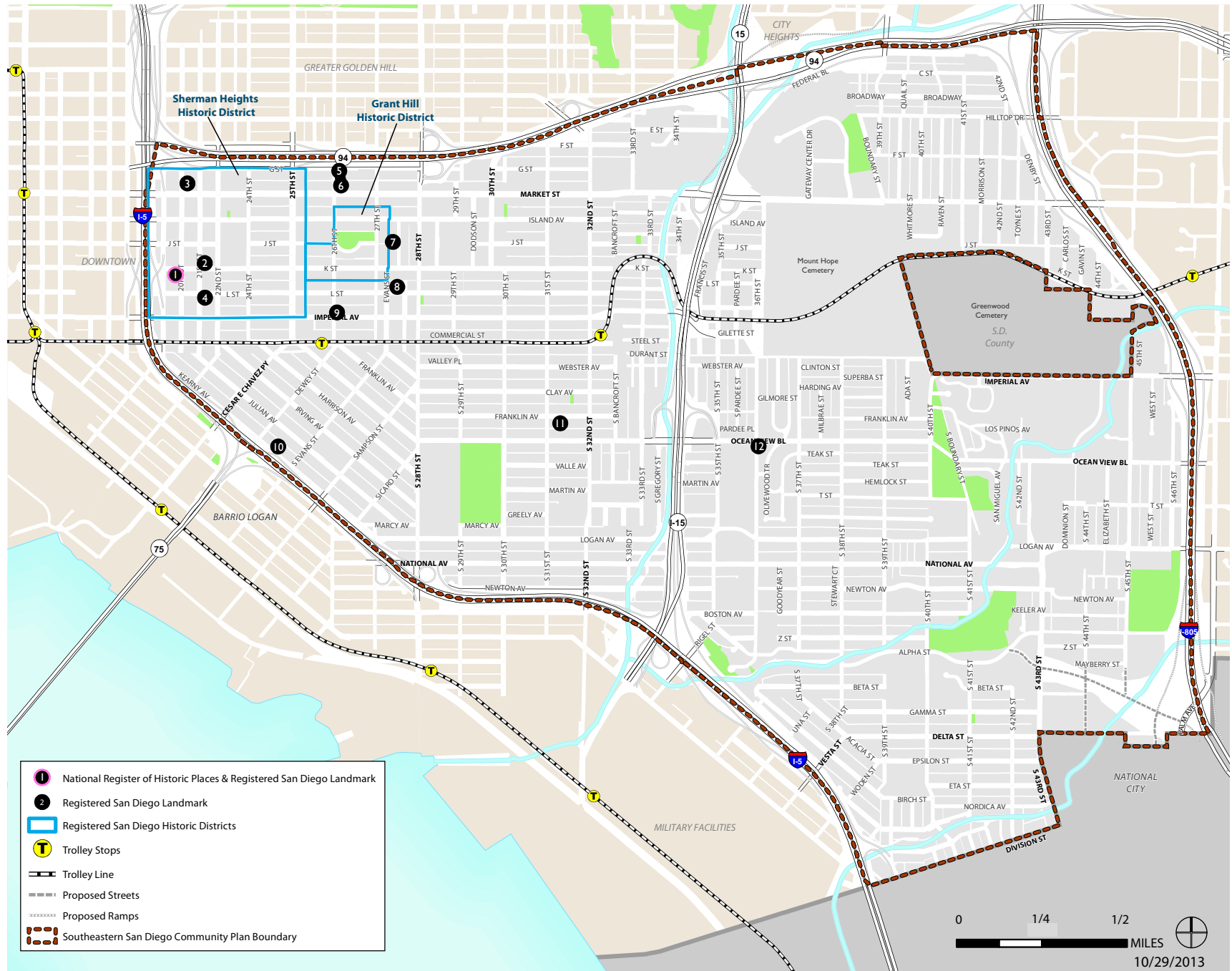
TABLE 9-4: HISTORIC PLACES, LANDMARKS AND DISTRICTS		
MAP ID	SITE	ADDRESS
<i>National Register of Historic Places</i>		
1	Villa Montezuma	1925 K Street
<i>Registered San Diego Landmarks</i>		
1	Villa Montezuma	1925 K Street
2	Sherman Heights Apartments	2106 K Street
3	Sherman Hearn House	633 20th Street
4	Hollington House	171 21st Street
5	Frank Zinnel House	643 26th Street
6	Newby-Whitney House	629 26th Street
7	Strandlund Family Residence	402 Langley Street
8	Italian Stone Pine	2736 L Street
9	Claus A. Johnson Commercial Building	2602-2608 Imperial Avenue
10	Gorham House	2040-2042 Kearney Avenue
11	Weldon Glasson House (Chateau de Toman)	3139 Franklin Avenue
12	Old Fire Station #19	3601 Ocean View Boulevard
<i>Historic Districts</i>		
1	Sherman Heights Historic District	
2	Grant Hill Historic District	

Source: Page & Turnbull, 2012.



Villa Montezuma and Hollington House (top and bottom) are listed in the National Register of Historic Places and the San Diego Register of Historical Resources, respectively.

FIGURE 9-1: HISTORIC DISTRICTS AND STRUCTURES



Historic districts are not simply collections of individually significant buildings; instead, districts are groups of buildings which are significant as a whole. Districts must work together to tell the story of their significance and must have distinguishable boundaries. Typically, historic districts become apparent after understanding the historic context and significance of an area. Historic districts include both contributors and non-contributors, and not all properties need to be of the same historical or architectural quality. The district may include both contextual buildings and stand-outs that help anchor a district.

Southeastern San Diego contains two historic districts, Sherman Heights and Grant Hill. The Sherman Heights District lists 390 contributors and the Grant Hill District lists 48 contributors. The historical resources in the community of Southeastern San Diego are shown in Figure 9-1 and Table 9-1.

9.4 Potentially Significant Historical Resources

In the next twenty years (the timeframe of this Plan), there may be historical resources that have not yet been identified as significant that could be added to the National, State, or City Registers for Historical Resources. The following discussion of significance and integrity should be used to support future evaluation of historical resources in Southeastern San Diego. It is important to note that each property is unique; therefore, significance and integrity evaluation must be conducted on a case-by-case basis.

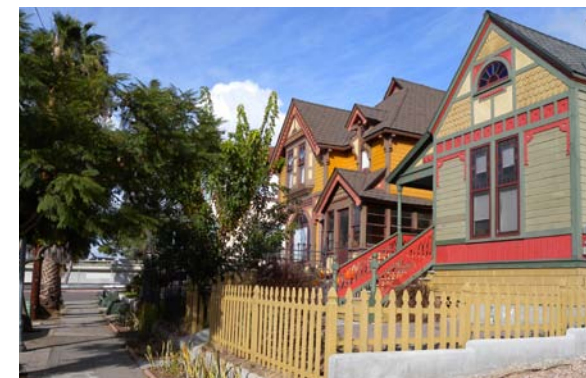
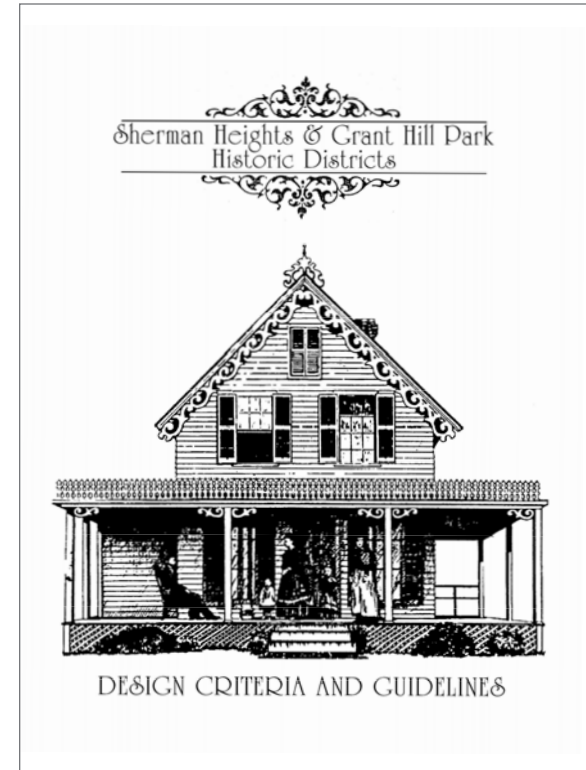
Significance

A resource can be considered significant to American history, architecture, archaeology, engineering, and culture on a national, state, or local level. Perhaps the most critical feature of applying the criteria for evaluation is establishing the relationship between a property and its historic context.

Structures, sites, buildings, districts, or objects can be considered eligible for listing in the National or California registers if they are associated with events that have made a significant contribution to the broad patterns of our history; are associated with the lives of persons significant in our past; embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and have yielded, or may be likely to yield, information important in prehistory or history.

The City of San Diego designation criteria are based on NRHP and CRHR criteria, but differ slightly. The Historical Resources Guidelines of the Land Development Manual (a supplement to the Municipal Code) states that any improvement, building, structure, sign, interior element, fixture, feature, site, place, district or object may be designated as historical by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following criteria:

- HRB Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.



The Sherman Heights historic district covers the northwestern corner of the Plan area. Design criteria and guidelines aim to maintain the integrity of historic districts and the structures that comprise them.



- HRB Criterion B: Is identified with persons or events significant in local, state or national history.
- HRB Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
- HRB Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.
- HRB Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.
- HRB Criterion F: Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

In addition, a City of San Diego Register-eligible property must retain sufficient integrity to convey its significance. Although the City’s municipal code does use a 45 year threshold to review properties which may be adversely impacted by development, a property need not be 45 years of age to be eligible for listing in the City’s register.

Integrity

In order to qualify for listing in the local, state, or national historical registers, a property must be shown to possess both significance and integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”⁹

For the City of San Diego Historical Register, it is understood that nearly all properties undergo change over time and thus minor alterations or changes are not uncommon; however, a building must possess enough of its original features to demonstrate why it is significant. When evaluating a property’s integrity, evaluators should look closely at characteristics such as massing, roof forms, the pattern of windows and doors, cladding materials, and neighborhood surroundings.

Properties that have undergone few or no alterations and retain all aspects of integrity are more likely to be eligible for listing in state or national historic registers. These properties should also be given high priority in preservation planning efforts. Finally, it should be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

⁹ California Office of Historic Preservation, Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources (Sacramento, CA: California Office of State Publishing, 4 September 2001): 11.

In order to qualify for listing in the local, state, or national historical registers, a property must be shown to possess both significance and integrity. Properties shown here are for example only.

Historic Districts

Eligibility for listing for historic districts, just as for individual resources, is based on two factors: criteria and integrity. In addition to embodying one or more of the necessary local, state, or national criteria, it is also imperative that the district has sufficient integrity. Integrity of each contributing resource may be a little lower than would be necessary to list a property individually, but as a whole, the contributing resources must retain enough integrity to collectively characterize the district's period of significance. Also, there should be more contributing resources than non-contributing resources within the boundary. A rule of thumb is that at least two-thirds of the properties within historic district boundaries should be contributing resources; otherwise the district does not hold together with sufficient integrity.

Policies

- P-HP-1:** Conduct a Historic Resources Survey to identify architecturally significant buildings or additional important historic districts.
- P-HP-2:** Conduct additional research and field work to discover potentially significant buildings and to evaluate their eligibility for listing in the City of San Diego Register of Historical Resources.
- P-HP-3:** Maintain an accessible inventory of designated and potential historic resources.
- P-HP-4:** Promote community education and awareness of the significance of Southeastern San Diego's potential and listed historic resources.

- P-HP-5:** Provide long term assurance that potential and listed historic resources will be used, maintained, and rehabilitated in conformance with Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Preserving Historic Buildings (Secretary's Standards).
- P-HP-6:** Encourage alternatives to demolition such as architecturally-compatible rehabilitation, adaptive re-use, new construction, and relocation.
- P-HP-7:** Require that no permit for alteration or demolition of properties identified in the City of San Diego Register of Historical Resources as potential historic resources shall be issued until alternatives to demolition have been duly considered.
- P-HP-8:** Develop a historic context statement related to the Mexican-American "sense of place" and cultural landscape evident throughout the community to assist with the identification, evaluation and preservation of resources significant to that history. The context statement should include an oral history component to inform the context about those properties valued by the community.



Sherman Heights Community Center, Bread & Salt (the former Weber's Bakery), and Walmart Neighborhood Market (the old Farmers' Market Building) are examples of rehabilitation and adaptive reuse.

9.5 Archaeological Resources

Archaeological resources include prehistoric and historic locations or sites where human actions have resulted in detectable changes to the area. This can include changes in the soil, as well as the presence of physical cultural remains. Archaeological resources can have a surface component, a subsurface component, or both. Historic archaeological resources are those dating after European contact. These resources may include subsurface features such as wells, cisterns, or privies. Other historic archaeological remains include artifact concentrations, building foundations, or remnants of structures. A report on the archeological resources in the community of Southeastern San Diego was completed in 2013 by AECOM and is available to view in its entirety at the City of San Diego.

In Southeastern San Diego, 32 cultural resources have been recorded. The 13 prehistoric resources include two temporary camps; two shell scatters; two shell and lithic scatters; one lithic scatter; one shell, lithic, and groundstone scatter; one shell and lithic scatter with associated midden; one habitation site; the ethnographic village of Las Choyas; and two isolated finds. The 18 historic resources include 13 historic debris deposits, two historic foundations with associated features, two historic debris deposits with associated features, and one historic residence. One multi-component site is also present, consisting of two historic loci and two prehistoric loci.

While the majority of the community of Southeastern San Diego has been developed, numerous previously recorded and newly identified sites and/or features have

been observed in a buried context during ground-disturbing construction and infrastructure installation, or maintenance activities.

There are pockets within the community that remain undeveloped, located primarily in canyon areas and designated parks. The ethnographic village of Las Choyas has been identified archaeologically and ethnographically within the community of Southeastern San Diego and has been previously identified as an area of concern to the local Native American community. Water courses such as Chollas Creek, Imperial Creek, and South Chollas Creek were major transportation corridors and ecological resources used during both prehistoric and historic periods. Given these factors, these areas have a high level of cultural sensitivity. Because cultural resources have also been observed during ground-disturbing activities throughout the community, and because the plan area is crossed by multiple high-potential water courses, the remainder of the community plan area is considered to have a moderate level of sensitivity for buried archaeological resources.

Participation of local Native American tribes is crucial to the protection of cultural resources. Native American participation would be required for all levels of future investigations in the Southeastern San Diego community. Areas that have not been developed should be surveyed prior to any ground-disturbing activities. In areas that have been developed, ground-disturbing activities should be monitored.

Policies

- P-HP-9:** Conduct project specific Native American consultation early in the development review process to ensure adequate data recovery and mitigation for adverse impacts to significant archaeological and Native American sites. Refer potentially significant historical and cultural resources to the Historical Resources Board for designation.
- P-HP-10:** Allow concerned Native American parties an opportunity to comment on or participate in any treatment plan for any sites with cultural and religious significance to the Native American community.
- P-HP-11:** In the event that Native American burials are anticipated or inadvertently discovered during controlled archaeological excavations or any phase of construction, it is recommended that the concerned parties shall seek to avoid direct and indirect impacts to the site(s) as the primary mitigation alternative. Treatment of sites containing human remains, funerary objects, sacred objects or objects of cultural patrimony should proceed according to applicable laws and in accordance with the Native American Graves Protection and Repatriation Act (NAGPRA; 43 CFR 10), as appropriate, and any agency-specific rules and procedures for handling such matters.
- P-HP-12:** Recommend that if human remains are uncovered, no further disturbance of the site shall occur until the County Coroner has made the necessary finds as to origin and disposition of the remains.

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