



# Old Town San Diego Historic Resources Survey

Advisory  
Committee Meeting  
March 20, 2012



Development Services Department

# Old Town San Diego CPU Advisory Committee Meeting March 20, 2012

- City of San Diego Historical Resources Board
- Historical Resources Designation Process and Criteria
- Benefits and Regulations of Historic Designation
- Historic Surveys and the Community Plan Update Process
- Old Town San Diego Historic Survey Results

# Historical Resources Board (HRB)

- Authority of the HRB
  - Established by LDC Section 111.0206
  - 11 Members
  - 2 year term; 4 consecutive terms
  - Required professionals: architecture, history, architectural history, archaeology, landscape architecture
  - Others with special interest in historic preservation
  - No more than three historic property owners
  - 6 members constitute a quorum

# Historical Resources Board (HRB)


- Powers and Duties of HRB
  - Identify and designate historical resources
  - Review and make recommendations on projects involving designated historical resources
  - Adopt guidelines for designating historical resources and identify specific areas exempt from site specific survey
  - Adopt standards and guidelines for review of projects
  - Compile and maintain an up to date register of designated historical resources
  - Make recommendations to Mayor and City Council

# Historical Resources Board (HRB)

- Powers and Duties of HRB
  - Prepare annual report to Mayor and City Council
  - Promote educational programs and report to City Council on use of funds and mechanisms to promote preservation
  - Establish criteria and provide for a historical resources inventory and recommend procedures to use the results in planning process
  - Provide information and guidance to property owners for the restoration, rehabilitation, landscaping, or maintenance of designated historical resources



# Historical Resources Designation Process and Criteria

- Designation Process for Historical Resources  
(LDC Section 123.0202)
    - Nominations from City or member of public
    - Notice to owner required prior to HRB action
    - Designation based on research report
    - Property owner may request continuance
    - Designation decision based on adopted criteria
    - Affirmative vote of 6 board members required
    - Re-initiation of designation procedures within 5 years requires owner consent or significant new information
    - Designation action is appealable to City Council
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# Historical Resources Designation Process and Criteria

- San Diego Register of Historical Resources
  - Any improvement, building, structure, sign, interior element and fixture, feature, site, place, district, area, or object may be designated a historical resource by the City's HRB if it meets one or more of the adopted designation criteria.



# Historical Resources Designation Process and Criteria

- Designation Criteria
    - A. Special Element of Development
    - B. Significant Person or Event
    - C. Architecture or Method of Construction
    - D. Representative of Work of a Master
    - E. Eligible for or Listed on State or National Register
    - F. District Contributor
- 



# Historical Resources Designation Process and Criteria

## ■ Integrity

- Majority of essential physical features
- Convey significance of resource
- Not same as condition

## ■ Seven Aspects

- Location
- Design
- Setting
- Workmanship
- Materials
- Feeling
- Association

# Benefits and Regulations of Historic Designation

- Financial Benefits
  - Tax credits
    - Rehabilitation
    - Façade Easements
  - Historic Preservation Fund
    - Architectural assistance/workshops
  - Mills Act
    - Property tax reduction
    - 20%-70% savings
    - 10 year life, renewed annually
    - Rehabilitate and maintain property

# Benefits and Regulations of Historic Designation

## Design Incentives

Flexibility of State Historic Building  
Code

Transfer of Development Rights (TDR)

CUP and NDP processes to support  
adaptive re-use of historical  
resources

Architectural and design assistance  
services




# Benefits and Regulations of Historic Designation


- Regulations (LDC Chapter 14, Article 3, Division 2)
  - All properties 45 years old or older must be evaluated for historical significance prior to development on the property (Info Bulletin 580)
  - Process Four Site Development Permit for projects which will impact designated historical resources
  - HRB reviews the project and makes a recommendation to the decision maker
  - Exemption for projects which have a minor impact consistent with the Standards

# Benefits and Regulations of Historic Designation

- Designated Historical Resources
  - City staff review all ministerial and discretionary projects involving individually designated historical resources and within all established Districts (Info Bulletin 581)
  - Consistency with the Standards, the Historical Resources Regulations, and any applicable design guidelines are required



# Benefits and Regulations of Historic Designation

- U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties
    - Preservation
    - Restoration
    - Reconstruction
    - Rehabilitation
- 



# Historic Surveys and the Community Plan Update Process

- City of San Diego General Plan

- Historic Preservation Element

- Goals

- Identification of historical resources of the City.
      - Preservation of the City's important historical resources.
      - Integration of historic preservation planning in the larger planning process.






# Historic Surveys and the Community Plan Update Process

A survey is the process of identifying and gathering data on a community's historic resources.


This includes:

- Historic Context Statement
  - Field survey and data collection
  - Public Participation
  - Survey Report
  - Development of inventories
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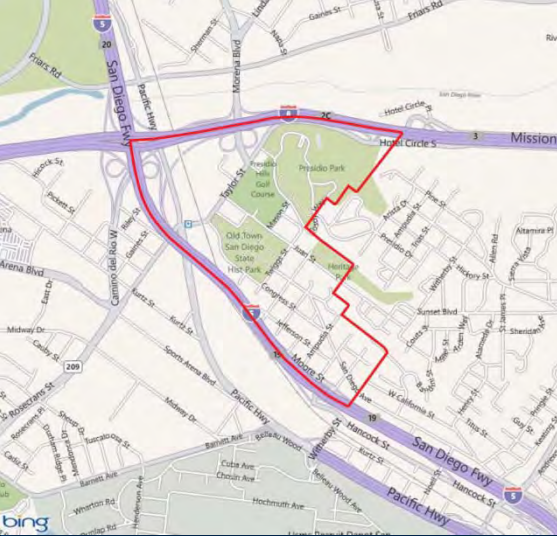




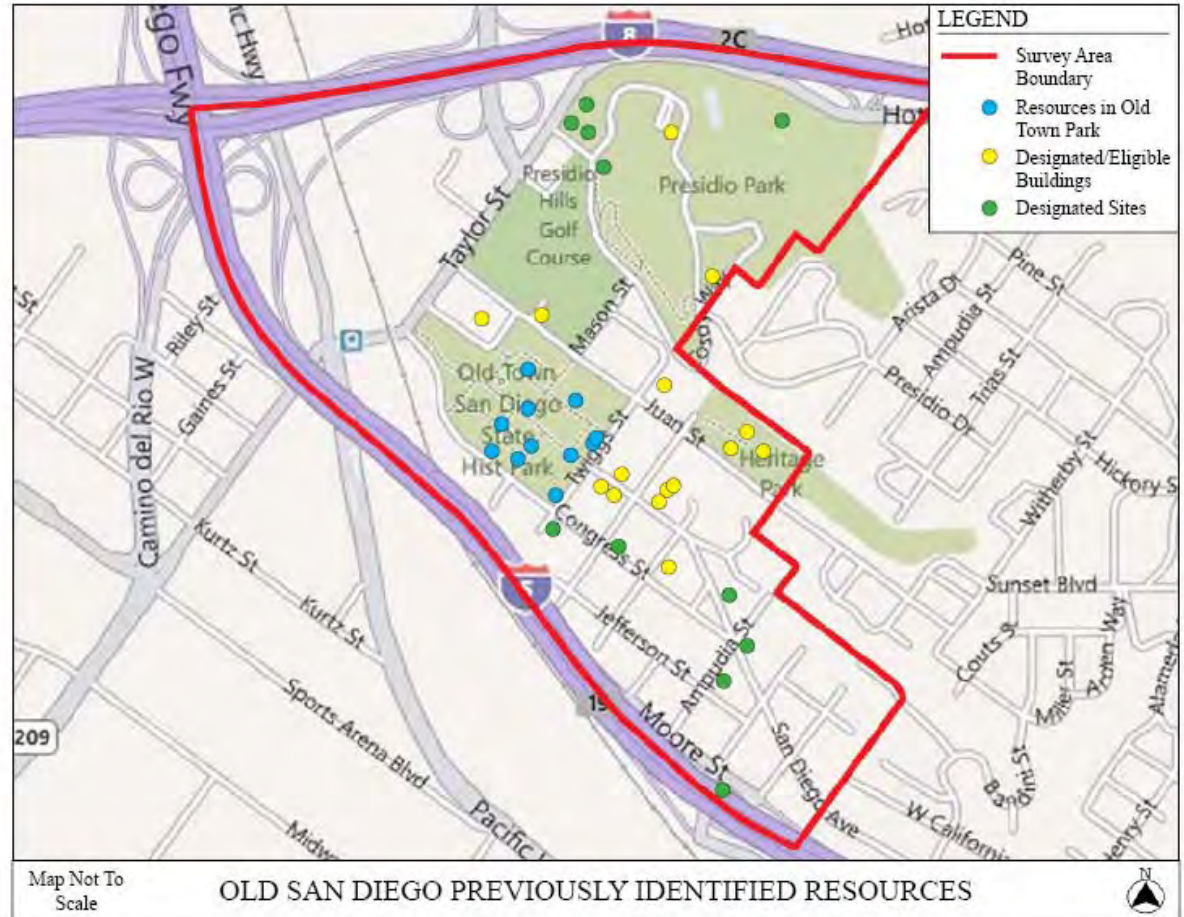
# Historic Surveys and the Community Plan Update Process

- Surveys are used as part of Community Plan Updates to:
    - Identify significant individual historic properties and potential historic districts.
    - Develop future preservation plan goals and priorities within a community plan framework.
    - Provide mechanism for resolution where preservation and development conflict.
    - Understand what resources may be lost and make an informed decision about appropriate treatment of historical resources.
    - Adjust zoning densities to be compatible with character of identified historic resources.
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# OLD TOWN SAN DIEGO Historic Resources Survey



The Old Town State Historic Park, Presidio Park and Heritage Park were not included in the survey.



# OLD TOWN SAN DIEGO STATE HISTORIC PARK



## Designated Resources

- Old Town State Park HRB #14
- Casa de Estudillo HRB #14-A
- Casa de Cota Site HRB #14-B
- Casa de Bandini HRB #14-C
- Casa de Pedmorena HRB #14-D
- Casa de Machado-Silvas HRB #14-E
- Congress Hall Site HRB #14-F
- Casa de Machado-Stewart HRB #14-G
- Mason Street School HRB #14-H
- Exchange Hotel Site HRB #14-I





# PRESIDIO PARK

## Designated Resources

- Fort Stockton Site HRB #3
- San Diego Presidio Site HRB #4
- Franciscan Garden Site HRB #44
- Serra Palm Site HRB #5
- Presidio Excavation Site HRB #35
- Presidio Park HRB #240
- Junipero Serra Museum HRB #237

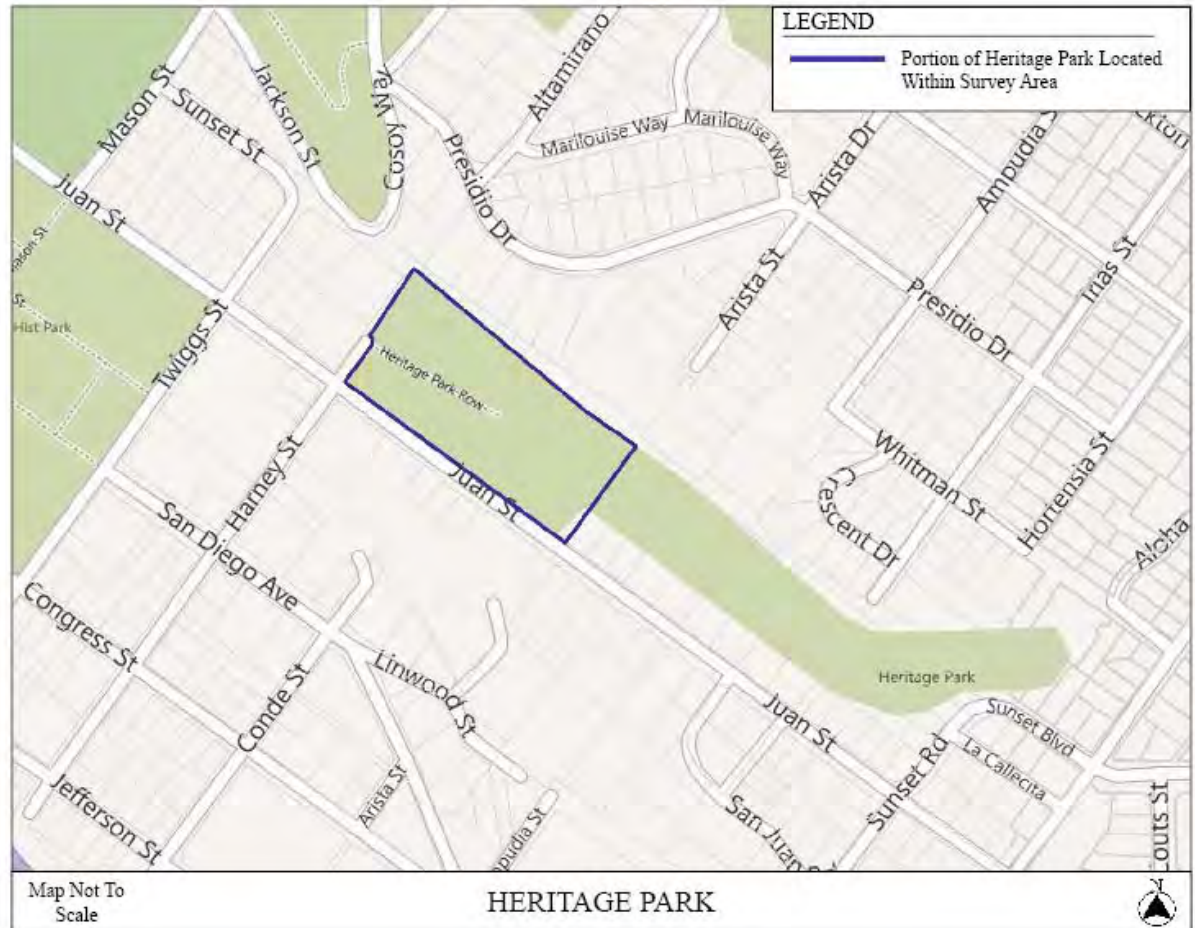




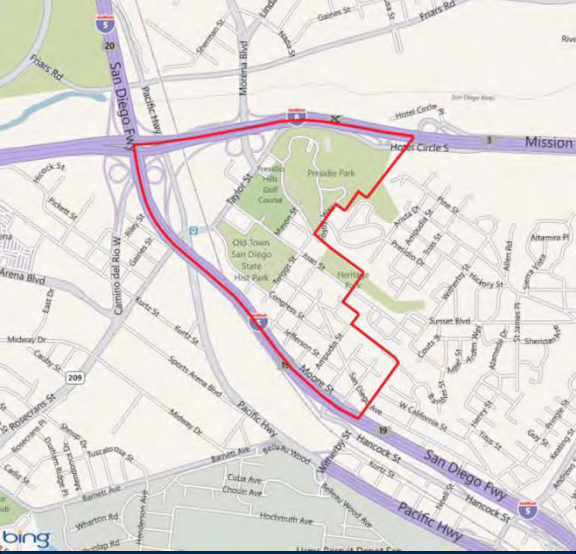
# HERITAGE PARK

## Designated Resources

- Temple Beth Israel HRB #82
- Sherman-Gilbert House HRB #8
- McConaughy HRB #114



# OLD TOWN SAN DIEGO Historic Resources Survey



## American Period Themes

- **American Transition Period (1846-1872)**
- **Early American Development & Industrialization (1873-1929)**
- **The Automobile, Early Tourism & Preservation Phase I (1904-1939)**
- **The Great Depression & World War II (1930-1945)**
- **Post World War II Development (1946-1970)**
- **The Automobile, Tourism & Preservation Phase II (1950-1970)**

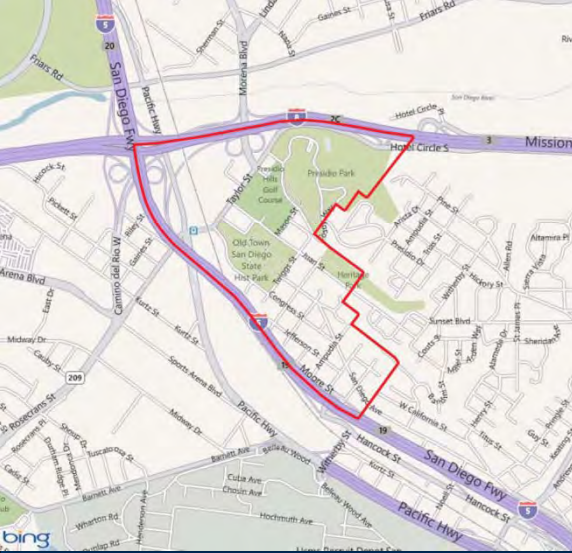
## Periods

1. Spanish Period (1769-1821)
2. Mexican Period (1821-1846)
3. American Period (1846-1970)



# OLD TOWN SAN DIEGO

## Spanish Period (1769-1821)



### Designated Resources

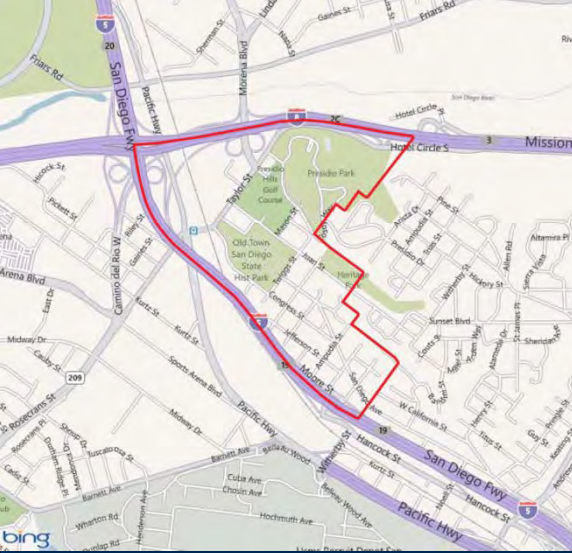
- Casa de Carrillo CHL #74
- San Diego Presidio Site HRB #4
- Franciscan Garden Site HRB #44
- Serra Palm Site HRB #5

San Diego Historical Society



# OLD TOWN SAN DIEGO

## Mexican Period (1821-1846)



### Designated Resources

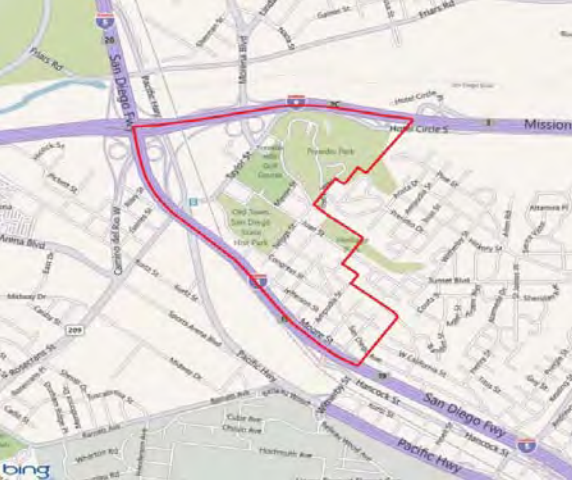
- Fort Stockton Site HRB #3
- Casa de Estudillo HRB #14-A
- Casa de Bandini HRB #14-C
- Casa de Machado-Stewart HRB #14
- Casa de Cota Site HRB #14-B
- Casa de Lopez HRB #21
- Old Spanish Cemetery HRB #26





# OLD TOWN SAN DIEGO

## American Period (1846-1970)

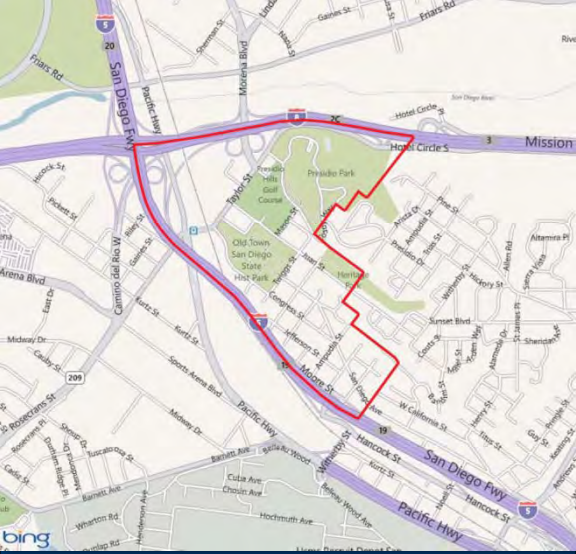


### Designated Resources

- Casa de Pedrorena HRB #14-C
- Whaley House HRB #24
- Derby-Pendleton House HRB #32
- Rudolph Schiller Gallery HRB #352
- Gatewood House HRB #34
- Chapel of the Immaculate Conception HRB #15
- Mason Street School HRB #14-H
- Derby Dike Site HRB #28
- Congress Hall Site HRB #14-F
- Exchange Hotel Site HRB #14-I
- Emmet House Site HRB #36
- Casa de Aguirre Site HRB #42
- Gila House Site HRB #43
- Cobblestone Jail Site HRB #46



# OLD TOWN SAN DIEGO American Period Themes



Early American  
Development &  
Industrialization

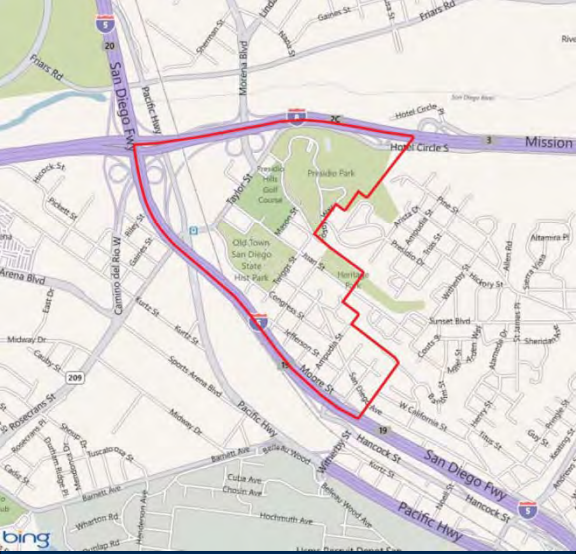
1872-1929



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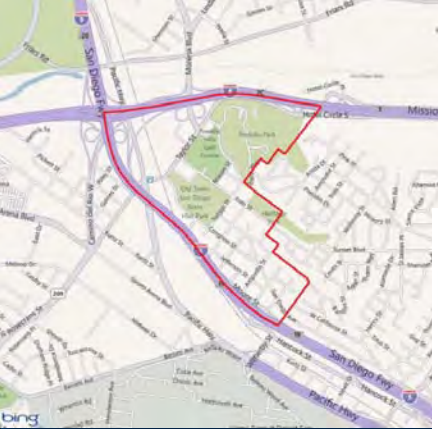
# OLD TOWN SAN DIEGO American Period Themes



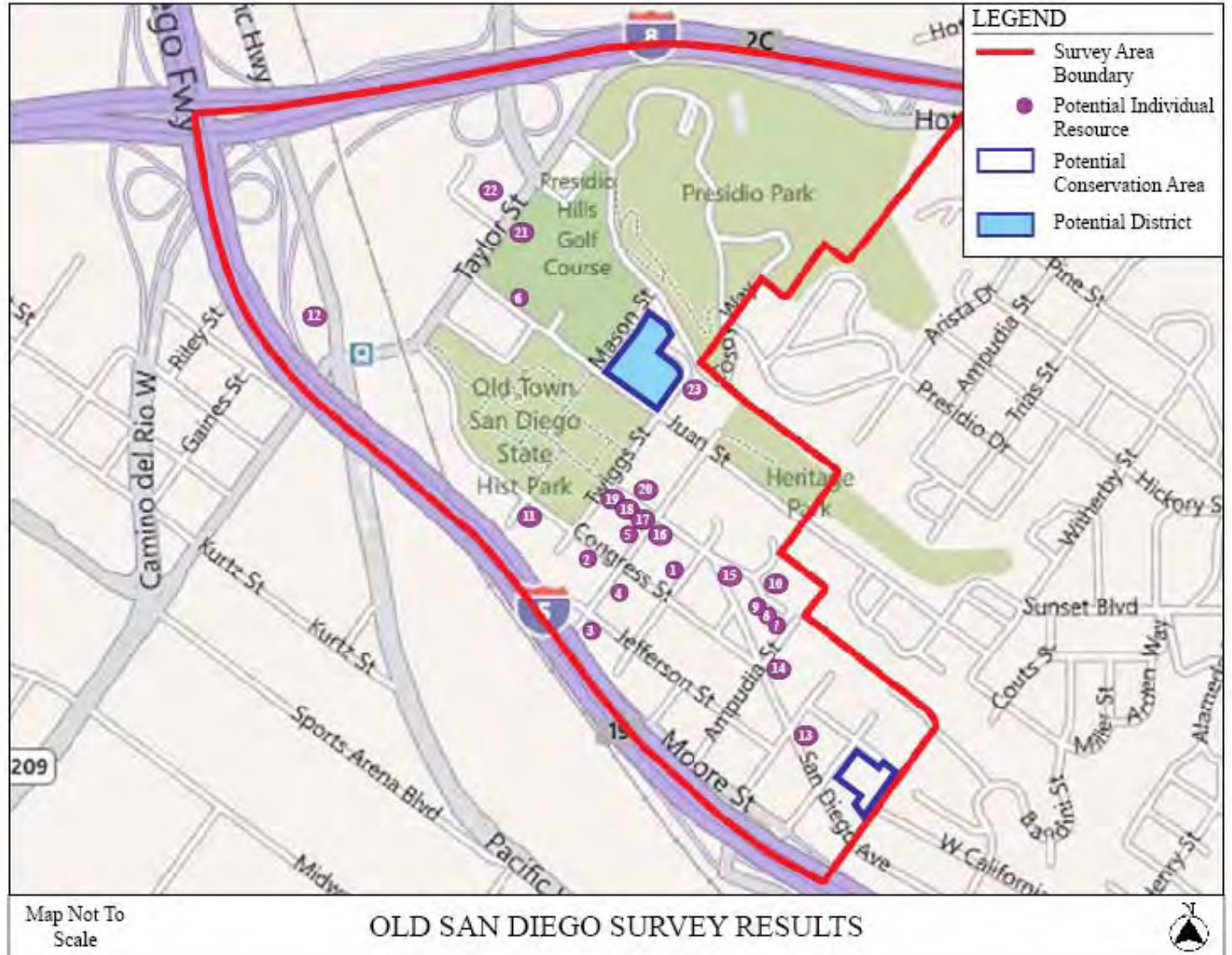
The Automobile, Early  
Tourism & Preservation  
Phase I  
1904-1939



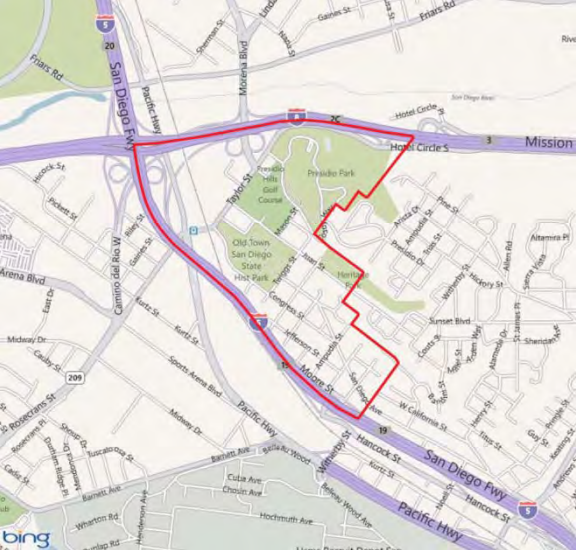
# OLD TOWN SAN DIEGO Historic Resources Survey



1 Potential Historic District  
1 Potential Conservation Area  
23 Potential Individual Historic Resources



# OLD TOWN SAN DIEGO Potential Historic District



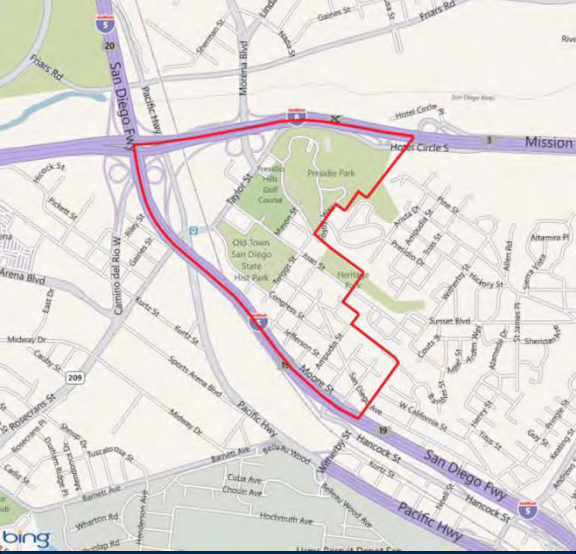
George Marston  
Historic District



Development Services Department



# OLD TOWN SAN DIEGO Potential Conservation Area



Congress &  
Hortensia

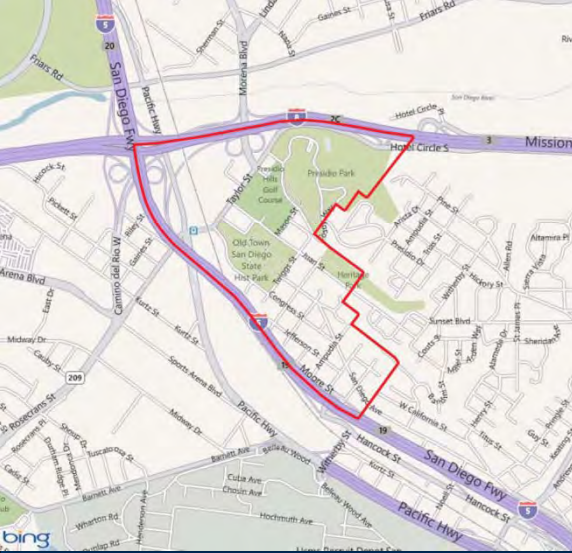


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# OLD TOWN SAN DIEGO

## Potential Historic Resources



### Single-Family Residences



2384 Linwood Street

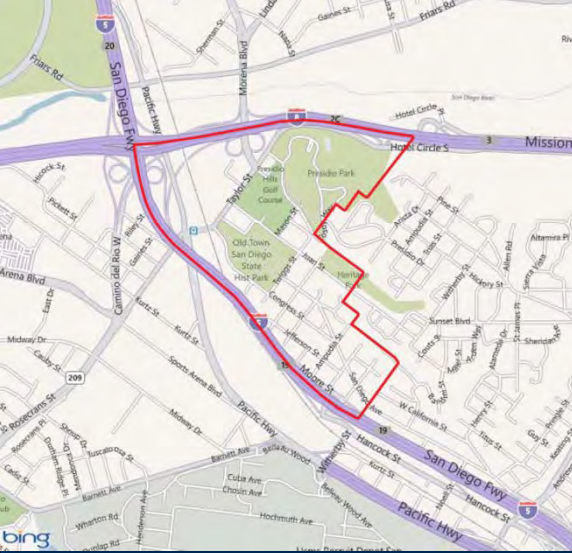


3970 Harney Street



# OLD TOWN SAN DIEGO

## Potential Historic Resources



### Single-Family Residences



2533 Congress Street

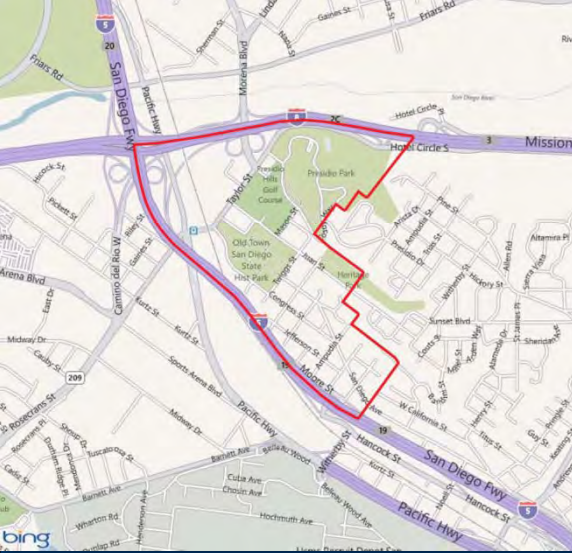


3920 Conde Street





# OLD TOWN SAN DIEGO Potential Historic Resources



## Institutional Buildings



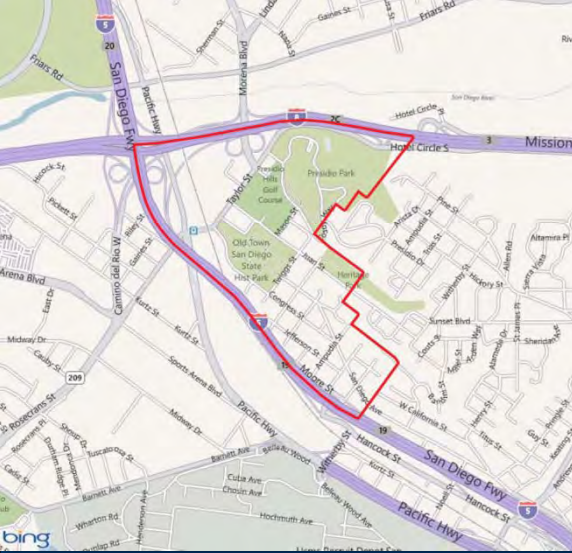
2548 San Diego Avenue



4075 Taylor Street



# OLD TOWN SAN DIEGO Potential Historic Resources



## Commercial Buildings



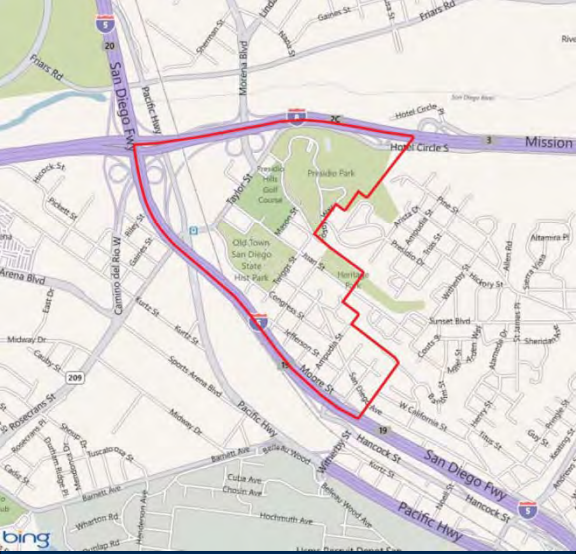
2525 San Diego Avenue



2501 San Diego Avenue



# OLD TOWN SAN DIEGO Potential Historic Resources



## Restaurants



4620 Pacific Coast Highway

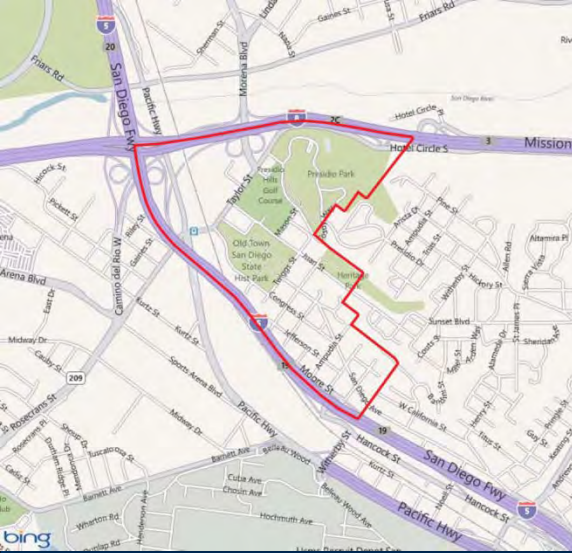


2664 Juan Street



# OLD TOWN SAN DIEGO

## Summary and Questions



- **37 Previously Identified and Designated Resources**
- **144 Pre-1970 Properties Evaluated**
- **1 Potential Historic District (25 properties)**
- **1 Potential Conservation Area**
- **23 Potential Individual Historic Resources**

