



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 13, 2022 REPORT NO. HRB-21-039

HEARING DATE: October 27, 2022

SUBJECT: **ITEM #08 – Sherman Heights District Contributor (HRB #208-203)**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\)](#)

APPLICANT: Bahoura Family Trust 06-26-03; represented by Scott A. Moomjian

LOCATION: 543-547 25th Street, Southeastern Community, Council District 8
APN 535-272-3600

DESCRIPTION: Consider the rescission of the designation of the Sherman Heights District Contributor located at 543-547 25th Street as a historical resource.

STAFF RECOMMENDATION

Do not rescind the designation of the property located at 534-547 25th Street, on any grounds.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to rescind the designation of the historical resource. The subject parcel is located on the southeast corner of Market and 25th Streets in the Sherman Heights Historic District of the Southeastern community.

The subject property was designated as HRB Site #208-203 by the Historical Site Board on May 27, 1987 as a contributing resource to the Sherman Heights Historic District (Attachment 2). The district was designated for the importance of the Sherman Heights neighborhood both historically and architecturally to the development of the City of San Diego. The *Sherman Heights Historic District Report* (Attachment 3) presented to the Historical Site Board at the time of the hearing noted the variety of socio-economic groups that have lived within the neighborhood. At the turn of the Twentieth Century, Sherman Heights was known as one of the most prominent neighborhoods in the city and attracted upper class residents due to its proximity to downtown and its scenic vistas. During the second decade of the century the area began to transform into a stable middle-class community. As the popularity of the automobile increased, upper middle-class residents were able to move further away from downtown to new neighborhoods such as Mission Hills and Kensington. By the 1940s it had become a lower income, ethnically diverse neighborhood. Completion of Highway 94 in 1951 and Interstate 5 in 1964 completely severed the neighborhood from downtown further hastening its decline. At the time of the 1987 hearing, it was established that the development of the Sherman Heights neighborhood was noteworthy because it reflected the larger historical development patterns of the city.

The Sherman Heights Historic District is notable for its high concentration of architecturally significant structures and the progression of architectural styles illustrating the architectural, social and economic development of the community and the city. Rather than reflecting one or two particular styles, the district reflects the city's taste in architecture from the 1860s through the 1940s. The district contains a number of individually significant properties, such as Villa Montezuma (1925 K Street), both Matthew Sherman Houses (422 19th Street and 563 22nd Street), the Hollington House (171 21st Street) and Our Lady of Angels Church (656 24th Street) that have an enhanced historic significance due to the surrounding contributing structures. The architectural survey completed prior to the 1987 designation hearing found numerous examples of the Neoclassical, Folk Victorian, Queen Anne, Stick, Prairie, Craftsman and Spanish Colonial Revival styles. Later construction included examples of the Art Deco and Streamline Moderne styles. The survey classified all of the buildings within the proposed boundaries of the district into three categories: contributing, potentially contributing and noncontributing. The Department of Parks and Recreation (DPR) forms associated with the survey can be viewed on the [CHRID website](#). Results of the survey indicated that 70 percent of the properties within the district were contributing or potentially contributing. At the designation hearing the Historic Sites Board voted to designate all contributing and potentially contributing properties within the proposed boundaries of the district with a vote of 9-0.

At the time of designation, the 543-545 25th Street property was identified as being Folk Victorian with Queen Anne influences. The [DPR form](#) notes that the structure was originally a single family residence which was later converted to a duplex. Modifications noted on the DPR form include the addition of asbestos and board and batten siding over the original shiplap siding, new windows and doors and several additions at the rear of the house that were inconsistent with its style. Per the survey form "the house has been altered but its original Folk Victorian style with Queen Anne influence can still be seen." Other structures on the parcel were not mentioned.

The subject resource is a one story, residential structure constructed in 1906 in the Folk Victorian style with Queen Anne influences. A large rear addition is attached to the northeast corner of the dwelling and is false front commercial in style. Sanborn Maps indicate that the addition was constructed prior to 1921 and the stylistic differences between the two sections of the building indicate that this portion of the structure is not original to the 1906 date of construction. The resource features a medium pitch, combination gable and hipped roof with asphalt shingles. The full width porch with decorative spindlework frieze once wrapped around the northwest corner of the house. The porch was partially enclosed between 1921 and 1924. Exterior cladding varies and includes horizontal wood siding, board and batten siding on the north façade and asbestos siding on the south façade. A rear shed addition with vertical siding was constructed sometime after 1956. There are no permits on file with the Development Services Department for modifications to the property after the 1987 designation. Post designation modifications include the removal of the brick chimney on the north elevation, the replacement of the existing windows with vinyl windows, the modification of window openings on the south façade, and the addition of a vinyl fence. These alterations were not reviewed by City staff for consistency with the Secretary of the Interior's Standards as required by the City's Historical Resources Regulations.

In addition to HRB #208-203, the subject parcel currently contains two structures and a parking lot. The stucco commercial building on the corner of Market and 25th Streets, 549 25th Street, was completed in 1949 and is not a contributing resource to the historic district. The other structure on the property is 2519 Market Street which is a small, board and batten residential structure constructed in 1904 which is also a non-contributing resource to the historic district. Another structure identified as 541 25th Street was previously located on the southern portion of the parcel and was demolished in 1987 according to the Commercial-Industrial Building Record.

ANALYSIS

The Historical Resources Board may rescind a historical designation under certain circumstances, consistent with the SDMC Section 123.0205. The code states that the Board may amend or rescind a designation on a historical resource in the same manner and procedure as was followed in the original designation. The Board may amend or rescind on the basis of new information, the discovery of earlier misinformation or a change in circumstances surrounding the original designation.

A Historical Resource Research Report (HRRR) was prepared by Scott Moomjian, which concludes that the designation of the resource should be rescinded on the basis of new information and the discovery of earlier misinformation. Staff disagrees and concludes that the designation should not be rescinded.

The alleged grounds for rescission are:

NEW INFORMATION

The HRRR asserts that the property was designated by the Historical Sites Board in 1987 without knowledge of modifications to the structure due to the limited information presented to the Board at the hearing. At the time of designation, the Board was presented with the DPR form for the subject resource which included a photo of the resource. Additionally, Boardmembers took a field trip to the district on April 29, 1987 according to the Historical Site Board meeting minutes. The HRRR asserts that the following modifications were not considered at the time of designation: the construction of a large rear addition (1906-1921), rear porch enclosure (post 1956), rear shed addition (post 1956), conversion from a single-family residence to a duplex circa 1927, partial front porch enclosure (1921-1924), the removal of roof ornamentation (1924-1987), the addition of a roof vent on the primary elevation (1956-1987), and the addition of asbestos siding on the south façade (pre 1987). However, the DPR form suggests that these modifications were known to the Board at the time of designation. The form lists the original use as "Single Family" and present use as "Duplex" indicating that there was a conversion at some point. The form also notes that "asbestos and board and batten siding cover the original shiplap siding in some places" and that there are "several additions at the rear of the house." Additionally, the Board was presented a photo of the resource from April 1987 and completed a site visit to the district that same month. At the time of designation, the Board would have considered the property in its current condition and any previous modifications would have been evaluated. Furthermore, the Board determined that the property retained enough integrity to be considered a contributing resource to the Sherman Heights Historic District. Staff does not concur that these modifications constitute new information and rescission of the historic designation of the property cannot be based on these grounds.

Other modifications called out in the HRRR as new information include the removal of all original windows and replacement with vinyl windows as well as the removal of the red brick chimney. The DPR form notes that the "windows are all new" indicating that the Board was aware the windows were non-original at the time of designation. Comparison of current photos and the April 1987 photo of the property indicate that window openings were changed on the south façade post designation without the required permit. Additionally, the brick chimney mentioned on the 1987 DPR form was removed post designation. As discussed above, there are no permits on file with the Development Services Department for post 1987 work to the 543-545 25th Street structure. All work to designated historical resources requires a permit in accordance with San Diego Municipal Code ([SDMC Section 143.0210\(d\)](#)). It is important to note that when evaluating the condition of the property, the HRB cannot consider unpermitted work; therefore, the modification of windows post 1987 and the removal of the chimney cannot be considered as new information. Staff does not

concur that the modifications to the windows and the chimney constitute new information and rescission of the historic designation of the property cannot be based on these grounds.

DISCOVERY OF EARLIER MISINFORMATION

The HRRR asserts that there were errors in the information presented to the Historical Sites Board at the time of designation. Specifically, there were errors in the information presented on the DPR form. Staff does not concur with the HRRR that the "Folk Victorian with Queen Anne influences" classification of the Resource is inaccurate. According to *A Field Guide to American Houses* by Virginia Savage McAlester, most Folk Victorian houses have spindlework that reflect a Queen Anne influence and the identification of the resource's architectural style on the DPR form is accurate. Staff also does not concur that the statement that "the house was built in 1906 by Isaac Swanson" is misinformation, challenging that Swanson was not the builder of the structure. According to the Chain of Title, Isaac Swanson owned the property in 1906 when the building was constructed and it is logical to assume that Swanson commissioned the construction of the residence.

According to the HRRR, the statement on the DPR form that "Isaac Swanson lived here with his mother, Matilda, through the 1910s" is inaccurate. The report claims that Matilda was Isaac's wife, not his mother, and that there is no evidence that she lived at the property with Isaac. Additionally, the report claims that Isaac moved from the property in 1908. The claim that Matilda was Isaac's wife is not fully substantiated within the report. The statement on the DPR form is not completely accurate; however, these errors do not have an impact on the resource's ability to convey its historic significance as a contributing resource to the Sherman Heights Historic District.

The HRRR also claims that the house number was not changed from 565 to 545 in 1908 not 1914 as indicated on the DPR form; however, this information is not substantiated in the report. Furthermore, this error does not have an impact on the resource's ability to convey its historic significance as a contributing resource to the Sherman Heights Historic District.

The historic report also claims that the DPR form's statement that "asbestos and board and batten siding cover the original shiplap siding in some places" is inaccurate, but does not substantiate this claim with evidence. Furthermore, the Board was presented a photo of the resource from April 1987 and completed a site visit to the district that same month. At the time of designation, the Board would have considered the property in its current condition and any previous modifications would have been evaluated. Furthermore, the Board determined that the property retained enough integrity to be considered a contributing resource to the Sherman Heights Historic District. Therefore, staff does not concur that the information presented to the Board regarding modifications constitutes misinformation and rescission of the historic designation of the property cannot be based on these grounds.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the designation of the property located at 534-547 25th Street, not be rescinded on any grounds.



Suzanne Segur
Senior Planner

SS/ss

Attachments:

1. Applicant's Historical Report under separate cover
2. Historical Site Board Agenda and Meeting Minutes, May 27, 1987
3. Sherman Heights District Report, May 27, 1987



The City of San Diego

HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

CITY PLANNING DEPT.

MAY 26 1987

RECEIVED

NOTICE OF MEETING

DATE: May 27, 1987

TIME: 1:00 P.M.

PLACE: CITY OF SAN DIEGO
TWELFTH FLOOR HEARING ROOM
CITY ADMINISTRATION BUILDING
202 "C" STREET
SAN DIEGO, CA 92101

MEETING AGENDA

CALL TO ORDER

PROCEDURAL ISSUES, CONFLICT OF INTEREST DECLARATION

APPROVAL OF MINUTES

ANNOUNCEMENTS/COMMUNICATIONS

Limited to three minutes and non-debatable.

PUBLIC COMMENT: Any member of the public may address the Board on any subject in its area of responsibility on any matter not presently pending or previously discussed by the Board. Comments are limited to three (3) minutes and are non-debatable. At the conclusion of the comment, the Chair shall have the discretion to determine appropriate disposition of the matter.

ACTION ITEMS

1. 7743 and 7745 Eads Avenue, La Jolla

Description: Designation of two residential structures located at 7743 and 7745 Eads Avenue in La Jolla

Staff Recommendation: Do not designate the structures based on the fact that no historical or special architectural significance can be identified.

2. Chinese Mission Building, 643-645 First Avenue, Centre City

Description: Historic designation, as part of the Chinese/Asian Thematic Historic District, of the Chinese Mission building designed by Louis J. Gill, located at 643-645 First Avenue, in Centre City. This item was continued from the hearing of April 29, 1987.

Department Recommendation: DESIGNATE the structure based on its important historical and architectural significance, Grade 1.

3. National Register of Historic Places Thematic District Nomination for the Chinese/Asian Thematic Historic District, Centre City.

Description: Nomination of the Chinese/Asian Thematic Historic District to the National Register of Historic Places.

Department Recommendation: APPROVE based on the District's significance to San Diego's historical development.

4. Sherman Heights Historic District. Southeast San Diego

Description: Designation of the Sherman Heights neighborhood, in Southeast San Diego, as a Historic District.

Department Recommendation: Approve. Designate all contributing structures, Grade 1.

5. Balboa Park Master Plan

Description: Board review of the Balboa Park Master Plan.

Department Recommendation: Recommend City Council approval with Conditions. Specific recommendations and conditions will be provided in conjunction with the Planning Department's report to the Planning Commission.

DISCUSSION ITEMS

1. None

AGENDA ADDITIONS

ADJOURNMENT

ATTACHMENTS

Action Items:

1. 7743 and 7745 Eads Avenue Report
2. Chinese Mission Report
3. Chinese-Asian Thematic Historic District National Nomination
4. Sherman Heights Historic District Report



Ron Buckley
Secretary to the
Historical Site Board

RB:AL:rcr



The City of San Diego

HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101
CITY PLANNING DEPT.

MAY 26 1987

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NOTICE

SUPPLEMENTAL AGENDA FOR MAY 27, 1987 MEETING

*Please note, these are additional items that have been added to the agenda for next week's meeting.

ACTION ITEMS

6. Ruiz-Alvarado Adobe

Description: Request for Board review and approval of a design plan to stabilize and protect the adobe remains of the Ruiz-Alvarado Adobe Ranch House. Presentation by Wayne Donaldson, A.I.A.

Recommendation: Material not available for review prior to distribution of this notice.

DISCUSSION ITEMS:

1. Uptown Emergency Ordinance Limiting Issuance of Demolition Permits

Board review and discussion of the adopted Emergency Ordinance Limiting Issuance of Demolition Permits, Building Permits, and Commencement of Construction in Portions of Uptown for a Period of One Year.

2. Urban Conservation Section Fiscal Year 1988 Funding.

Discussion and review of the Planning Department's proposed FY1988 budget and recommendations regarding funding of the Urban Conservation Section.

Ron Buckley
Senior Planner
Secretary to the Historical Site Board



The City of San Diego

HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

MINUTES

HISTORICAL SITE BOARD MEETING
MAY 27, 1987
(Corrected June 24, 1987)

CALL TO ORDER

Meeting was called to order at 1:16 p.m. by Chairperson, Kathryn Willetts.

ATTENDANCE

1. Board Members

Attending

Wayne Donaldson
Gregory C.M. Garratt
Dorothy L. Hom
Marilyn E. Irwin
Bruce Kamerling

Carol Lindemulder
Pat Schaelchlin
Jeffrey D. Shorn
Virginia Waller
Kathryn Willetts

Absent

Diane Barbolla-Roland
Ronald B. Kirkemo

2. Staff

Ron Buckley - Secretary to the Board
Tom Steinke - City Attorney
Ruth Dalglish - Recording Secretary
Angeles Leira - Principal Planner
Susan Bray - Associate Planner
Sheri Zumwalt - Senior Planner
Anna McPherson - Sherman Heights Survey Team
Cory Braun - Sherman Heights Survey Team
Mark Wardlaw - Junior Planner
George Loveland - Parks and Recreation Department Director

3. Guests

Raquel Gomez	Susan McKean
Maria Conception	Marie Lia
Maria Diaz	David Swarens
Geri Bartoloni	Beth Zedaker
Charles Richards	Tony Ciani
David F. Peavy, Sr.	Larry Lampel
Archie Peavy	R.M. Ariessohn
Vicky Mende Gray	Serge A. DiNovo
Dr. Ray Brandes	Katherine Kelly-Markham
Downtown Sam	Jim Kelly-Markham
Oscar Talaro	Margaret Davidhizar
Charles Nichols	K.S. Webster
Mr. and Mrs. Joseph Quin	Quin Yon
Mark Ludlow	Vincent Nares
Tom Hom	

CONFLICT OF INTEREST DECLARATIONS FOR ACTION ITEMS

Item 1 - Dorothy Hom
Item 1 and 6 - Wayne Donaldson
Item 6 - Kathryn Willetts

MINUTES

The minutes of April 29, 1987 were approved with the following modifications:

Kaz Lung should be corrected to "Kay Fune" and under Public Testimony "Jacquelyn Quin is the Great Granddaughter of Ah Quin".

PUBLIC COMMENTS AND ANNOUNCEMENTS

Maria Lia notified the Board about the Preservation Conference in Coronado (fund raiser) June 4-6, 1987.

Dr. Brandes of the University of San Diego stated that today is the 25th anniversary of the formation of the Historical Site Board and that should be celebrated.

Mr. Tony Ciani of La Jolla, distributed letters from the La Jolla Town Council urging the City of San Diego to give top priority to preservation plans for La Jolla. of particular interest is the need to keep buildings from being demolished. Chairwoman Kathryn Willetts referred this item to staff for a report at the next meeting.

Sheri Zumwalt requested that Boardmembers return the Historic District/Sherman Heights binders after the hearing, and announced

that the binders could be ordered by the general public for a fee. A sign-up sheet is available for such purpose.

ADMINISTRATIVE ITEMS/PROCEDURAL ISSUES

None.

ACTION ITEMS

1. Title: 7743-7745 Eads Avenue, La Jolla

Issue: Board discussion of structure's historic and architectural value for potential Historic Site Designation.

Department Report: The staff reported on the study before the Board. Recommendation not to proceed with historic designation.

Public Testimony:

Jim Kelly Markham, presented the applicant's report.

Toni Ciani, spoke in support of historic designation.

Board Discussion: Questions were raised by Boardmembers indicating interest in further researching the historical aspects of the structure's ownership. Also at question was whether today's hearing was for designation or not. The report presented by the applicant was discussed as to its lack of detail. Questions were also raised about the status of the Fay Avenue corridor plan and implementation. Questions were raised as to the definition of "Heritage Structure".

Motion: by Carol Lindemulder seconded by Jeff Shorn to schedule the 7743 and 7747 Eads Avenue structures for a Site Designation Hearing, and that a complete report on the status of the La Jolla Heritage Structures and the Planned District ordinance be provided for the next Historical Site Board Hearing.

Vote: 10-0 to approve.

Boardmembers Dorothy Hom and Wayne Donaldson left the meeting room.

2. Title: Chinese Mission Building

Issue: Designation of the structure based on its important historical and architectural significance, Grade 1.

Department Report: The staff made a brief description of the reasons for designation. Recommendation is to designate the structure as a Historic Site.

Public Testimony:

In Favor:

Mr. Quin Yon - member of the Chinese Consolidated Society, Chairman of CCDC - Chinese District Committee, and member of the Chinese Mission spoke in favor.

Mr. Tom Hom - Moderator and President of the Chinese Church, and past president of the Gaslamp Quarter Association gave a history of the Chinese Mission and its significance to the Chinese community in San Diego, spoke in favor of historic designation and submission to the National Register.

Mr. Ralph Bernie - Owner of the Woo-Chee-Chong building spoke in favor of preservation and National registration of his and other buildings.

Mr. Jim Ahern - Local realtor and property owner in the Chinese-Asian District spoke in favor of designation.

In Opposition:

Marie Lia - Representing the Chinese Mission Building property owner and Consultant to CCDC on historic properties within the redevelopment area, testified for the record about her involvement in the background studies that CCDC prepared for the Chinese Asian District, and testified in opposition to Historic Site Designation for the Chinese Mission Building. The testimony described the lack of historical importance now that the Chinese Community Church no longer uses or owns the building and has removed the building's "corner store". The building's lack of architectural value due to the absence of Chinese architectural motifs and detailing, the building's present vandalized state, and the inappropriateness of designating a building that will subsequently have to be condemned by the City. Finally, in the view of the property owner's representative the building's preservation is not viewed as an element honoring the Chinese community.

Dr. Ray Brandais also spoke in opposition to the Chinese Mission building designation, and his role as consultant to CCDC for historic preservation and specifically his involvement in the Chinese Buildings Historic District Study.

Ms. Judith Ripple, representing CCDC, stated that the corporation had reservations about the Chinese Mission building nomination since the property owner does not wish to preserve it.

Board Discussion: The Board discussed the building's significance both to the Chinese-Asian community, the City and State. The church's mission style design lacking Chinese architectural detailing was viewed as an example of the community's acceptance of their integration to the American and California culture. The possibility of using the small building's shell as a lobby to a larger building was also discussed. The designation was unanimously viewed in terms of its importance to the community, as a way for San Diego to pay homage to an ethnic community to which it owes a lot. Interior vandalism was not viewed as a problem to preservation.

Motion: by Carol Lindemulder, seconded by Gregg Garratt to designate the Chinese Mission Building as a historic site, Grade 1, for its historical and architectural significance, and incorporate it into Subarea 3 of the local Chinese-Asian Historic District.

Vote: 8-0 to approve with Wayne Donaldson and Dorothy Hom abstaining.

3. Title: Chinese-Asian Thematic Historic District National Register nomination.

Issue: Nomination of Subareas 1, 2, 3, to the National Register of Historic Places, as a Chinese-Asian Thematic Historic District.

Department Recommendation: Approve the nomination proposal.

Public Testimony:

In Opposition:

Mr. George Hahn, representing the Goodwill Industries opposed the inclusion of the Regal and Anita Hotels.

Ms. Winnie Kay Win Hu, representing the Ying Ou Society opposed the inclusion of the Yin-Ou building and Annex.

Ms. Marie Lia, representing the Chinese Mission opposed the building's inclusion.

In Support:

Mr. Joseph Quin, grandson of Ah Quin spoke in favor of including all buildings.

Mr. Toni Ciani, spoke in support of the District.

Motion: by Carol Lindemulder, seconded by Gregg Garratt to approve the National nomination of the Chinese-Asian Thematic Historic District, and recommend that minor editorial revisions proposed by individual Boardmembers be incorporated in the package.

Vote: 9-0 to approve with Wayne Donaldson and Dorothy Hom abstaining.

Gregg Garratt left the meeting.

4. Title: Sherman Heights Historic District

Issue: Designation of the Sherman Heights neighborhood as a Historic District.

Department Report: Staff made a presentation identifying the valuable historical and architectural assets of the proposed District. The announcement was made that the Board took a field trip to the site on April 29, 1987. Department recommendation is for Historic District Designation, and designation of all contributing and potentially contributing sites as Grade 1 historic sites.

Public Testimony:

In Favor:

Mr. David Swarens, a resident, representing the Southeast San Diego Development Committee, spoke about several public meetings held in the community and the resident's unanimity for designation.

Mr. Larry Lampel, a resident and local realtor, discussed his knowledge of many of the homes and their historical and architectural value.

Mr. Robert Huett, a local resident rebutted the arguments made by opposing testimony.

Mr. Larry Malone, Community Project Director for Villa Montezuma spoke in favor for designation.

Mr. Charles Nichols, property owner of an industrial site on Imperial Avenue requested assistance for revitalization and funding to upgrade residential uses.

Mr. Dick Hanson, resident and property owner spoke of the community's pride and support of the proposal.

Ms. Vicky Mende Gray, resident spoke in support and described the benefits of using traditional materials and building techniques in rebuttal to comments opposing the Historic District designation.

In Opposition:

Mr. Dan Glasser, owner of Three PROPERTIES, at G and 25th, spoke against designations based on the social values of the neighborhood that has not participated in the business cycle of the community. One hundred-year-old properties made of redwood and nails are difficult to rehabilitate; the poor neighborhood will not be rehabilitated by preservation.

Mr. Vincent Nares, property owner on Imperial between 19th and 20th, opposes preservation because it can't be done, but will participate in anything that will improve the district.

Mr. Oscar Talaro, representing the Chicano Federation does not support the Historic District because of plans the Federation has for senior housing. The proposal will increase rents. Concerns about programs designed to preserve the community were voiced.

Board Discussion: The Board commented on the excellent staff presentation, and the excellent public testimony. Identified several people in attendance who were in support of historic designation but had to leave due to the late hour. The Board commented that historic designation will economically help the neighborhood, and were pleasantly surprised by the quality and quantity of the structures. Questions were raised about the concerns of the Chicano Federation relative to pipeline projects. Staff commented that there is no pipeline project at this time. Discussion on the importance of the Grant Hill - Phase II study followed. Concerns were raised about the proliferation of Historic Districts without a master program and priorities for their preparation.

Motion: by Virginia Waller, seconded by Marilyn Irwin to approve the Historic District, designate the contributing and potentially contributing structures as Grade 1, incorporate the proposed Department Guidelines provided the minor comments raised by Boardmember Lindemulder are incorporated.

Vote: 9-0 for approval.

Motion: by Carol Lindemulder, seconded by Jeff Shorn to have staff report back to the Board on the Implementation and Enforcement program by memorandum in one month's time.

Vote: 9-0 for approval.

Motion: by Dorothy Hon, seconded by Virginia Waller to recommend funding for staff to coordinate the Historic District implementation and revitalization program.

Vote: 9-0 for approval.

Motion: by Dorothy Hon, seconded by Bruce Kamerling to direct staff to continue the study effort into the Grant-Hill - Phase II and prepare a work program identifying other potential districts in the making, and their timing. Work program is due next month.

Vote: 8-0 to approve.

Boardmember Jeff Shorn left the meeting.

6. Title: Ruiz Adobe Stabilization Project. This item was taken out of sequence and heard prior to the Sherman Heights District.

Motion: by Gregg Garratt, seconded by Pat Schaelchlin to continue the item for next month because the applicant (Wayne Donaldson) was not available to make the presentation due to a conflict of interest.

Vote: 8-0 to approve.

7. Title: Balboa Park Master Plan

Issue: Review and action on the proposed Master Plan for Balboa Park.

Department Report: Planning and Parks and Recreation Department made a joint presentation. Recommendation to approve subject to conditions to recreate the Plaza de Panama and the Palisades in their historical designs, and have an ongoing program to identify historically significant landscaping materials.

Board Discussion: Discussion focused on Spanish Village changes effect on the National Register, impacts of parking, impacts of new roads on existing landscaping along SR 163,

access issues, pedestrian linkages, extension of the park greenbelt to the Bay.

Motion: by Virginia Waller seconded by Bruce Kamerling, to recommend adoption of the Planning Department's recommendation specifically noting the historical design of the Prado and Palisades areas, slight expansion of Spanish Village, a program to identify historically significant landscape materials, and urging that another attempt be made to find a use for the Fire Alarm Building and rebuilding the Navy Hospital courtyards to their historical design consistent with the City Council Action on Navy Hospital. All development projects to be reviewed by the Historical Site Board for sensitivity to their National Historical landmark status.

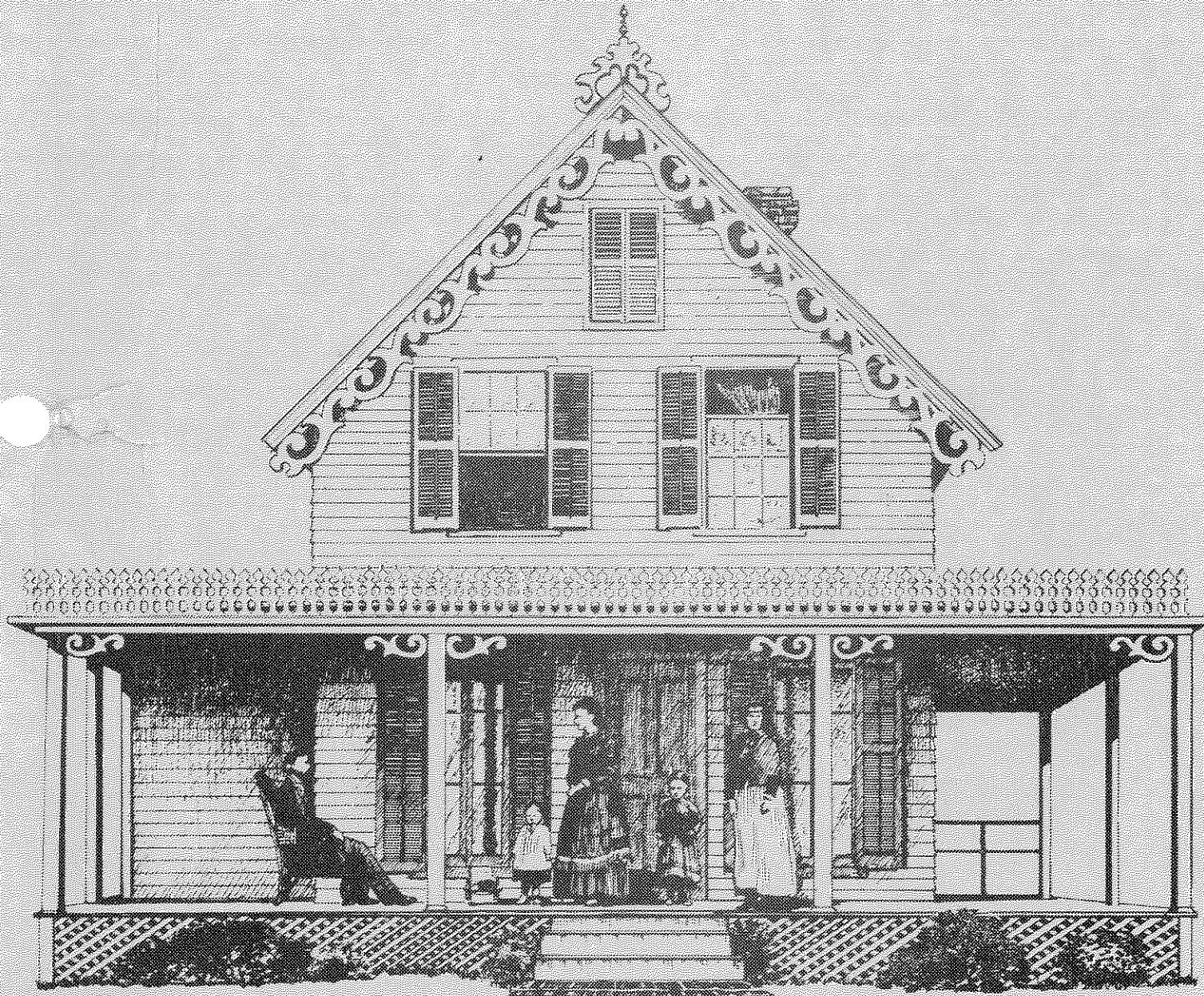
Vote: 6-0 to approve.

Because of lack of quorum, this vote represents a consensus only.

ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

Sherman Heights Historic District
City of San Diego



Historical Site Board
May 27, 1987

CITY OF SAN DIEGO

City Council

Maureen O'Connor, Mayor
Abbe Wolfsheimer
Bill Cleator
Gloria McColl
William Jones
Ed Struiksma
Mike Gotch
Judy McCarty
Celia Ballesteros

Historical Site Board

Kathryn C. Willetts, Chair
Diane Barbella-Roland
Wayne Donaldson
Gregory C.M. Garratt
Dorothy L. Hom
Marilyn E. Irwin
Bruce Kawerling
Ronald Kirkemo
Carol Lindemulder
Pat Schaelchlin
Jeffrey D. Shorn
Virginia Waller

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INTRODUCTION

The Sherman Heights neighborhood is located immediately east of Centre City San Diego and, together with Golden Hill, and Uptown, has been known for many years to have some of the best examples of Victorian architecture in the City of San Diego.

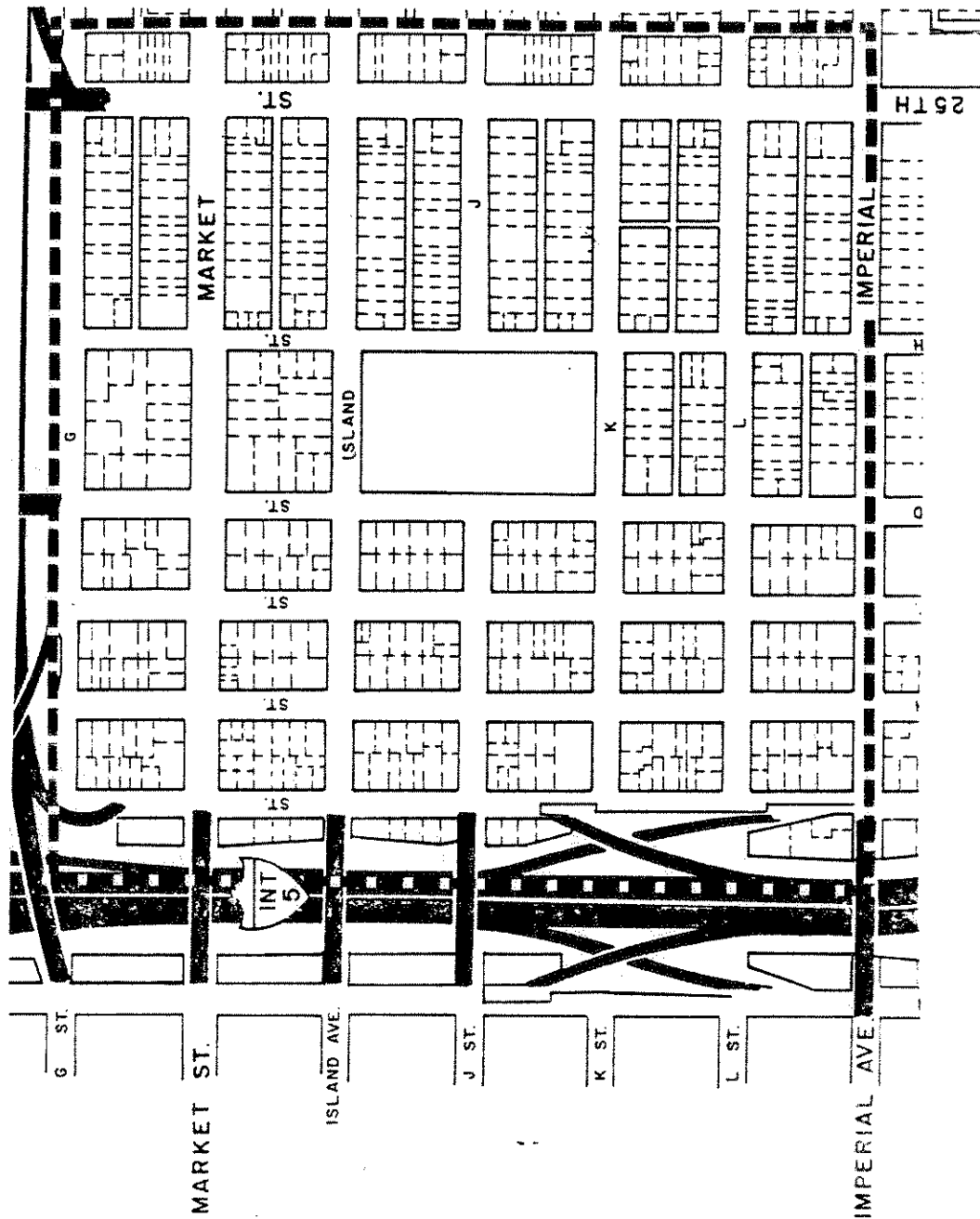
Sherman Heights is within the boundaries of the Southeast San Diego community planning area. The community's first plan was adopted in 1969, and prepared in conjunction with the Model Cities program. The program was approved by the Federal Government in the late 1960's. This original 1969 Southeast Community Plan, and Model Cities program, identified the Sherman Heights and adjacent Grant Hill neighborhoods as having important historical architectural characteristics worthy of preservation. The 1969 Model Cities program was instrumental in the financing and purchase of the Villa Montezuma currently maintained by the San Diego Historical Society.

Since the Villa Montezuma was purchased, other properties have been purchased by individuals and non-profit groups such as the Chicano Federation, and some rehabilitation of older historical structures have taken place through such independent ad-hoc efforts.

In 1986, in conjunction with a new community plan update for the Southeast community, members of the Sherman Heights neighborhood were instrumental in obtaining funding from the San Diego City Council to undertake a historic resources survey and study of the neighborhood. The objective of the study was to identify the neighborhood's historical and architectural characteristics, and identify the scope and boundaries of a historic district.

The historical and architectural survey was undertaken in the winter of 1986-1987. The conclusions of the study are contained in this report, and indicate the importance of this neighborhood both historically and architecturally to the development of the City of San Diego. New information describing the ethnic communities that settled in the neighborhood over the years, and the names of prominent San Diegans who resided in this area over the years, are important aspects of this historical study. Another important factor is the large number of architecturally important sites that make up approximately 70 percent of the total building stock in the area. Finally, the number of rehabilitation projects has increased greatly since this study began, a good sign of the positive impacts of Historic District designation on a neighborhood.

This report includes the following: a summary of the survey methodology, a description of the historical development of the neighborhood, a description of the survey area, an architectural description, and an implementation section. The latter establishes development guidelines for project review and a revitalization and funding program to assure that the area's improvement and rehabilitation is undertaken in a manner which will enhance the low-income community's environment.



**SHERMAN HEIGHTS
HISTORIC DISTRICT BOUNDARIES**

CITY OF SAN DIEGO · PLANNING DEPARTMENT

METHODOLOGY

A two-person survey team performed an architectural and historical evaluation of each structure within the boundaries of the proposed district. The State of California's Historic Resources Inventory Form was the basis of the survey.

The identification information including parcel numbers, ownership and legal description of each property was obtained from the Land Use Database Extract from the Assessor's files. The architectural description was prepared according to Lee and Virginia McAlester's A Field Guide to American Houses (New York, Alfred A. Knopf, 1984). Each architectural description includes the name of the structure's style, its physical description and any major alterations from its original condition. The date of construction and the names of the architect and the builder were derived from a thorough examination of City of San Diego water and sewage records and historical research (see Bibliography). The approximate property size was derived from the legal description.

Each structure's condition was classified according to the following categories: excellent, good, fair, deteriorated, and no longer in existence. A structure described as excellent exhibited no structural or cosmetic defects, and is in pristine condition. A structure described as good exhibited only minor structural flaws and deviations from its original appearance. A structure described as fair exhibited significant structural defects, such as crumbling foundation, and numerous alterations from its original appearance. A deteriorated structure was in serious disrepair. If described as no longer in existence, the structure on the site has been demolished or moved.

All of the structures within the District are also divided into the categories of contributing, potentially contributing or non-contributing. A contributing structure is one that is architecturally and/or historically significant. It is a good example of a particular style of architecture and may have a significant historical relationship to the area. It is in excellent or good condition. A potentially contributing structure may be historically significant, yet heavily modified, or it may be a fine example of a particular style but has suffered a few alterations such as aluminum windows, stucco or an enclosed porch. A non-contributing structure has a post-1937 construction date or is in a deteriorated or heavily modified conditions.

The surroundings and threats to a site such as zoning or vandalism, were determined by the Planning Department staff. Related features are those features such as outbuildings, fences, landscaping, trees, and street furniture.

The historical and/or architectural significance of each structure was derived from thorough historical research (see Bibliography, for sources consulted).



Matthew Sherman House, 418-422 19th Street, built in 1872.

San Diego Historical Society Photo- Titor Collection

HISTORY

Sherman Heights is one of San Diego's oldest neighborhoods. Captain Matthew Sherman and his wife, Augusta, played an integral role in the early development of Sherman Heights and New Town, San Diego. Matthew Sherman was a native of New England. On his tour of duty in San Diego during the Civil War, he decided to return to San Diego to make it his permanent home. He returned in 1865 to fill the post of Customs Collector and, two years later, he married Augusta Jean Barrett, the second teacher at the first school in the County. Matthew Sherman had purchased a 160-acre tract, Pueblo Lot 1155, from the City Trustees for 50 cents an acre. They built their first home in New Town, actually the first home to be built on-site in New Town, in 1868. The structure was moved in 1905 to its present site at 418-22 19th Street. Despite numerous alterations, the house, today is clearly recognizable as the Sherman's first home. The greatest threat to its existence is neglect.

As the demand for land increased, Sherman began to subdivide his property in 1869 to sell. Land sold so quickly that the City trustees moved to set aside areas for public use before they too were sold. In October of 1869, they dedicated 1,400 acres for a City Park (now Balboa Park) and 200 acres for a cemetery (which Augusta Sherman named Mount Hope). During this period, Sherman Heights emerged as an important subdivision in San Diego.

Sherman was fully aware that a direct rail connection to the East was necessary to sustain and encourage further growth in San Diego. Unfortunately, the stock market crash of 1873 put an end to his carefully laid plans, and halted the development of the new city. The Sherman family retired to their farm in El Cajon until the 1880's. They returned to the city as the rail connection arrived. Just as they had predicted, the railroad brought many new settlers to San Diego, and subsequently land sales and the building industry boomed. Returning in style, the Shermans built a new house in Sherman Heights in 1886. Old photographs reveal a large two and one-half story home in the Queen Anne style, complete with towers, bays, and overhangs. It still stands today as the heavily modified Sherman Apartments at its original address, 563 22nd Street. During the boom years (late 1800's), some important physical boundaries were cut across the southeast area landscape, primarily due to subdivision. Between 1871 and 1893, 38 subdivisions were recorded for the southeast area. Subdivision and subsequent development of this neighborhood required the laying of streets. As in New Town, they were drawn in a grid pattern, except for Logan Heights, where the streets ran diagonally to afford the views of the bay.

Prior to the development of the freeways that divide the southeast neighborhoods today, different boundaries existed. Golden Hill served as the northern boundary. Many older residents of Sherman Heights still consider their homes as a part of Golden Hill. At the turn of the century, Golden Hill shared the status of being a prominent neighborhood with Logan and Sherman Heights, because of its proximity to downtown and scenic vistas. Sherman Heights' western boundary was approximately 13th Street, which also became the western boundary for what is known today as the Southeast community and the edge between the residential and business

districts of San Diego. The Logan Heights neighborhood and subdivision served as the southern boundary of Sherman Heights. In 1907, the original street names, which were the first designated in alphabetical or numerical order, were changed, a reflection of San Diego's emergence as a city. In the southeast area they were as follows: Broadway, once "D" Street; Market, formerly "H" Street; Island, once "I" Street; Imperial formerly "M" Street; and Commercial, once "N" Street.

The second decade of the Twentieth Century saw the beginning of the transformation of Sherman Heights as one of the most prestigious neighborhoods in San Diego into a stable middle-class area. In the early 1910's, the California Iron Works began operation along the bayfront tracks of the Santa Fe Railroad, and the San Diego Marine Construction Company established itself in 1915. Also, the United States Navy began its relationship with the city with the rebuilding of the 28th Street Pier. By the 1940's it was becoming a lower-income, immigrant neighborhood. Indeed, in 1937, a WPA guidebook described the southeast area as "slum." The introduction of the industry in the nearby communities was but one of the reasons that Sherman Heights began to lose its prominence as a prestigious upper income neighborhood and began to fall into disrepair.

Additionally, new neighborhoods, such as Mission Hills and Kensington-Talmadge began to attract white, upper middle-class residents away from the older neighborhoods. The automobile's new affordability and popularity enabled San Diegans to live farther away from downtown. Many elderly residents, however, remained in their lavish, older homes as their children left to buy in the new subdivisions. When they died, their children retained the large homes as rental properties, dividing the single-family residences into apartments.

As the local population either moved out or died, other ethnic groups migrated into the southeast in search of inexpensive housing and proximity to jobs. Recent research indicates that several ethnic neighborhoods existed in Sherman Heights, including a German, Irish, and a sizable population of Japanese-American which chose Sherman Heights as their home. The Japanese-American neighborhood was destroyed when the U.S. Government confiscated the property and moved the residents into detention camps after Japan attacked Pearl Harbor in 1941. By the 1940's, the black community immigrated and settled in the area from 16th to 25th Streets and from Imperial Avenue to the bay, and at 30th Street between Imperial and National Avenues. Mexican-Americans lived in the areas between 14th and Crosby Streets and between J Street and the bay, and also between 16th and 25th Streets along Logan and National Avenues.

By the 1950's, Southeast San Diego was considered by many to be a rough and unattractive neighborhood in which to live. The construction of the freeways over the next two decades only exacerbated this already negative image, and created even harder drawn boundaries. Highway 101 had already cut much of the Southeast community from San Diego Bay, and in 1951 the completion of Highway 94 replaced Federal Boulevard as an east/west connector severing the Golden Hill neighborhood from Sherman Heights. Completed in 1964, Interstate 5 completely severed the Sherman Heights and Logan Heights neighborhoods from the Centre City, area and created a new permanent western boundary for the entire Southeast Community.

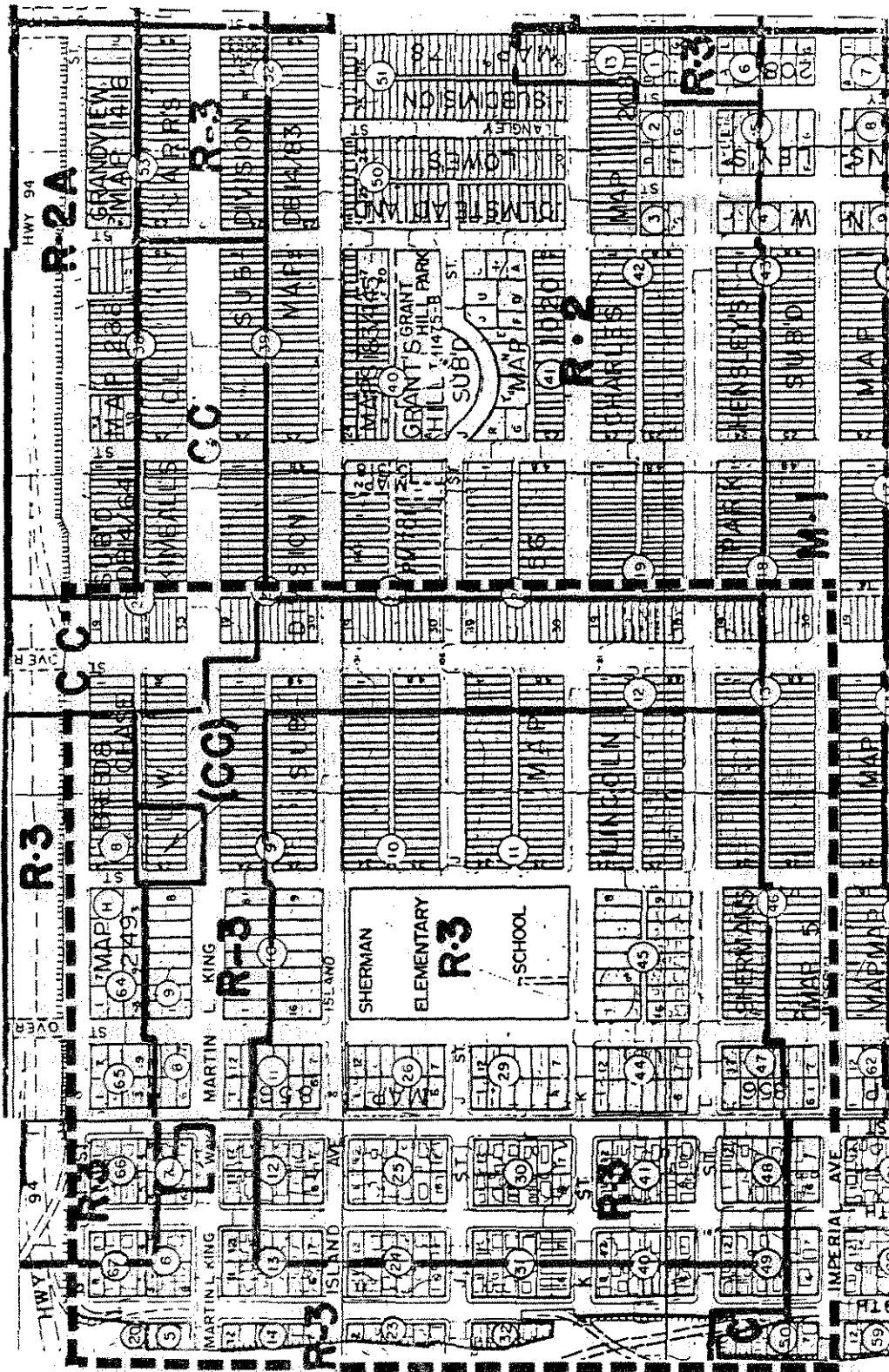
THE SURVEY AREA

The boundaries of the proposed Sherman Heights Historic District are Interstate 5 to the west, Imperial Avenue on the south, 25th Street on the east and Highway 94 on the north. These boundaries differ slightly from the historic ones. The two boundaries marked by highways are, of course, predetermined. The southern boundary, Imperial Avenue, is also obvious as it provides a border between residential and commercial use. 25th Street was established as the eastern boundary to provide a better continuity to Golden Hill, the locally designated district on the other side of the State Highway 94. This boundary, however, constitutes a Phase I boundary, a Phase II would expand the historical survey and study area to 28th Street, this area from 25th to 28th Street is known as Grant Hill. Grant Hill also contains a number of Victorian and early San Diego homes. Additional studies will be pursued in the near future with funds still available so that Phase II may be studied, this Phase II could include a Historic District designation or individual site designation for the Grant Hill neighborhood.

A Community Analysis Profile from the Planning Department and the 1980 Census both reveal some interesting statistics about the area. The profile shows that the population of the area is 2,667, an increase of 450 persons (17%) since the last census. That same census indicates that the population's median age is young; in 1980 it was 22.8 years, while the median age for the city was 28.3 years. It also reveals that 82 percent of the persons in the area considered themselves to be of Spanish origin and that the median income was \$9,104, as opposed to the city median of \$16,408, a substantially lower income, by 55 percent than the City-wide.

Land Use statistics from the profile indicate that 65 percent is composed of single-family residences and 40 percent of multi-family residences. Of the remaining area, industrial uses comprised 12 percent and commercial six percent. Public and semiprivate uses, such as schools and churches make up 17 percent of the total area, and 11 percent is vacant. Relying upon the 1980 census, renter-occupied housing units comprised 80 percent of the total units. These statistics portray Sherman Heights as an area of San Diego with a dense population, a concentration of young low-income families of Hispanic origin and a predominant rental residential character.

The area's freeway separation, older development and minority, predominantly Hispanic, population is one of the factors that has contributed to the neighborhood's isolation from other sections of the city. Renter occupancy is higher than the city-wide average, a factor that does not encourage increased levels of property maintenance. Hence, the area has continued to deteriorate. At this point in time, the area appears to be at a crossroads in its development because of the actions of several community and planning groups.



**SHERMAN HEIGHTS AREA
ZONING MAP**



THE ARCHITECTURAL SURVEY

The historical and architectural field survey for Sherman Heights discovered a progression of architectural styles illustrating the architectural, social and economic development of the community and city, rather than a concentration of one of two particular styles. As such, the proposed district qualifies under Historic Site Board Policy 4.1, the section entitled Historic District Criteria, numbers 4, 11 and 12. The neighborhood's architectural qualities illustrate the progressive development of styles that reflect the change in society's architectural and cultural taste since the 1860's. The Sherman Heights District contains building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period of design style. Sherman Heights is also an example of a district of quality buildings or sites, often made up of individual structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

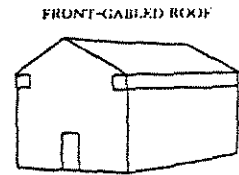
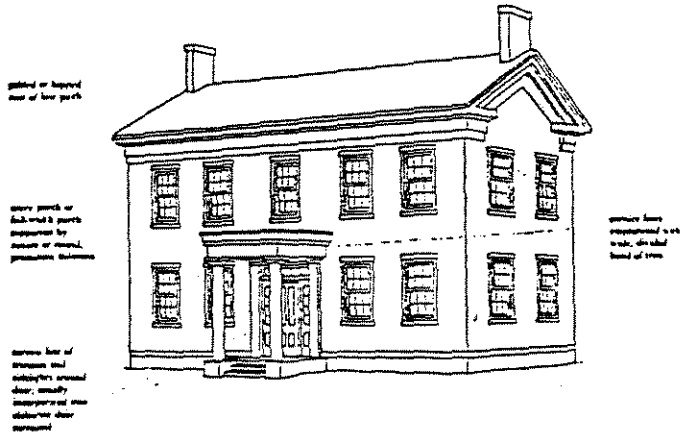
The following styles were observed and recorded in the proposed district:



**SHERMAN HEIGHTS
CENSUS TRACTS 47 & 48**

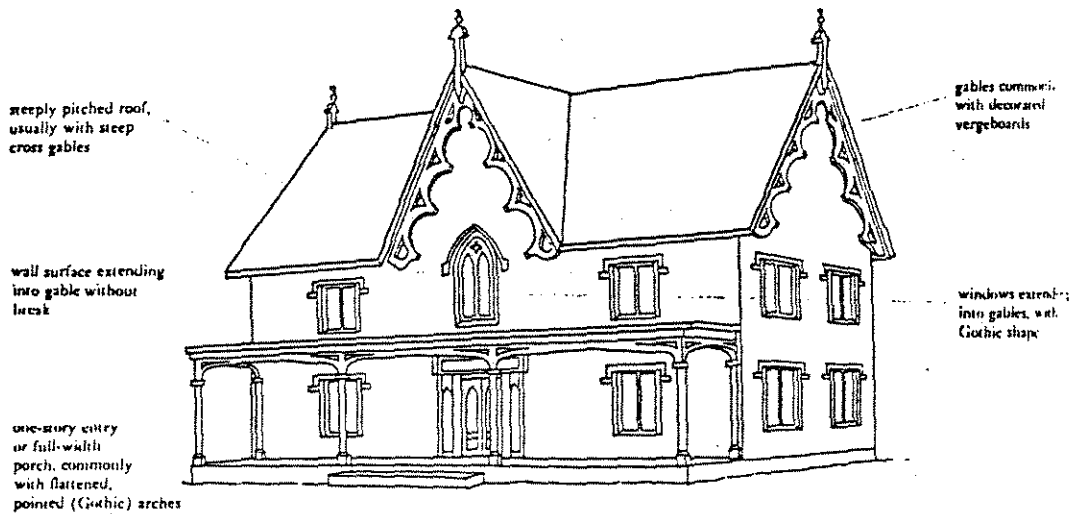
CITY OF SAN DIEGO · PLANNING DEPARTMENT

GREEK REVIVAL (1825-1870)

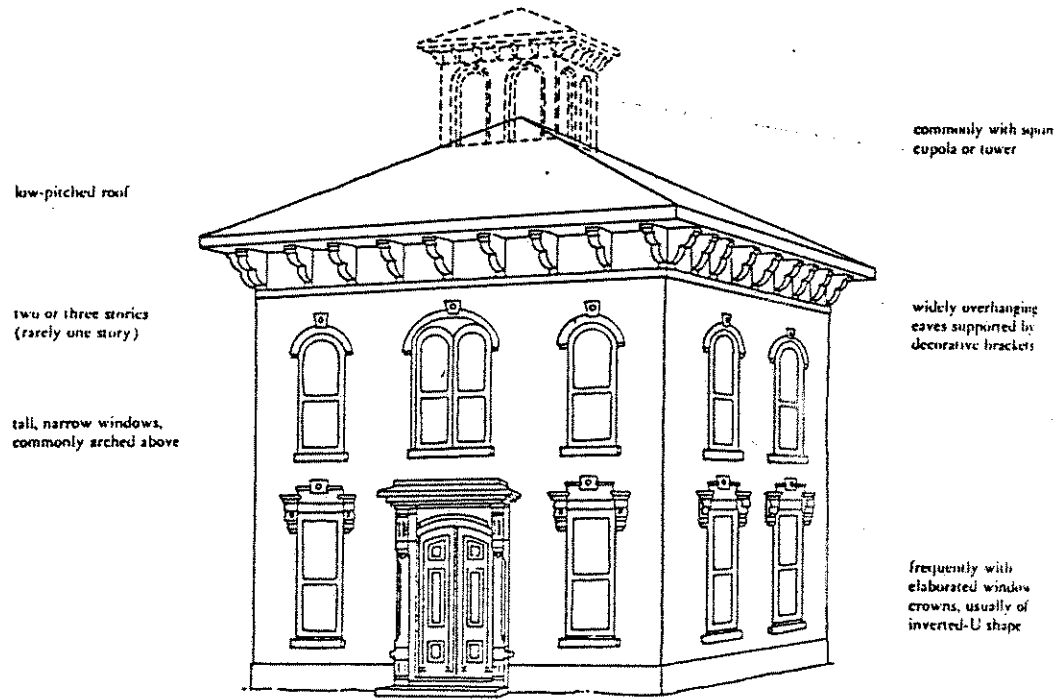


PRINCIPAL SUBTYPE

CARPENTER GOTHIC (1840-1880)



ITALIANATE (1840 -1885)



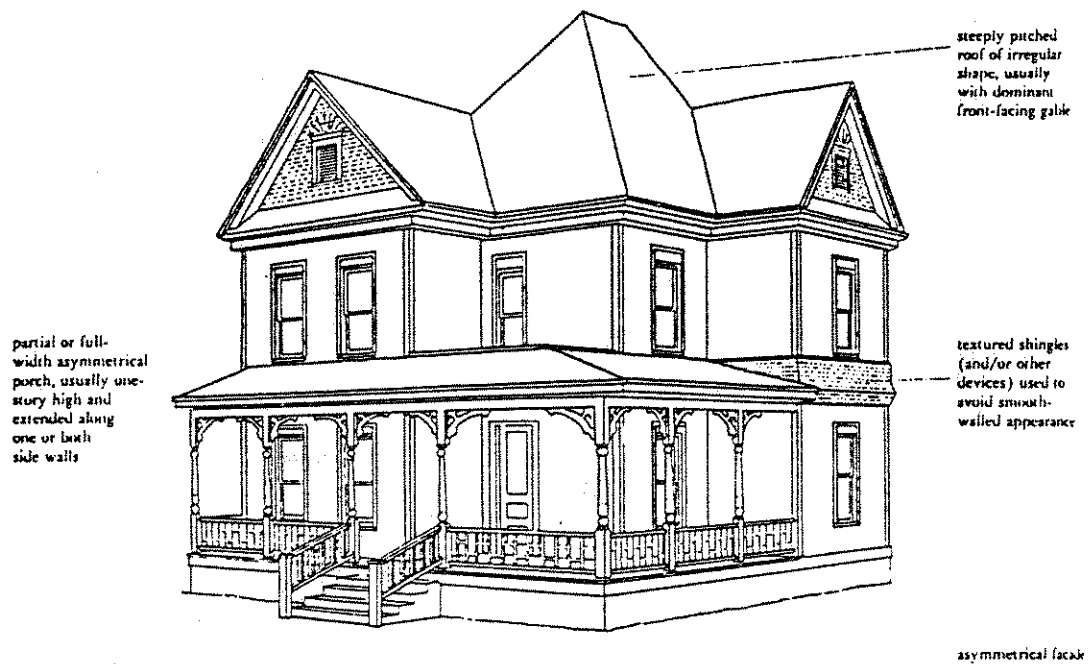
STICK (1860-1890)



FOLK VICTORIAN (1870-1910)



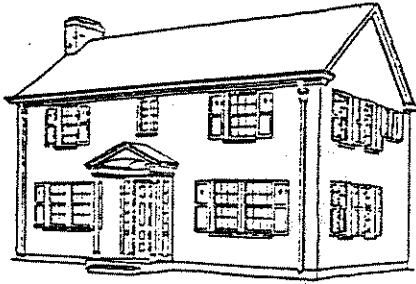
QUEEN ANNE (1880-1910)



COLONIAL REVIVAL (1880-1955)

Windows with double-hung units, usually with multi-pane glazing in one of both sashes

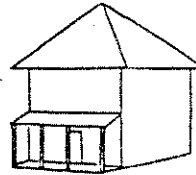
Decorated front door, normally with decorative crown supported by pilasters or classical columns and supported by sturdy columns in two-story porch. Examples of side-light may be present



Windows frequently in adjacent pairs

Porches normally with symmetrically balanced windows and cover door (the commonly used door of-entrance)

HIPPED ROOF WITH FULL-WIDTH PORCH

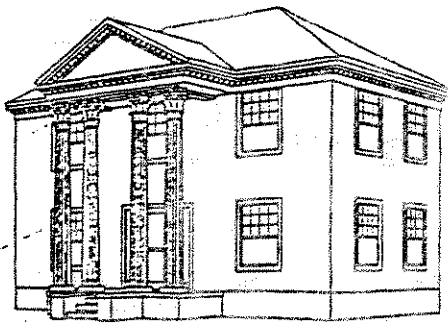


PRINCIPAL SUBTYPE

NEO-CLASSICAL (1895-1950)

Columns typically low level or Corinthian capitals

Porches dominated by full-height pilasters with and supported by classical columns



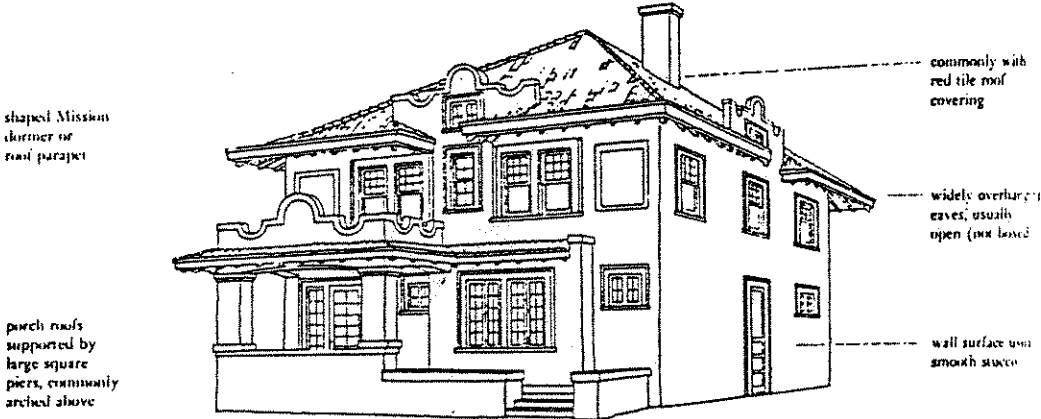
Porches with symmetrically balanced windows and cover door

ONE-STORY



PRINCIPAL SUBTYPE

MISSION REVIVAL (1890-1920)



PRAIRIE (1900-1920)



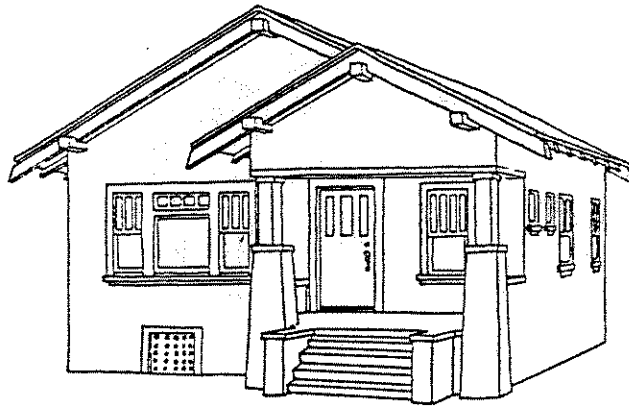
MOST COMMON VERNACULAR FORM

BUNGALOW (1905-1930)

low-pitched gabled roof (occasionally hipped) with wide, unenclosed eave overhang

roof rafters usually exposed

porches, either full- or partial-width, with roof supported by square columns



decorative (false) beams or braces under gables

columns or column boxes frequently continue to ground level (without break at level of porch floor)

CRAFTSMAN (1905-1930)

stone exterior chimneys

extra stickwork in gables or porch

dormers, usually gabled or shed

extended and/or elaborated rafter ends

window boxes and balconies

triangular braced supports

multi-pane sash over sash with one large glass pane

sloping (battered) foundation

curved shape between porch supports

small, high windows on each side of chimneys

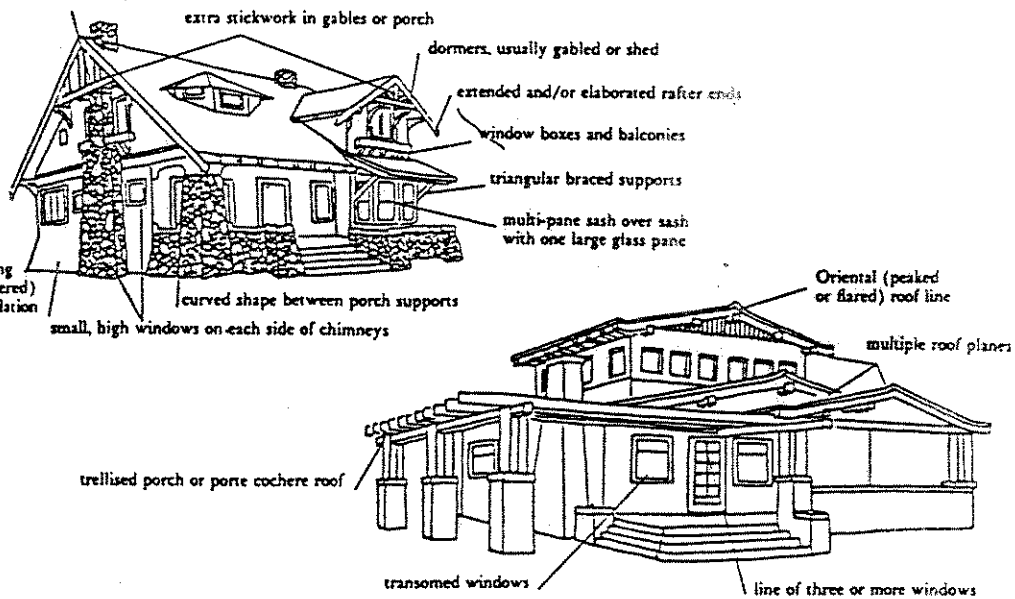
Oriental (peaked or flared) roof line

multiple roof planes

trellised porch or porte cochere roof

transomed windows

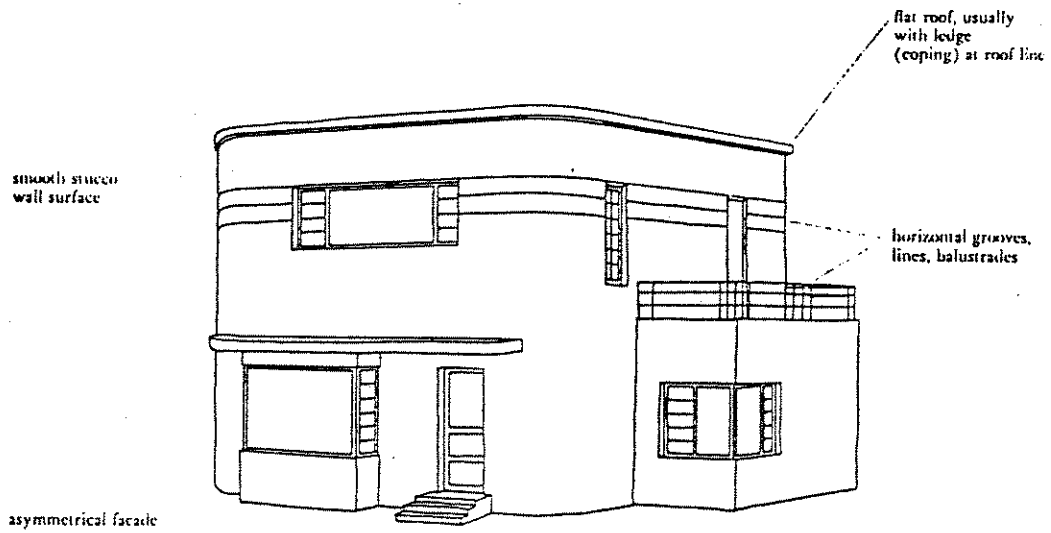
line of three or more windows



SPANISH COLONIAL REVIVAL (1915-1940)



MODERNE (1920-1940)



Special Note: The field survey and historic district study relied upon A Field Guide to American Houses, by Virginia and Lee McAlester, a reference work on residential architecture from the 17th century to present day. This book recently won the 1986 National Trust Award.

The most prevalent of the Victorian styles are the Folk Victorian, Queen Anne, and Stick, comprising approximately 35 percent of the structures in the area. In the post-Victorian era, Sherman Heights residents tended to build their homes in the Prairie, Craftsman, Bungalow, and Spanish Colonial Revival styles. These styles cover approximately 40 percent of the district. By far the most prolific style, however, is Neoclassical. This style dominates the district, comprising approximately 25 percent of the structures in the neighborhood.

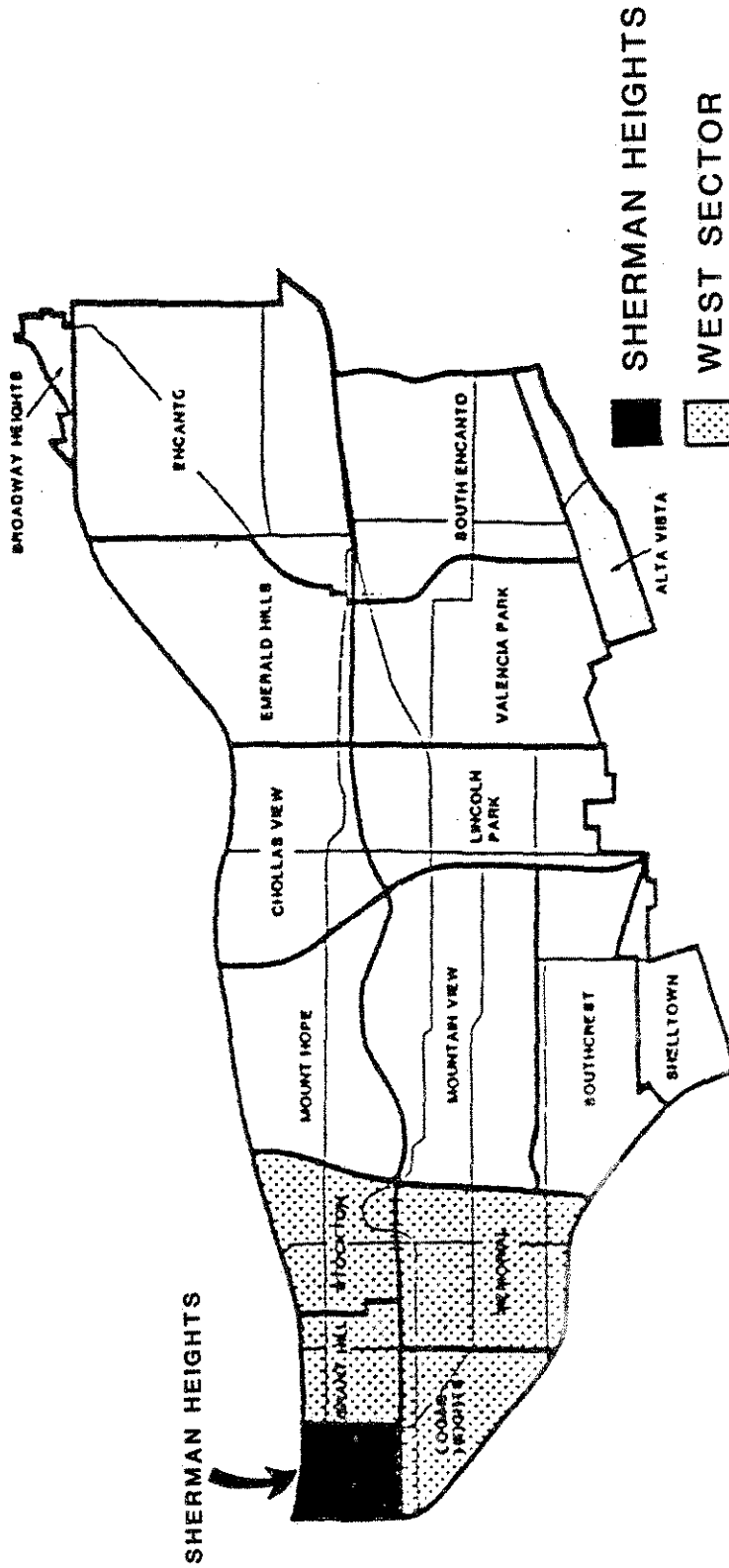
The most well-known example of a high style Victorian residence in Sherman Heights is the Villa Montezuma located at 1925 "K" Street. San Diegans built the Villa in the late 1880's as an elaborate and extravagant home to lure Jesse Francis Shepard to the City. Shepard was a concert pianist, author, singer, and spiritualist. When the boom went bust in San Diego in 1889, Shepard sold the house and left town. The Villa remained as a showpiece in the neighborhood. It is an amalgam of styles and exhibits much fine detailing--stained glass windows, turrets, variegated shingle and siding, and finely crafted woodwork in the interior. The San Diego Historical Society has maintained the Villa as a museum since 1972.

Folk Victorian is a term that refers to houses in simple folk house forms with Victorian decorative detailing, such as turned spindle porch posts, dentils and brackets. Usually, homeowners applied such detailing in an attempt to "update" their houses. Many examples are visible throughout the district.

The Prairie, Craftsman, and Bungalow styles are seen throughout the area. Many apartment buildings are in the Prairie style or, at least, exhibit Prairie style characteristics. The Craftsman and Bungalow styles are of course native to California, especially southern California. Craftsman residences tend to be one and one-half or two story examples. The Bungalows appear popular, affordable single-family residences. They are visible on almost every block. Spanish Colonial Revival residences are the houses built in the mid to late 1920's and 1930's. Most are very simple, one-story examples with flat roofs and parapets.

According to A Field Guide to American Houses, the Neoclassical style was a very popular style for domestic architecture across America up through the 1950's. Its first phase, which lasted from 1900 to 1920 and emphasized hipped roofs and elaborate corner columns, is most evident in the district. The overwhelming majority of the residences of the Neoclassical style in the area are one-story cottages with hipped roofs, prominent central dormers and partial width or entry porches with classical column supports and pedimented gables. City records and directories indicate that the area's residents built these houses in the first decade of the 20th century. Some are more elaborate than others, depending upon the use of door and window surrounds, ornamentation along the cornice and leaded glass.

The survey divides all of the neighborhood's structures into three categories relative to contributory status: contributing, potentially contributing and noncontributing. The survey also determined approximately 70 percent of the structures within the defined area to be contributing or, at least potentially contributing. Two-thirds of those are in good to fair condition.



NEIGHBORHOOD MAP
DRAFT SOUTHEAST COMMUNITY PLAN, 1987

IMPLEMENTATION

Importance of Designation

The range of architectural styles that exist in the proposed district are an evident and tangible link to the history of the area's transformation from a prestigious subdivision of New Town into a lower-income, densely populated neighborhood. Civic leaders such as Matthew Sherman, Mayor of San Diego, and Andrew Jackson Chase, a prominent businessman, judges, lawyers, and councilmembers chose Sherman Heights as the place to build their substantial, sometimes lavish homes. After the turn of the century, middle-class families moved into the area and built modest, yet fine examples of Neoclassical and Colonial Revival homes in the neighborhood. Several ethnic groups, including Germany, Japanese, Mexican, Black, Chinese and Irish-Americans also have, over a period of years, established themselves in Sherman. Three religious denominations built architecturally outstanding structures in which to house their growing congregations. As previously mentioned, a number of Japanese-American families lived and prospered in the area before the U.S. Government in 1941 forced them into detention camps. Gradually, the Mexican-American community moved into Sherman Heights. Few bought their homes, and the neighborhood developed a heavy residential rental character. Although divided into multi-family units, many of the older, historic homes remain standing, and the neighborhood as a whole is an outstanding historic resource in San Diego.

A significant portion of the properties within the proposed district have retained their historic integrity and remain in good condition. Throughout the course of the survey it was discovered, that many contributing structures were in danger of demolition and removal. So critical was the problem, that on January 19, 1987, City Council approved an Emergency Moratorium Ordinance on the issuance of building demolition and removal permits in Sherman Heights.

Historic District designation is necessary as a permanent mechanism, to protect Sherman Heights. It will serve as an incentive for the continued revitalization of the neighborhood, and the preservation of unique structures not found elsewhere in San Diego. Both property owners and tenants would benefit from rehabilitation of the existing housing stock, as follows:

- o Community scale and character would be maintained.
- o Investment tax credits will be available for the rehabilitation of single and multi-family units.
- o The possibility exists of providing City/community programs for the rehabilitation of properties and the employment of unemployed individuals in the community.

With a Historic District in place, the community and neighborhood could request that the City institute a number of programs and benefits to promote the revitalization of the area, including:

- o Both owner and renter-occupied housing rehabilitation assistance.

- o Programs which discourage displacement of current and lower-income residents.
- o Mandatory code compliance for health and safety violations of the Uniform Building Code and public health provisions.
- o Tax abatement or other economic incentives, such as acceptance of facade easements or Mills Act agreements, to spur rehabilitation.
- o Design review of substantial alterations and new construction to assure compatibility of development adjacent to each other.
- o Use of Conditional Use Permits for alternative use of historic structures.
- o Use of the Historic Building Code.

Sherman Heights' existence, not only as a valuable historic resource, but as a neighborhood, depends upon creative programs such as those mentioned above. Many of these programs are based upon the designation of Sherman Heights as a Historic District. It is but the first step in the process that could save a neighborhood.

Development Guidelines

Also of concern is new development within the Sherman Heights Historic District. Therefore, the zoning regulations for the District should be incorporated into the Southeast Planned District Ordinance as supplemented by the following guidelines:

Review Process

All projects within the area shall be reviewed and approved by the Planning Director for consistency with the guidelines that follow. Planning Director action shall be appealable to the Historical Site Board and City Council.

Boundaries

The area generally bounded by Interstate 5 on the west, Imperial Avenue on the south, 25th Street on the east and State Highway 94 on the north, as illustrated on Map C-_____. The following guidelines should be considered for historically contributing and potentially contributing structures and new infill development within this district.

Historical Structures

1. Rehabilitation of Contributing Structures

Structures which have been identified as contributing structures should be retained for their historical significance to the City's development. These structures should be preserved and rehabilitated by retaining or restoring the building's original fabric and materials, consistent with the U.S. Secretary of Interior Standards for Rehabilitation.

2. Restoration of Potentially Contributing Structures

Rehabilitation should be encouraged for potentially contributing buildings. The original fabric should be restored from evidence found on site, historical photographs or other evidence. The original architectural style should be respected and maintained. The Secretary of Interior's Standards for Rehabilitation should be used for this purpose.

3. Alterations

No alterations or modifications may be made to historic structures without full review and permit from the Planning Director, as identified above. Where alterations take place, all applicable codes, laws and regulations shall apply.

4. Maintenance

Buildings should be preserved from deliberate or inadvertent neglect. Repairs to any portion of a historic building or structure may be made with original materials and the use of original methods of construction.

New Development

New development within this Historic District shall be designed so as to relate visually to the architectural characteristics of the existing historically contributing buildings to provide visual continuity and coherence. Visual continuity will be enhanced by consideration of the following Development Guidelines for new development:

1. Maximum Lot Size

Discourage further lot consolidation. Maintain the original historical development patterns of 50-foot-wide lots.

2. Building Height

- a. Height should not exceed 22 feet to the base of the roof cornice, except for commercial development along Martin Luther King Way (Market), Imperial Avenue, and 25th Street.
- b. Height should not exceed 30 feet maximum.

- c. Chimney structures should be exempted from the 30 feet height restriction

3. Street Yard

- a. A 15-foot landscaped front yard should be required of all development except commercial developments along Martin Luther King Way (Market Street), Imperial Avenue and 25th Street.
- b. Building base. The first floor of the building should be raised no more than two feet over ground level except for commercial development along Martin Luther King Way (Market Street), Imperial Avenue, and 25th Street.
- c. Facade articulation. Building facades should be broken into 25-foot planes, two-foot inserts creating 25-foot bays. Bay windows on lower floors should be encouraged.

4. Street Yard Fencing

- a. Open picket fencing and open wood fences should be encouraged particularly for projects with wood building materials.
- b. Open iron fences over brick or block wall (maximum height of wall to be three feet) may be permitted, particularly for projects using stucco building materials.

5. Building Materials

The following materials and construction designs have been selected as having an important historical context within the district:

- a. Wood siding is to be encouraged. Methods such as wood, clapboard, shiplap, Board and Batten, and Drop are examples that have an important historical context in this district.
- b. Stucco should be limited to Mission or Spanish Colonial Revival style complexes. Stucco materials are permitted for these styles because of their importance in the architectural development of Sherman Heights. However, the Mission or Spanish Colonial Revival style should be limited to multi-family development projects designed in a courtyard form. Projects containing eight units or larger should consider this architectural style.
- c. For building base walls, ornamental concrete block or brick for building base and porch railing may be provided. Poured concrete building base walls may be permitted.
- d. Wooden window frames and wooden door frames are to be encouraged because of their important historical context within the District.

6. Building Details

The following building details have been identified for their prevalence in the District, and their importance to the District's Architectural context. The use of these types of detail should be encouraged in new structures, to provide scale and local architectural interest.

- a. Building entrance porches, one or two stories, and full width.
- b. Bay windows on upper and lower levels.
- c. Pitched, hipped or gabled roofs.
- d. Building attics.
- e. Roof dormers.

7. Architectural Details

Architectural detailing is also an important design aspect that provides scale, local architectural interest, and context to development within the District. The following elements should be encouraged:

- a. Classical, chamfered, turned or spindle worked wooden porch supports.
- b. Elephantine or tapered porch supports atop square bases.
- c. Chimneys with corbelled caps.
- d. Wooden beam brackets, false beam ends, and exposed rafters.
- e. Pedimented gables.
- f. Vents.
- g. Wooden moulded and simple window and door trim.

8. Building Colors

Building colors should include predominantly warm pastel hues. Accents can include colors such as maroon, green, yellow ochre, golden tan, light blues.

Streetscape

The following guidelines should be the basis of review and approval of encroachment permits by the Engineering Department and the Planning Department.

1. Driveways and curb cuts.

Existing driveways may be maintained except that they should be limited to one per property. No new driveways or curb cuts should be approved on properties with alley access. On new development one single driveway access may be permitted. Maximum driveway width should not exceed 12 feet.

2. Sidewalks.

A minimum five-foot-wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway should be provided in all residential areas.

A minimum eight-foot-wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway should be provided in all commercial areas.

3. Parkways and street trees.

All existing street trees should be preserved. New trees should be provided and should be the same species as the existing trees fronting the site, or the most prevalent species on the same street.

New trees should be spaced no more than 30 feet apart. Trees should be located adjacent to the curb and in a landscaped parkway strip.

Revitalization and Funding Program

A key element of the Sherman Heights Historic District is a coordinated revitalization and funding program. Currently the neighborhood fulfills a definite need with a fine stock of low-income housing units. The neighborhood also has several active community groups which have been working to better the neighborhood conditions. It is important that the Historic District designation also be integrated with these neighborhood efforts.

To that end, a detailed implementation program for a revitalization plan must be prepared to accompany the designation. The program should assure coordination of the efforts of the Housing Commission, Southeast Economic Development Corporation, the Planning Department and the community and neighborhood planning groups. The involvement of these groups and agencies can assure that revitalization programs which are currently available are clearly presented to each property owner and resident, that completion of these programs are achieved, that funding sources are identified, and that new programs are devised and implemented.

Existing programs which would be available are as follows:

Housing Commission:

- o A program for homeowners which includes loans at interest rates as low as five percent.
- o A rental rehabilitation program which provides assistance to both the property owner and to eligible tenants. This includes a loan up to 50 percent of the cost of the rehabilitation at an interest rate of zero percent and Section 8 certificates for tenants to provide assistance in meeting their rent payment.

Southeast Economic Development Corporation:

- o A commercial rehabilitation program for existing commercial development within the area.

Planning Department

- o With district designation, contributing and potentially contributing structures would be eligible for tax incentives for low income housing. Also new development can be integrated with the existing development through project review and enforcement.

In order to assure that property owners and tenants are aware of these programs, a door to door effort must be initiated. This type of effort has been conducted by the Housing Commission in other areas and would be feasible in Sherman Heights. The Housing Commission would work closely with the Planning and Buildings Inspection Departments to assure Code compliance.

A proactive marketing and public relations program, prepared in coordination with the existing community and neighborhood groups, is also critical at this time.

Additionally, new programs must be devised and implemented. These might include:

- o A direct loan program through the Housing Commission to be provided to those who could not otherwise qualify. This would require that the City Council allocate a fund for that purpose.
- o A redevelopment plan prepared by the Southeast Economic Development Corporation to allow for the use of tax increment financing in the area.
- o A loan program for first-time buyers in the District from within the District.

- o A youth work program to assist in the rehabilitation work and provide on-site job training for the neighborhood residents. Community colleges and other local programs should be integrated into this implementation plan.
- o A demonstration project to illustrate the benefits of rehabilitation should be identified, designs developed, funded and implemented.
- o A historic site plaque program should be developed to raise funds and provide community identification for those exemplary rehabilitation projects.

Clearly, the revitalization and funding program is the additional element necessary to implement and make the Sherman Heights Historic District a vital area. The neighborhood has the historical and architectural resources; a revitalization program such as the one described will effectively enhance and protect these resources and provide a better quality of life for its residents which is the ultimate goal.

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