

HISTORIC PRESERVATION ELEMENT

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Historic Preservation Element

Vision

A City that has maintained and improved its downtown as a focal point for community heritage as well as a place for operating a business, shopping, celebrating, and living.

A City that recognizes its own history, and preserves and integrates its history in a variety of residential and commercial settings.

A City that creates a future for La Mesa that incorporates tangible and intangible aspects of our past.

Introduction

Historic preservation is an evolving multi-disciplinary paradigm that, in the first decades of the 21st Century, is facing a change in definition and direction to account for not only iconic monuments of the past, but also properties and places that represent and embody the people's history. Preservation accounts for archaeological, architectural, and social history, and includes historic districts, neighborhoods, landscapes, and individual artifacts, objects or elements therein, whose context may be derived from a local, State, Regional, or National level of significance. In California, where post-WWII-era building stock and infrastructure has achieved historic-era status, historic preservation efforts are transitioning from a focus on individual eligibility to that of neighborhoods which reflect a greater combined character, theme, and expression of place.

Historic preservation policies and methods regulate and advise on designated and eligible properties and, in this time of transition, may also serve as a guide to historic-era properties that are not technically significant and found to be ineligible, but that do offer a sense of place and serve as connective fabric in the urban landscape.

Historic Preservation Goals:

Goal 1: Broadened recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its Historic Past.

Goal 2: Safeguarded heritage by preserving those elements that reflect our cultural, social, economic, and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

Goal 3: A strengthened economic base with stabilized and improved property values through the identification and protection of individual properties and historic districts.

History

Founded in 1869 and incorporated in 1912, the lands comprising present-day La Mesa were initially within the boundaries of *Rancho Mission San Diego de Alcalá*. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. The area’s natural springs provided ample water for the raising of livestock, and with the additional discovery of gold in the eastern mountains of Julian, La Mesa was recognized as a convenient stop for eastward movement of people and goods. Mr. Allison, with his landholdings, was able to take advantage of the speculative real estate activities in the progressive-era.

Land speculation in La Mesa was also fueled by construction of the flume line, which brought water down from the Cuyamaca Mountains, and the railroad spur line from San Diego to East County. The flume was needed because, although spring water was available for livestock, there wasn’t sufficient water for more intense agriculture and real estate improvements. The San Diego Flume Company was formed in 1886, immediately raising capital by subdividing and selling land along present-day El Cajon Boulevard between College Avenue and Garfield Street. Robert Allison also donated 100 one-acre lots in the La Mesa Townsite to the Flume Company as a means of bringing much-needed water to the La Mesa area.

In 1887 Robert Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1890 service was available from Lakeside to San Diego with a stop at the Allison Springs Station in the vicinity of present-



La Mesa Parade, 1911.
Image courtesy of La Mesa Historical Society.

day Downtown La Mesa. By 1895, newspapers and periodicals referenced La Mesa as “Allison Springs,” “La Mesa Springs,” and “La Mesa Colony.” Into the early Twentieth Century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts and limited film production facilities. By 1912, at the time of incorporation, the City’s population had reached 700.

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa, which caused a shift of development from the University Avenue corridor to El Cajon Boulevard. By 1930 La Mesa's population increased to 2,500, however, as a result of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa and municipalities throughout the entire State experienced tremendous growth in the form of new residential tracts and suburban commercial centers.



Railway transportation has served the community since the 1880s and continues to shape the character of the City.

By 1940 the City's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region.ⁱ Infrastructure demands and land annexations characterize the post-WWII period of La Mesa's history, with the development of comprehensively constructed residential tracts improved with dwellings in modernistic Ranch style, replete with new schools and shopping centers to support the growing population.

In La Mesa residential neighborhoods developed along the University Avenue and El Cajon Boulevard corridors and on the north side of the City along Lake Murray Boulevard and Baltimore Drive. Housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts modeled after the Urban Land Institute's prescriptive development patterns in the *Community Builders Handbook* and were consistent with major residential tracts developed in San Diego, including Linda Vista in the early 1940s and Clairemont in the 1950s. New suburban tracts developed in or annexed to La Mesa included Mount Helix Avocado Highlands, Fletcher Hills / Severin Manor, Rasonia, Rolando Knolls, and Vista La Mesa.ⁱⁱ These new communities were connected by major transportation corridors developed in the mid-to-late 1950s, including State Routes 94 and 125, as well as the U.S. 80 Bypass and local thoroughfare Fletcher Parkway, that spanned through La Mesa and into El Cajon to the east.ⁱⁱⁱ Custom homes were constructed in the hills of Grossmont and Mount Helix in the mid-century period with design attributed to noted Master Architects including Cliff May, Lloyd Ruocco, and Homer Delawie.

By the early 1950s, student population in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opened in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of Grossmont Shopping Center, the second Regional mall built in San Diego County.



Aerial View of Grossmont Center, 1980s.

As economical vacant land was consumed by new single-family neighborhoods; rising land costs in the older parts of town created a demand for higher-density cost-effective housing which, in the 1950s and 1960s, resulted in the development of infill apartment buildings in and around established historic-era neighborhoods. Inconsistent in appearance and form from the preceding historic-era neighborhoods, these infill projects were constructed in a mix of minimal and Modernistic styles, which began to create an incongruous aesthetic and environment for La Mesans and contributed to the erosion or replacement of some older neighborhoods and buildings. This trend was reversed in the 1970s as citizens of La Mesa initiated historic preservation efforts culminating in the adoption of the City's inaugural Historic Preservation Program in the mid-1980s, including adoption of the City's first Historic Preservation Element.

The City was connected to the Metropolitan Transit Development light rail trolley system in the early 1980s, and capitalized on the new modal option by creating mixed-use projects west of Spring Street and refocusing attention on the historic-era Village, comprised of one-and-two-part commercial blocks with facades in the Beaux Arts, Classical Revival, Spanish Revival, Streamline Moderne, and Modernistic styles.

Today the City continues to integrate historic preservation into the comprehensive urban planning and development process by recognizing and preserving its past in order to plan for its future.

Purpose

The purpose of the Historic Preservation Element is to provide a long-range blueprint to guide the process of historic preservation in La Mesa through 2030, including the identification and treatment of historical and cultural resources, to support program management and decision-making, and to integrate preservation planning into the comprehensive urban planning and development process. The Historic Preservation Element provides Goals, Objectives, and Policies intended to sustain and improve the quality of La Mesa’s built and cultural environment, and to promote awareness and enthusiasm for the unique identity and heritage that La Mesa possesses.

Organization and Content

This Historic Preservation Element is organized in a hierarchical arrangement that includes a chronology and overview of the regulatory framework for historic preservation planning at the Federal, State, and local levels to establish a context for the present decision-making and program features in La Mesa. The Element includes Goals, Objectives, and implementation Policies intended to simultaneously advance historic preservation and balance the planning and development needs and concerns of La Mesans.

To inform this Historic Preservation Element the City of La Mesa held a workshop attended by citizens and stakeholders who provided input on their vision of historic preservation by responding to the following questions.

- What people, places, and events from the Modern-Period (circa 1935-1975) should be considered?
- Which sites and neighborhoods should be surveyed to identify Modern-Period resources?
- How could the Historic Preservation Program be enhanced or changed?

Responses received and discussions with citizens and stakeholders informed the direction and extent of program enhancements and changes.

Why Preservation?

- To tell a story
- To share a common heritage
- Material conservation and reuse
- Compliance with Federal, state and local laws
- Evoke discussion about past, present and future
- Create an identity for an otherwise intangible feeling
- Ensure ongoing existence and vitality of buildings and places
- Represent and memorialize specific persons, groups and events
- Support smart and sustainable planning and development efforts

Relationship to Other General Plan Elements

The Historic Preservation Element is directly related to other Elements of this General Plan, including the Land Use and Urban Design, Conservation and Open Space, Health and Wellness, and Housing Elements. It covers a variety of issues such as sustainability, livability of traditionally pedestrian neighborhoods, and principles of good urban design.

The relationship between the Historic Preservation Element and other General Plan Elements is tabulated in Table HP-1. A glossary of technical terms commonly utilized in historic preservation planning is included at the end of this Element.

Table HP-1. Relationship with Other General Plan Elements

Historic Preservation Issues	Land Use & Urban Design	Health & Wellness	Conservation & Sustainability	Open Space & Recreation	Public Services & Facilities	Circulation	Housing
Retention and reuse of existing historic-era buildings & structures	X		X		X		X
Material Conservation			X				X
Neighborhood Preservation & Improvement	X		X				X
High Quality Urban Design	X						
Maintaining Downtown as a Destination / Heritage Tourism	X	X					
Environmental Sustainability	X						

Regulatory Setting

The Federal government and the State of California provide a regulatory setting for local preservation planning program management and decision-making. Historic preservation concerns are regulated in comprehensive environmental planning laws and in topic-specific historic preservation legislation enacted at the Federal and State levels. This framework is implemented locally within the City of La Mesa, and further informs the City’s Historic Preservation Program.

Federal

The Federal framework for historic preservation planning originates from the 1849 establishment of the United States Interior Department, the 1906 American Antiquities Act, the creation of the National Park Service in 1916, and the 1935 Historic Sites Act.

Past programs culminated in the National Historic Preservation Act of 1966 – an enduring model and the regulatory basis for all historic preservation activities and programs throughout the United States. The National Environmental Policy Act of 1969 solidified the Federal Government’s recognition that historic and archaeological resources are included within the comprehensive definition of the environment, and mandates review of effects to historic properties at all Federal undertakings.

National Historic Preservation Act of 1966 (As Amended)

The National Historic Preservation Act (NHPA) of 1966, contained within 16 United States Code (U.S.C.) 470, established the National Register of Historic Places, authorized funding for State programs with participation by local governments, created the Advisory Council on Historic Preservation, and established a review process for protecting cultural resources. The NHPA provides the legal framework for state and local preservation laws. The NHPA was amended in 1980 to create the Certified Local Government (CLG) program, administered through the State Office of Historic Preservation (OHP). This program allows for direct local government participation and integration in a comprehensive State-wide historic preservation planning process. Cities and counties with CLG status may compete for preservation funds allocated by the Congress and awarded to each state.

“A nation can be a victim of amnesia. It can lose the memories of what it was, and thereby lose the sense of what it is or wants to be. It can say it is being “progressive” when it rips up the tissues that visibly bind one strand of its history to the next. It can say it is only getting rid of “junk” in order to make room for the modern. What it often does instead, once it has lost the graphic source of its memories, is to break the perpetual partnership that makes for orderly growth in the life of a society.”

-With Heritage So Rich, A Report of a Special Committee on Historic Preservation, 1966.

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a National program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

To be eligible for listing on the National Register of Historic Places, the quality of significance in American history, architecture, archeology, engineering, and culture must be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.^{iv}

National Environmental Policy Act of 1969 (As Amended)

The primary purpose of the 1969 National Environmental Policy Act was to declare a National policy that would encourage productive and enjoyable harmony between man and his environment. The Policy, contained within 42 U.S.C. 4321 and 4331-4335 includes specific language referencing a national perspective on historic preservation including:

- To assure for all Americans safe, healthful, productive, and esthetically and culturally pleasing surroundings,
- To preserve important historic, cultural, and natural aspects of our national heritage, and maintain, wherever possible, an environment which supports diversity and variety of individual choice, and
- That each person should enjoy a healthful environment and that each person has a responsibility to contribute to the preservation of the environment.^v

State of California

Historic preservation and resource protection programs have flourished in California from 1895 forward when the Landmarks Club was established in Los Angeles for the preservation of historical sites throughout California, starting with the Spanish Colonial Missions at San Diego, San Juan Capistrano and San Fernando. In 1902 the California Historical Landmarks League was incorporated in San Francisco for the purpose of installing memorial tablets in locations around the State to commemorate historic places and events.

Formal State-led programs for identifying, protecting, and commemorating historical resources throughout California were established through the California Historical Landmarks Program (1932), the California



The Hugh and Zula Styles House is a locally designated landmark designed by architect Cliff May.

Points of Historical Interest Program (1965), and the California Register of Historical Resources (1992). The 1970 California Environmental Quality Act (CEQA) was amended in 1992 to create the California Register of Historical Resources, and to account for, and include, historical resources within the comprehensive definition of the environment, thus providing a process for identifying, treating, and managing resources within the local discretionary project review process where CEQA is applicable.

California Register of Historical Resources (1992)

Established in 1992, the California Register of Historical Resources program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for State and local planning purposes, determines eligibility for State historic preservation grant funding and affords certain protections under the California Environmental Quality Act. The California Register is as an authoritative guide to be used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected from substantial adverse change.

The California Register includes resources that are formally determined eligible for, or listed in, the National Register, State Historical Landmarks numbered 770 or higher; Points of Historical Interest recommended for listing by the State Historical Resources Commission (SHRC); resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the SHRC, and resources and districts designated as City or County landmarks when the designation criteria are consistent with California Register criteria. Additionally properties may be eligible for inclusion on the California Register for meeting one of the following criteria.

1. Associated with events that have made a significant contribution to the broad patterns of local or Regional history or the cultural heritage of California or the United States,
2. Associated with the lives of persons important to local, California or National history,
3. Embody the distinctive characteristics of a type, period, region or method of construction or represent the work of a master or possesses high artistic values, and
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

California Environmental Quality Act of 1970 (CEQA)

With establishment of the California Register and the SHRC, the State legislature amended the California Environmental Quality Act (CEQA) in 1992 to define a historical resource as:

- A resource listed in or determined eligible for listing in the California Register; or

- A resource included in a local register of historical resources; or
- A resource identified as significant in a historical resource survey that meets certain requirements; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be significant.

Generally, a resource is considered to be historically significant if it meets the criteria for listing in the California Register. However, a lead agency under CEQA is not precluded from determining a resource is significant that is not listed in (or determined eligible for listing in) the California Register, not included in a local register, or identified in a historical resources survey as a historical resource, as defined in the Public Resources Code.

CEQA was further amended to clarify that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

While demolition and destruction are obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The State CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance, (i.e., its character-defining features), can be considered to materially impair the resource's significance. However, a project that conforms to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* can generally be considered to be a project that will not cause a significant impact.

Archaeological and Cultural Protection

Several State and Federal laws address the importance of Native American involvement in the development review process and provide requirements for the treatment of human remains and grave goods and protection of cultural places. Among these laws is the California Native American Graves Protection and Repatriation Act of 2001. This Act is consistent with the Federal Native American Graves Protection and Repatriation Act, and was put in place to ensure that all California Indian human remains and cultural items are treated with dignity and respect. In addition, sections of the California Health and Safety Code address the discovery of human remains outside a dedicated cemetery and provide requirements for consultation with appropriate Native American individuals for disposition of the remains. The Public Resources Code establishes the Native American Heritage Commission and the State's Sacred Places List. The requirements for local agencies to consult with identified California Native American Tribes, as part of the general plan adoption or amendment process and prior to the dedication of open space, are provided in Government Code Sections 65352.3, 65352.4, 65562.5, and others collectively referred to as Senate Bill 18 (SB 18).

GENERAL PLAN

HISTORIC RESOURCES

Legend

- Historic Landmarks
- Historic Resource Inventory Properties
- Date Avenue Historic District
- Roads

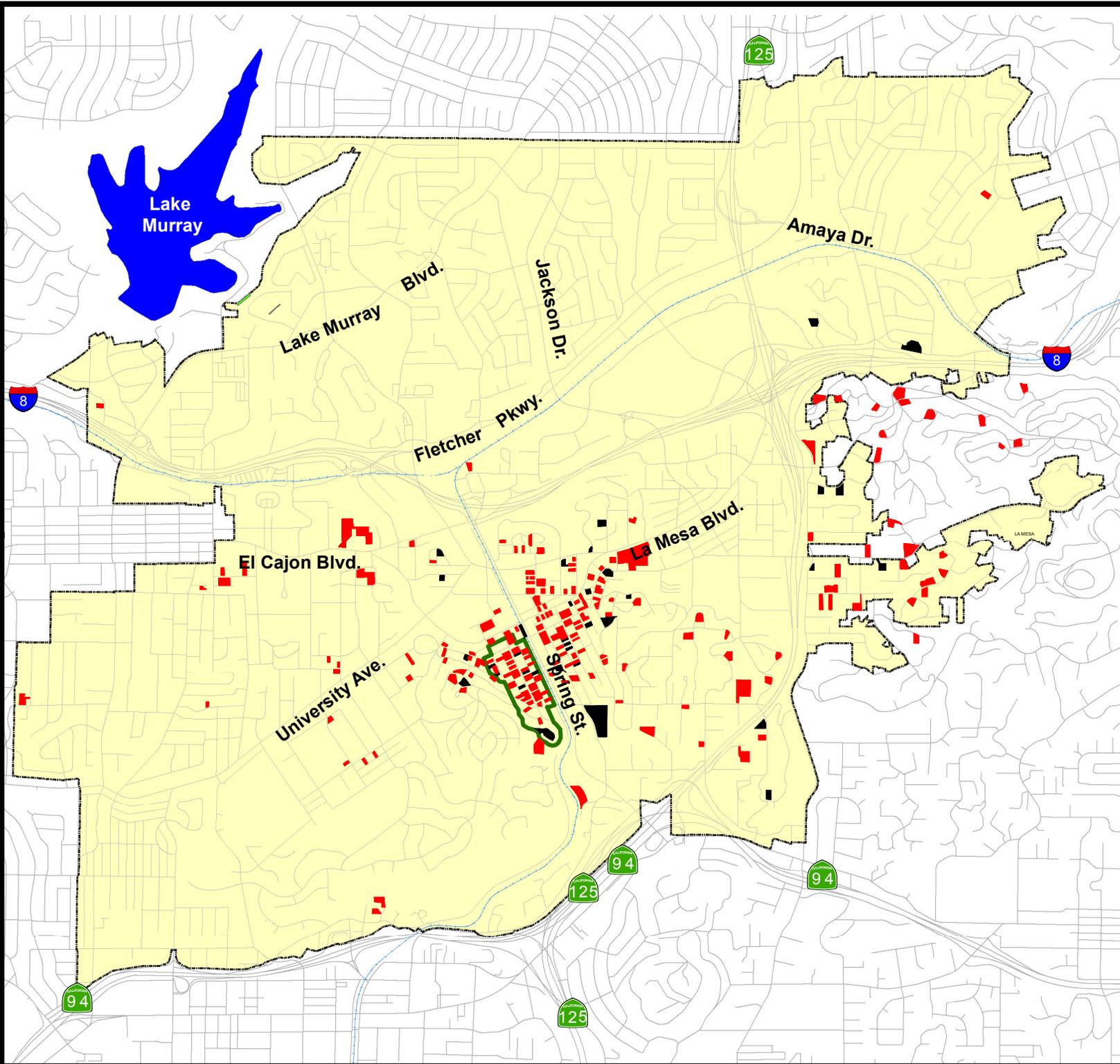


0 1,300 2,600 3,900 Feet



Data Sources:
SanGIS
City of La Mesa

Figure HP-1



City of La Mesa

The City of La Mesa was founded in 1869 and incorporated in 1912. Throughout its existence, decision-makers and citizens strived to protect and preserve properties that are associated with important events or persons, or that represent important architectural styles or patterns of development in La Mesa. The City formally established a Historic Preservation Program in 1984 with the adoption of a Historic Preservation Element. As part of that process, the City recognized the Date Avenue Historic District and delineated the District boundaries as shown in **Figure HP-1**.



Distinctive Date Palms in the Date Avenue Historic District.

The City's current Historic Preservation Program includes a Historic Preservation Element, a Historic Preservation Ordinance, the Historic Preservation Commission, dedicated Historic Preservation Planning, Municipal Staff, a Register of Designated Landmarks, an Inventory of Historical Resources, Design and Resource Management Guidelines, and an Incentives and Benefits Program. Each of these components is detailed in the Implementation Framework section of the Element.

Goals, Objectives, and Policies

Goal HP-1: Broadened recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.

Objective HP-1.1: Broaden recognition and awareness of the processes and features of the La Mesa Historic Preservation Program.

Policy HP-1.1.1: Form partnerships and share information between the City and preservation advocacy organizations to foster and support local public history projects.

Policy HP-1.1.2: Inform citizens and project applicants of preservation regulations as part of the development review process.

Objective HP-1.2: Update and maintain the La Mesa Historic Resources Inventory to identify the potential eligibility of properties built in the historic-era.

Policy HP-1.2.1: Implement a phased Historical Resource Survey program that accounts for all locations in the City and all building stock that achieves the historic-era through time.

Policy HP-1.2.2: Establish guidelines for identifying eligible properties in the Modern Period (circa 1935-1975) throughout the City.

Goal HP-2: Safeguarded heritage by preserving those elements that reflect our cultural, social, economic, and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

Objective HP-2.1: Encourage retention and reuse of significant and / or historic-era building stock to safeguard heritage, promote material conservation, and provide for sustainable and green building techniques at historic-era properties.

Policy HP-2.1.1: Develop guidelines on the architectural styles of La Mesa with corresponding character-defining features to serve as a threshold for local Landmark designation eligibility.

Policy HP-2.1.2: Incorporate sustainability principles and green building practices at historic-era buildings and sites in a sensitive and complementary manner.

Policy HP-2.1.3: Update the Resource Management Guidelines to account for The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.

Goal HP-3: A strengthened local economic base with stabilized and improved property values through the identification and protection of individual properties and historic districts.

Objective HP-3.1: Advance traditional town planning techniques and urban design models consistent with periods of development in La Mesa that will strengthen livability and pedestrian opportunities.

Policy HP-3.1.1: Establish a historic context on the residential development history of La Mesa to identify potential historic districts based on residential subdivision tract map boundaries and relative to the greater architectural and planning history of community building.

Policy HP-3.1.2: Establish Conservation Overlay Zones in Historic Districts to ensure appropriate use, density, scale, massing, and physical arrangement of existing and new buildings within Historic District boundaries.

Objective HP-3.2: Further preservation incentives and benefits for La Mesa property owners, residents, and businesses.

Policy HP-3.2.1: Continue the Mills Act Historic Preservation Property Tax Abatement Program and provide ongoing monitoring of property preservation agreement terms and conditions.

Policy HP-3.2.2: Continue to provide land use incentives that encourage property owners to designate their historical properties as Registered Historic Landmarks.

Policy HP-3.2.3: Consider employing other implementation programs to support the management and preservation of local cultural and historic resources.

Implementation

The City formally established a Historic Preservation Program in 1984 with the adoption of a Historic Preservation Element. In 1985, with assistance from a Citizens Advisory Committee, the City adopted a Historic Preservation Ordinance, which created the Historic Preservation Commission and included a process for designating individual Historic Landmarks and Historic Districts throughout the City. In 1989 the City of La Mesa General Plan Citizen Committee reviewed the City's Historic Preservation Program and determined that, in its past actions and through the established Historic Preservation Element and Ordinance, the City made a commitment to the principle that historic preservation planning is the best interest of La Mesa, and that the City had created a strong organizational framework for program implementation.

The City's first Historic Preservation Element was adopted in 1984 and updated in 1989. This revised Historic Preservation Element continues to establish policy and inform the actions and mechanisms of historic preservation planning in La Mesa. The Historic Preservation Element implementation framework includes four components - integrated Staff and Commission, regulatory, identification and registration, and treatment incentives and benefits.

Historic Preservation Commission

The Historic Preservation Commission consists of seven members appointed by the Mayor with the approval of the City Council to act as an advisory body on matters of historic preservation, including review of development plans and the La Mesa Historic Resources Inventory. Additional duties of the La Mesa Historic Preservation Commission include:

- Nominate structures to the Register of Designated Landmarks,
- Encourage private efforts to protect historic resources, and
- Provide advice and guidance to property owners of historic resources.

- Ensure compliance with Mills Act Historic Preservation Property Tax Abatement agreements.
- Conduct outreach and education activities with stakeholders in the preservation process.

Regulatory

Historic Preservation Ordinance

The City's Historic Preservation Ordinance, contained within Title 25 of the La Mesa Municipal Code, is the primary tool utilized to implement the Historic Preservation Element. The Ordinance includes language on Historic Landmark designation and project review for historic-era properties and designated Historic Landmarks.

Additionally, working in conjunction with the Historic Preservation Ordinance, the review of impacts at historical resources is included within the CEQA project review process for proposed discretionary actions within La Mesa municipal boundaries.

The Secretary of the Interior's Standards for the Treatment of Historic Properties

Four treatment options exist within the field of preservation planning - Preservation, Restoration, Reconstruction, and Rehabilitation. The four treatment standards are guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.

For local discretionary project review, projects that are found to be consistent with *The Secretary of the Interiors Standards for Rehabilitation* will be considered to cause minimal impact to historic properties and, under CEQA, shall be considered to result in impacts that are less-than-significant.

Resource Management Guidelines

The Resource Management Guidelines were originally included in the 1984 Historic Preservation Element. The guidelines reference compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and the associated *Standards for Rehabilitation*.

The Resource Management Guidelines provide illustrations of typical architectural features including windows and porch and porch railing arrangements, and also prescribe site orientation, exterior color, exterior building materials and textures, directional expressions, and entrance locations for all properties included on the La Mesa Historic Resources Inventory and within recognized Historic Districts.

Downtown Village Specific Plan

The Downtown Village Specific Plan was adopted in 1990 with the intent to provide a vision and direction for the future of Downtown La Mesa. The document is flexible in

nature, including parcel-specific design guidelines in some plan areas, and generalized recommendations for other locations within the plan area. Relative to the City's Historic Preservation Program, the Downtown Village Specific Plan includes the following goals.

- **Retain and Encourage Residential Development:** Although over time natural economic forces will tend to replace residential development with commercial development, the goal for the Downtown Village is to retain a variety of viable residential neighborhoods in close proximity as well as within the area, and thus provide a balanced community.
- **Encourage Diverse Architecture:** A varied and diverse architecture should be encouraged without one architectural theme, like a jewel with many facets. Buildings should have a small pedestrian / human scale rather than be institutional or auto oriented. Neglected buildings should be rehabilitated. Commercial buildings in close proximity to residential uses should respect and accommodate the residential values.
- **Honor and Respect History:** The historic buildings in the area should be honored, restored and preserved, and Downtown's historic role in the community should be emphasized. This provides a link with the past (sense of past), creates a pleasant ambiance, and adds to the architectural diversity.

Identification and Registration

La Mesa Historic Resources Inventory

The La Mesa Historic Resources Inventory was initially adopted on May 10, 1983. Subsequent to adoption, the Inventory has been updated through the inclusion of additional property documentation on State of California Historical Resource Inventory forms and the current Department of Parks & Recreation (DPR) 523 series forms. The Inventory is an accounting of some historic-era properties within La Mesa's municipal boundaries and includes information on the appearance, condition and ownership / occupancy history for each documented property, and additionally includes significance and eligibility conclusions for the documented properties.

The Inventory is intended as a tool for the identification of eligible historic-era properties and should be regarded as similar to other data collection tools within the comprehensive urban planning process. It is the primary method and tool for identifying historic-era properties as significant and eligible for registration as La Mesa Landmarks, or for formal listing on the California Register of Historical Resources or the National Register of Historic Places. The City-maintained Inventory of surveyed properties informs the public, City Staff, and the Historic Preservation Commission of the potential for designation of La Mesa properties, and for identification as historical resources in a discretionary project

review process. Eligible properties may be voluntarily designated as a City of La Mesa Historic Landmark and included on the Historic Landmark Register.

Properties previously documented and included within the Inventory may be found either eligible or ineligible for inclusion on the Register of Historic Landmarks as part of a project review process. Similarly, properties not previously documented and not currently included in the La Mesa Historic Resources Inventory, may be found eligible for designation through intensive level survey activities that include research, observation, documentation, and eligibility evaluation.

No property included in the Inventory may be altered or demolished except in compliance with the procedures established in Title 25 (Historic Preservation Ordinance) of the City of La Mesa Municipal Code. Additionally, a property that is determined eligible on the La Mesa Historic Resources Inventory is generally considered to meet the definition of a historical resource unless new information is presented to demonstrate a change in eligibility or a reduction of integrity such that the property no longer physically conveys its identified significance.

Register of Historic Landmarks

Pursuant to Title 25, Chapter 25.03, Section 25.03.010 of the La Mesa Municipal Code, a property may be eligible for designation as a Landmark or as a Historic District (or a contributing Element therein), if it meets one or more of the following qualifying criteria:

- A. Is identified with persons or events significant in local, State, or National history; or
- B. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- C. Represents the notable work of an acclaimed builder, designer, or architect; or
- D. Is identified with a person or persons or groups who significantly contributed to the culture and development of the City; or
- E. Embodies elements of outstanding attention to architectural design, detail, materials or craftsmanship; or
- F. An archeological or paleontological site which has the potential of yielding information of scientific value; or
- G. A geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

Treatment Incentives and Benefits

The City of La Mesa offers a number of incentives and benefits for owners, developers, and occupants of historic-era and designated properties, as summarized on Table HP-2. The purpose of the Treatment Incentives and Benefits Program is to provide opportunities to retain, preserve, rehabilitate, and reuse La Mesa’s historic building stock through financial, code and land use, and recognition programs.

Table HP-2. Matrix of Treatment Incentives and Benefits

Treatment Incentives and Benefits	Recognition Marker / Plaque	California State Historical Building Code	Mills Act Property Tax Abatement	Rehabilitation Loans	Fee Reduction	Adaptive Reuse (CUP)	Flexible Parking Standards	Density Bonus	20% Federal Rehabilitation Tax Credit	10% Federal Rehabilitation Tax Credit
Historic-Era Properties (In-Service Before 1936) (Not Evaluated or Designated) (Commercial / Income Producing)										X
Inventory Listed Properties (Not Evaluated or Designated)				X	X					
Evaluated Eligible (Historic Landmark)		X								
Historic Landmark (Locally Designated)	X	X	X		X	X	X	X		
California Register Eligible / Listed (Historical Resources)		X								X
National Register Eligible / Listed (Historic Properties)		X							X	

Historic Landmark Recognition

Properties that have been designated as Historic Landmarks by the La Mesa Historic Preservation Commission may, at the owner's discretion, display identifying markers or plaques to promote the property's history and significance. To encourage the promotion of local history and to recognize an owner's preservation efforts, the City provides a standardized wall plaque design, which can be ordered and installed.

California State Historical Building Code

The California State Historic Building Code (CHBC), contained within Title 24 Part 8 of the Code of California Regulations, provides regulations to meet the intent of health and safety hazards, but retains enough flexibility to allow preservation, rehabilitation, restoration, and reconstruction of Qualified Historical Buildings or Structures. The CHBC's standards and regulations are intended to facilitate the rehabilitation or change of occupancy at qualified buildings or structures so as to preserve their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such buildings, structures and properties and to provide reasonable availability and usability by the physically disabled.

Application of the California State Historical Building Code is subject to approval by the Community Development Director and the Building Department.

Mills Act Historic Preservation Property Tax Abatement for Historic Landmarks

The Mills Act is State legislation that is administered locally through the City of La Mesa and the County of San Diego Tax Assessor's Office. Historic Landmark designation is a prerequisite for participation in the Mills Act. Participation in the Program provides for a reduction of property taxes by entering into a ten-year agreement with the City that is automatically renewable, and that stipulates that all modifications to the property shall be completed pursuant to La Mesa Municipal Code Requirements and consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mills Act contracts are binding on all successive owners of the property that they are created for. Owners of Mills Act participating properties are subject to the provisions stipulated in the Mills Act contract.

Rehabilitation Loans for Inventory-Listed Properties

Should funds and staffing become available, rehabilitation loans may be made to owners of Inventory-listed properties. Such loans would be used only for improvements related to health and safety concerns rather than general improvements. The Historic Preservation Commission reviews all proposed improvements funded by rehabilitation loans to assure that maintenance or preservation of the original exterior appearance is a product of the rehabilitation.

Reduction of Development Review Fees for Inventory-Listed Properties

The City subsidizes a portion of the applicable development review application fees for work conducted on Inventory-listed and Historic Landmark properties. The reduced fee is also extended to a portion of the review fees for work proposed on properties located within historic districts.

Adaptive Reuse of Historic Landmarks

Adaptive Reuse of a designated Historic Landmark occurs through the issuance of a Conditional Use Permit (CUP), which provides for new uses at a historic building not permitted under the site's zoning. Upon approval of the CUP by the Planning Commission, low traffic volume, non-nuisance type commercial uses, such as professional offices, specialty retail sales, bed and breakfast inns, specialized restaurants, or apartments may be established in a residentially zoned area. Adaptive Reuse may occur at properties originally constructed as residential, commercial, and heavy commercial / light industrial. Historic single-family properties may be adaptively reused as multiple-family properties through interior subdivision and associated modifications that are consistent with *The Secretary of the Interior's Standards for Rehabilitation*.

Flexible Parking Standards for Projects at Historic Landmarks

Flexible Parking Standards are utilized in conjunction with an Adaptive Reuse of a Historic Landmark, allowing its conversion to a new use without having to meet the parking requirements for the proposed use. The amount of parking required is determined through the discretionary CUP process.

Density Bonus for Projects at Historic Landmarks

The Density Bonus option provides for inclusion of one additional dwelling unit at projects where Historic Landmarks are retained and incorporated into multiple-unit residential zones or in a planned residential community. The Historic Landmark unit is not counted against the permitted density in the proposed project.

20% Federal Rehabilitation Tax Credit

The 20% Federal Rehabilitation Tax Credit began in 1976 and is jointly administered by the National Park Service and the Internal Revenue Service. 20% Federal Rehabilitation Tax Credits are reviewed for consistency with *The Secretary of the Interior's Standards for Rehabilitation* by the Restoration Architects at the California State Office of Historic Preservation and the National Park Service. To be eligible to participate in the 20% Federal Rehabilitation Tax Credit, a property must be listed on, or officially determined eligible for listing on, the National Register of Historic Places, and must be reviewed or confirmed as eligible by the California State Office of Historic Preservation and the National Park Service.

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is

available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence.

La Mesa properties that are participating in the 20% Federal Rehabilitation Tax Credit process may receive a streamlined permit review process for project aspects relating to historic fabric if the State and Federal project approval letters are provided to City Staff at the start of the local project review process.

La Mesa property owners seeking additional information on the 20% Federal Rehabilitation Tax Credit should contact the California State Office of Historic Preservation.

10% Federal Rehabilitation Tax Credit

The 10% Rehabilitation Tax Credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The 10% credit applies only to buildings—not to ships, bridges or other structures. The rehabilitation must be substantial, exceeding either \$5,000 or the adjusted basis of the property; whichever is greater. The property must be depreciable.

The 10% credit applies only to buildings rehabilitated for non-residential uses. Rental housing would thus not qualify. Hotels, however, would qualify. They are considered to be in commercial use, not residential.

A building that was moved after 1935 is ineligible for the 10% Rehabilitation Credit. (A moved certified historic structure, however, can still be eligible for the 20% credit.) Projects undertaken for the 10% credit must meet a specific physical test for retention of external walls and internal structural framework:

- At least 50% of the building's external walls existing at the time the rehabilitation began must remain in place as external walls at the work's conclusion, and
- At least 75% of the building's existing external walls must remain in place as either external or internal walls, and
- At least 75% of the building's internal structural framework must remain in place.

The 10% Federal Rehabilitation Tax Credit must be claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service. There is no formal review process for rehabilitations of non-historic buildings. Contact the National Park Service or the Internal Revenue Service for additional information on the 10% tax credit. IRS form 3468 may be downloaded from the Internal Revenue Service website.

Glossary

Following is a glossary of terms commonly employed in historic preservation planning at the time of the adoption of this Historic Preservation Element. Some terms are utilized within this Historic Preservation Element and subsequent associated Appendices issued under separate cover.

Adaptive Reuse: The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use.

Alteration: Any exterior change or modification in appearance.

Archaeological Site: Property containing archeological deposits or features, usually with site boundaries defined by the character and location of said deposits or features. An archaeological site is categorized as either prehistoric (pre-European contact) or historic (post-European contact).

Building: Anything constructed or erected to serve as a principal shelter for human occupation or activity.

California Historical Landmarks Program: The California Historical Landmarks program was established in 1932, when the Director of the Department of Natural Resources assigned the California State Chamber of Commerce the responsibility to register and mark buildings of historical interest or landmarks. To be eligible for designation as a Landmark, a resource must meet at least one of the following criteria.

- The first, last, only, or most significant of its type in the State or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

California Historical Resources Information System (CHRIS): A Statewide system for managing information on the full range of historical resources identified in California. Specifically, those resources evaluated in historical resource surveys conducted in accordance with criteria established by the California Office of Historic Preservation (OHP), formally determined eligible for, or listed in, the National Register of Historic Places or designated as California Registered Historical Landmarks or California Points of Historical Interest. CHRIS is a cooperative partnership between the citizens of California,

historic preservation professionals, twelve Information Centers, the CHRIS Hub, and various agencies.

California Points of Historical Interest Program: The California Points of Historical Interest program was established in 1965. California Points of Historical Interest are sites, buildings, features, or events that are of local (City or County) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria.

- The first, last, only, or most significant of its type within the local geographic region (City or County).
- Associated with an individual or group having a profound influence on the history of the local area.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in the local region of a pioneer architect, designer or master builder.

California Register of Historical Resources: The California Register of Historical Resources is a comprehensive listing of California’s historical resources, including those of local, State and National significance. The “significance” criteria for the California Register are similar to those used by National Register of Historic Places, which includes resources formally determined eligible for, or listed in, the National Register of Historic Places.

California Environmental Quality Act of 1970 (CEQA): Contained within Public Resources Code, Section 21000 et seq., the Act requires private and public activities not specifically exempted to be evaluated against the potential for environmental damage, including effects to historical resources.

California Historical Building Code (CHBC): The California Historical Building Code is Part 8 of Title 24 (State Building Standards Code) and applies to all qualified historic structures, districts and sites, designated under Federal, State and local authority. It provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as qualified historic buildings.

Certified Local Government (CLG): The CLG program is a model and cost-effective local, State, and Federal partnership that promotes historic preservation at the grassroots level. Through an agreement between the City and County of San Francisco and the California OHP, the City carries out some of the functions of the National Historic Preservation Act, as amended. The OHP also provides the City with technical assistance and small matching grants to aid in the preservation of local resources.

Certificate of Appropriateness: A Certificate issued by the Historic Preservation Commission approving such plans, specifications, designs, statements of work, and any other information which is reasonably required to make a decision on any proposed alteration, restoration, construction, removal, relocation, or demolition, in whole or in part, of or to a landmark or to an improvement within a historic district.

Context Statement: An organizing structure for interpreting history that groups information about historic resources that share a common theme, a common geographical area and a common time period. Context statements are similar to a statement of significance for a local historic district or the summary statement for a local landmark nomination.

Contributor(y): A classification applied to a site, structure or object within a historic district signifying that it generally shares, along with most of the other sites, structures or objects in the historic district, the qualities that give the historic district cultural, historic, architectural or archaeological significance as embodied by the criteria for designating the historic district. These resources are of the highest importance in maintaining the character of the historic district. Typically, contributory resources have been modified very little over time.

Conservation District: Conservation Districts are areas that contain concentrations of buildings that together create areas of special architectural and aesthetic value but that do not collectively represent a specific theme or period of significance and are not recognized as a Historic District due to either lack of importance or lack of integrity.

Cultural Resource: Improvements, buildings, structures, signs, features, sites, places, areas or other objects of scientific, aesthetic, educational, cultural, architectural, or historical significance.

Demolition: Damage or destruction to a building or structure that exceeds one-half the replacement cost.

Design Guidelines: Design Guidelines detail the character-defining features that are unique to a particular Historical Resource, Historic Landmark, Historic District, or Conservation District. Design Guidelines are used to evaluate the appropriateness of projects that may result in alteration, construction, relocation or new construction of a particular Historical Resource, Historic Landmark, Historic District, or Conservation District. Design Guidelines are any design standard specified by the City of La Mesa, including but not limited to the *Resource Management Guidelines*, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*, and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

DPR 523: California Department of Parks and Recreation technical property documentation and evaluation forms. For documenting and evaluating building, structures,

and objects within the built environment, the DPR 523 A and B forms are commonly utilized. DPR 523A form is the Primary Record and includes space for descriptive information about a property. The DPR 523B Building, Structure, Object Record (BSO) includes space for an evaluation of the property under the City of La Mesa Historic Landmark, California Register of Historical Resources, and National Register of Historic Places eligibility criteria. For additional information refer to the California State Office of Historic Preservation’s *Instructions for Recording Historical Resources*.

Eligible Property: A property that has been documented, researched, and positively evaluated as having the ability to be designated as a La Mesa Historic Landmark, or listed on the California Register of Historical Resources, or the National Register of Historic Places through a survey evaluation. An eligible property is not actually listed or designated, but has been found meritorious such that it should be considered in a project decision-making process and should be regarded as a Historical Resource in a CEQA process and as a Historic Property in a Federal project review process. Nominating authorities and Federal agency officials commonly request determinations of eligibility for Federal planning purposes. If a property has been determined eligible by the California State Office of Historic Preservation or a Federal agency as part of a project review process, that property is considered to be ‘Officially Determined Eligible.’

Exterior Architectural Appearance: The architectural character and general composition of the exterior of a structure visible from a public street or way, including, but not limited to, the kind, color and texture of the building material and the type, including, but not limited to, windows, doors, light fixtures, trim and signs.

Heritage: A collective, and sometimes intangible, representation of stories, events, people, and environments of the past and present that form the identity and sense of a specific place or group.

Heritage Tourism: The function of offering and experiencing, as an economic stimulant and educational program, the places and activities that authentically represent the stories, events, people, and environments of the past and present, including built environment, cultural, and natural aspects.

Historical Resource: Any building, area, place, record or manuscript, site, structure, street furniture, monuments, object, district, or landscape evaluated as historically or archaeologically significant, or is significant in architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of La Mesa, the State of California or the nation. Any property found eligible for designation or designated as a La Mesa Historic Landmark or Historic District. Any property eligible for listing or listed on the California Register of Historical Resources or the National Register of Historic Places. The term Historical Resource is referenced in the statutes of the California Environmental Quality Act (CEQA) and the associated CEQA Guidelines.

Historical Resource Survey: The process of systematically identifying, photographing, documenting, researching, and evaluating archeological or historical resources within a defined geographic area or setting. Historical Resources Surveys may be completed at a Reconnaissance Level or at an Intensive Level. The Historical Resource Survey may also be referred to as a Historical Resource Inventory or the Inventory.

Historic Character: The appearance, features, and materials or fabric that constitute, comprise, or contribute to how a property is perceived.

Historic Context: A theme under which a property may be identified as significant.

Historic District: A concentration of historic buildings, structures, sites or objects that are related through history, architecture or cultural association and possess a high level of integrity. Historic districts are commonly defined by precise geographic boundaries or by a specific theme that associates all contributing properties within.

Historic-era: The period of time that is at least 50 years earlier than the present year. Properties are considered to achieve or reach the historic-era when they become 50 years of age, the threshold to be considered for significance and eligibility under the National Register of Historic Places.

Historic Fabric: The particular materials, ornamentation, stylistic features, and architectural components of a property or Historic District that date to and indicate the period of significance. Historic fabric should be retained to the greatest extent possible as part of a Preservation, Rehabilitation, Restoration, or Reconstruction process.

Historic Landmark: A property that has been officially designated as significant in La Mesa history by the City Council pursuant to Chapter 25 of the Municipal Code.

Historic Preservation Commission: The Mayor-Appointed decision-making body in La Mesa that advises on historic preservation concerns.

Integrity: Integrity is the authenticity of physical characteristics from which properties obtain their significance. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association. When properties retain integrity, they are able to physically convey their identified association and subsequent significance and eligibility for designation as a La Mesa Historic Landmark, or for inclusion on the California Register of Historical Resources or the National Register of Historic Places.

National Environmental Policy Act of 1969 (NEPA): Contained within 42 United States Code (U.S.C.) 4321- 4347, NEPA established a review and assessment process for Federally funded or license projects with the potential to render adverse environmental impacts, including historic properties.

National Historic Preservation Act (NHPA): The National Historic Preservation Act of 1966 (16 U.S.C. 470-470t as amended) established the National Register of Historic Places program and extended National Historic Preservation Programs to properties of State and local significance.

National Register of Historic Places: The Nation’s official Inventory of buildings, structures, objects, sites and historic districts that are significant in American history, architectural, archeology and culture, maintained by the United States Secretary of Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (amended) (16 U.S.C. 470-470+, 36. C.F.R. Sections 60, 63).

National Register Eligibility / Significance Criteria: The Federally established standards for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

Non-contributing: A classification applied to a site, structure or object within a historic district indicating that it is not representative of the qualities that give the historic district cultural, historic, architectural or archaeological significance as embodied by the criteria for designating the historic district. Properties constructed after the district’s period of significance, or dating from the district’s period of significance but have undergone significant alterations and lack integrity, are typically found to be non-contributing.

Object: Objects are constructions primarily artistic in nature of relatively small in scale and simply constructed. An object is typically associated with a specific setting or environment, such as a fountain or boundary marker.

OHP: The California State Office of Historic Preservation (OHP) is the governmental agency primarily responsible for the State-wide administration of the Historic Preservation Program in California. The mission of the Office of Historic Preservation and the State Historical Resources Commission, in partnership with the people of California and governmental agencies, is to “preserve and enhance California’s irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.”

Ordinary Maintenance: Acts of maintenance or repair that do not include a change in the design, material or outer appearance of a resource, including repainting, replacement of materials or windows of the same scale, texture and color.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however,

the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Preservation Planning: A series of activities through which goals, priorities and strategies for identification, evaluation, registration and protection of historic properties are developed, set forth and carried out.

Reconstruction: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Sense of Place: The term applied to the feeling, legacy, and memory that people associate with tangible and intangible aspects of a specific location. Generally, a property, or grouping of properties, that retains integrity would also convey or evoke a sense of place, however, sense of place is not a technical term and is not a threshold or indicator of significance or eligibility in historic preservation. A location may offer or retain a sense of place and may still be found not-significant or ineligible in an evaluation process, but may still be considered meritorious and important to the greater urban design, appearance, development patterns, and interaction of a community. Erosion of sense of place is generally thought to contribute to a loss of place, and therefore a loss of memory, direction, and perception of what once was.

Secretary of Interior's Standards: The Secretary of the Interior's Standards (The Standards) are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction. Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a

number of other considerations including relative importance in history, physical condition, proposed use, and mandated code requirements. Use of and compliance with The Standards is referenced in CEQA, NHPA, and locally in the La Mesa project review process.

Significant: Having particularly important associations within the contexts of architecture, history, and culture.

Site: The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of the existing structure.

Social History: The branch or study of history that is focused on the history of ordinary people, their experiences, and strategies for coping with life. A term commonly applied to the intangible aspects of historic preservation, wherein a property may not appear to be architecturally meritorious or significant and not associated with a historical figure of repute or having a high-profile, but is still found to be associated with an important component of heritage relating to design or construction methods, events, or activities relating to a person or group in daily society.

Stabilization: The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

State Historic Preservation Officer (SHPO): Appointed by the Governor, under Public Resources Code (Section 5020.6), the SHPO serves as the Chief Administrative Officer of the Office of Historic Preservation and Executive Secretary of the State Historical Resources Commission and administers State and Federally mandated Historic Preservation Programs under the National Historic Preservation Act of 1966, Section 101 (b) (3) as amended.

Structure: Anything constructed or erected, the use of which requires, directly or indirectly, a permanent location on or in the ground, including without limitation to bridges, buildings garages, fences, gazebos, signs, street paving, utility meters, antennas, satellite sending or receiving dishes, swimming pools, walks, walls, steps, and sidewalks. Structures are not erected for human occupation.

Endnotes / Works Cited

- ⁱ James D. Newland and La Mesa Historical Society., Images of America - La Mesa (San Francisco, CA: Arcadia Publishing) 8.
- ⁱⁱ Ibid, 93.
- ⁱⁱⁱ Ibid, 111.
- ^{iv} United States Department of the Interior, National Park Service. National Register Bulletin 15: How To Apply The National Register Criteria For Evaluation “Section II. Criteria for Evaluation.” http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm.
- ^v National Environmental Policy Act of 1969 As Amended. 42 U.S.C. 4331 “Congressional Declaration of National Environmental Policy”, Section 101b(2), 101b(4), 101c.