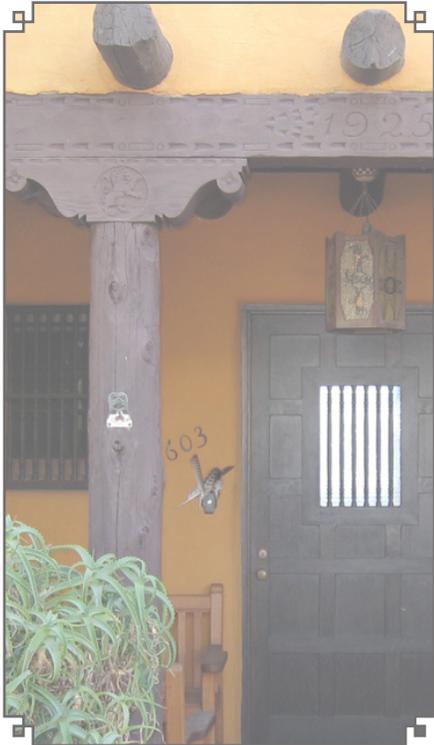


CITY OF SAN DIEGO

# HISTORICAL RESOURCES ANNUAL REPORT



2008

Historical Resources  
City Planning & Community Investment  
202 C Street, MS 5A  
San Diego, CA 92101  
619-235-5224  
[www.sandiego.gov/historic](http://www.sandiego.gov/historic)  
[historicalresources@sandiego.gov](mailto:historicalresources@sandiego.gov)

For further information on obtaining a permit for a potentially historic or a designated resource contact the Development Services Department:  
619-446-5000  
[www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)  
Refer to Informational Bulletins 580 and 581.

layout & design: Rick Brown  
photos: HRB Staff



**THE CITY OF SAN DIEGO**



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## The Historical Resources Board

The Historical Resources Board oversees the city's efforts to identify historic properties that represent the diverse cultural, educational, social, economic, political, architectural and archaeological history of San Diego. The Board consists of eleven volunteer members who are appointed by the Mayor and confirmed by the City Council. The members of the Board have demonstrated special interest, knowledge or expertise in fields related to historic preservation with at least one member from the following professions: architecture, history, architectural history, archaeology, and landscape architecture. Other members appointed may have experience in law, real estate, engineering, general contracting, finance, planning or fine arts and should reflect diverse neighborhood representation.

Board members are appointed for two year terms and do not serve more than four consecutive terms. Current Board members are:

- John Lemmo, Chair
- Jerry Schaefer, Vice Chair
- Salvador Aréchiga
- Priscilla Ann Berge
- Alex Bethke
- Maria Curry
- Gail Garbini
- Linda Marrone
- Abel Silvas



*David E. and Jennie McCracken House constructed ca. 1924 and designated in October 2007 under Criterion C for its Spanish/Mission Eclectic style with Craftsman influences.*



*Sarah Brock/William Templeton Johnson House, constructed in 1925 and designated in November 2007 under Criterion C for its Pueblo Revival style and under Criterion D for its association with Master Architect William Templeton Johnson.*

## Local Landmark Designations

The Historical Resources staff works closely with the Board to identify and list eligible properties in the San Diego Register of Historical Resources, the city's official listing of significant historic buildings, structures, sites, objects and districts. Once designated, these properties are protected from demolition and are eligible for financial incentives to help encourage their long-term preservation and reuse. During the 2007-08 fiscal year, the Board approved designations for 58 individual properties. The city currently has 865 individually designated properties in addition to 18 historic districts. Designated properties range from the San Pasqual Battlefield Site to the John D. Spreckels Building to residential homes throughout the city.

*“No city can hope to understand its present or forecast its future if it fails to recognize its past.”*

*City of San Diego General Plan, 1979 and 2008*

## Design Review Services

The Historical Resources staff provides technical assistance to property owners or other city departments wishing to make alterations to an individually designated building or one within a historic district. Review of the proposed work ensures maintenance of the historic character and integrity of the resource. Design review is required for all designated properties. While staff reviews all projects, a property owner may elect to go before Design Assistance Subcommittee (DAS), which is comprised of Historical Resources Board members with professional design experience, including architecture, landscape architecture and design. The purpose of the Subcommittee is to provide assistance to owners of historically designated properties in the design of projects and to advise property owners and HRB staff on a project's consistency with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. During the fiscal year, DAS reviewed 71 projects.



*Kensington Neon Sign constructed and installed ca. 1952-1953 and designated in April 2008 under Criterion A as a special element of the historical, social, and business development of the Kensington community. The Kensington-Talmadge Community Association attended DAS to receive direction regarding the appropriate treatment of the neon sign. The sign is in the process of being rehabilitated and should be reinstalled in the near future.*

## Environmental and Section 106 Reviews

Staff also reviews any federal project to ensure compliance with Section 106, which balances the concerns of historic preservation with the needs of federal undertakings. Federal undertakings refers to a broad range of activities from reconstruction and rehabilitation to licenses/permits and federal property transfers. During the year staff reviewed:



*Katherine Redding Stadler House constructed in 1914 and designated in March 2008 under Criterion C for its Italian Renaissance style. This home is proposed for noise attenuation through the Quieter Home Program.*

- Federal Communications Commission (FCC) permits for cell phone towers
- Housing Commission reviews for affordable housing rehabilitation and construction
- Quieter Home Program reviews for residential properties proposed for noise attenuation
- Environmental Impact Reports (EIR) to assess the impact of proposed construction on the environment, including historic buildings and any archaeological sites.

## Potential Historical Resource Reviews

The most critical preservation planning issues facing the City stem from development pressure within older established communities, and redevelopment of the downtown commercial/ industrial core. Since 2000, San Diego Municipal Code Section 143.0212 has required that City staff review all projects that impact a parcel with a

structure 45 or more years old, prior to the approval of a permit. Through this citywide review, staff is able to identify potentially individually significant historical resources that have not been designated and ensure that these resources are not adversely impacted by development or demolition. City staff housed in the Historical Resources began administration of this Potential Historical Resource Review in March of 2008 and reviewed 712 projects during the 2008 calendar year.

## Surveys

As part of the Community Plan update process, Historical Resources staff has undertaken historic resource surveys including the preparation of historic context statements for several communities within the city. Surveys enable staff to more readily evaluate potential historic resources. Staff is currently working on surveys within the communities of Barrio Logan, Otay Mesa and Ocean Beach. Within the next year, staff is scheduled to begin work on several other communities including: Uptown, North Park, Golden Hill, Mission Valley, Midway, Old Town and San Ysidro.



*Newport Avenue in Ocean Beach.*

## Historical Designation Benefits

Property owners often perceive that the value of their asset is confined within their property line boundaries. However, the value of real estate is interrelated with what is beyond the property boundaries. When a historic building is maintained and periodically rehabilitated, the financial benefits accrue not only to the owner but to adjacent building owners, nearby businesses and local government through increased property values and heritage tourism activities.

**Historic Building Code:** In addition to the increase property values, owners of designated buildings are also permitted to use the Historic Building Code, which allows for more flexibility when designing additions/modifications or proposing adaptive reuse of a building. The Historic Building Code was enacted by legislation in 1975 and is used in conjunction with San Diego Municipal Building Code.



*Irvin and Vitulia Randall House, constructed in 1910 and designated in October 2006 under Criterion C as a good example of Craftsman architecture. Mills Act conditions required reconstruction of the balcony and front porch.*

*“We shape our buildings; thereafter our buildings shape us.”  
Winston Churchill*



*Irvin and Vitulia Randall House after reconstruction of balcony and front porch.*

**Mills Act:** Enacted by the California Legislature in 1972, the Mills Act is a contract between the city and the property owner, which provides property tax relief. The City of San Diego City Council adopted Policy 700-46 in 1995 to allow the citizens of San Diego benefits from the Mills Act. As of the 2007 tax assessment year the city has 901 Mills Act contracts. Recent reforms ensure accountability of the program with careful management of lost city revenue, tailored agreements to guarantee that the tax savings are reinvested in the property, and increased fees to cover staff time. Staff will also be developing an inspection schedule for existing Mills Act Agreements to confirm compliance with the contract.

**Conditional Use Permit (CUPs):** Owners of designated historic properties may apply for a CUP to allow a use that is not otherwise permitted by right under existing zoning. CUPs have most often been used to establish professional offices in designated historic homes in multi-family residential zones. Approval is subject to case-by-case review.

## Public Outreach and Education

A goal of the Historical Resources staff is to educate the public about historic preservation and preservation efforts within the city. Public education and outreach is achieved through a variety of events from educational workshops to informational booths. Through the year staff assisted citizens via telephone and e-mail inquiries and general walk-ins. Highlights of the year are listed below:

- **Community Planning Group Training**—City-sponsored training for interested members of community planning groups on the City's historical resources program and regulations.
- **Mission Hills Centennial Roundtable**—HRB staff participated in a roundtable discussion on the benefits and responsibilities of historic districts, and answered questions related to local process and regulations.
- **Community Planners Committee**—Staff attended to provide information on the proposed changes to the Mills Act program.
- **Mills Act Workshop**—Provided the public and Board with information on the proposed changes to the City's Mills Act program, as well as information on the other Mills Act programs within the State.



*Joseph E. McFadden House constructed in 1911 and designated in August 2008 under Criterion A as a special element of the development of the West End Subdivision in the North Park community.*

- **C3 Breakfast Dialogue**—Participated in a panel discussion titled, "Neighborhood Character, Historic Preservation, & the Mills Act."
- **UCSD Extension: Historic Preservation Seminar**—HRB staff, along with staff from other jurisdictions, described the tools, programs, and community policy options with which they approach historic preservation in their unique communities.

*“When we build, let us think that we build forever. Let it not be for present delight nor for our use alone. Let it be such work as our descendants will look upon with praise and thanksgiving in their hearts.”*

*John Ruskin, c. 1890*



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