



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: October 4, 2022

TO: Historical Resources Board Policy Subcommittee

FROM: Suzanne Segur, Senior Planner, Development Services Department

SUBJECT: Items 5 and 6

Items 5 and 6 were agendaized for the Policy Subcommittee after a request at the August 25 Historical Resources Board hearing from Boardmembers Byers and Hutter to further discuss the designation of resources under 45 years of age and the evaluation of resources associated with an established Master. Staff has prepared the following information to serve as a basis for discussion.

Item 5: Designation of Resources Under 45 Years Old: [The City of San Diego Historical Resources Board's Guidelines for the Application of Historical Resources Board Designation Criteria](#) does not require a resource to be a certain age in order to be eligible for historic designation if the property meets at least one of the designation criteria. [The Historical Resources Guidelines of the Land Development Code](#), adopted in 1999, give some guidance regarding the historic significance of properties under 45 years of age:

"In rare instances, properties which have not yet achieved 45 years of age may be historically significant. Among them are: important International Style structures; industrial or military structures significant in Cold War history; buildings, structures, and objects representing significant technological or scientific advances; the works of architectural masters; and roadside-related architecture from the 1950s and 1960s which is fast disappearing. Such resources must be proven to have exceptional significance in their contribution to recent history, as documented by a preponderance of evidence"

The Historical Resources Board has previously designated several resources before they reached the age of 45. These properties include the [Delawie Residence III](#) (HRB #845), the [Fine Medical Building/ Sim Bruce Richards Building](#) (HRB #544, overturned by City Council), and the [Salk Institute for Biological Studies](#) (HRB #304).

The [National Register of Historic Places](#) takes an alternative approach to evaluating properties that have gained significance in recent years. In order to be eligible for designation, a property must be over 50 years of age and meet one or more designation criteria. However, if a property has

achieved significance within the past fifty years it can still be eligible for designation if it can be proved that they are of exceptional importance under Criteria Consideration G. The Criteria Considerations are special requirements that need to be justified independently of the Designation Criteria.

Historical Resources staff was able to research age requirements for municipalities across the country (see chart below). Comparable cities were chosen based on size and location within the state of California. Results of the research concluded that most cities did not have an age requirement for designation and if there was a requirement, exceptions were allowed. The most common age requirement was 50 years although some municipalities were as low as 25 years.

Item 6: Eligibility for Designation Under Criterion D: Per [The City of San Diego Historical Resources Board's Guidelines for the Application of Historical Resources Board Designation Criteria](#), a resource that is representative of a notable work of an established Master is considered eligible for historic designation. Not all examples of a Master's work are eligible for designation. A resource must express a particular phase in the development of the master's career, an aspect of his/her work, or a particular idea or theme in the craft.

Recently, staff has justified the recommendation of properties under Criterion D if they exemplify the excellence of the Master's overall body of work, if they demonstrates a known phase in their career, or if they are the only known work in a particular style or building type.

Minimum Age Requirements for Historic Designation

Exceptions are made for designations with exceptional significance to that municipality

Age Requirement	Municipality	Minimum Age Required	Exceptions
YES	Austin, TX	50 years old	YES
NO	Boston, MA	N/A	N/A
NO	Chicago, IL	N/A	N/A
NO	Coronado, CA	N/A	N/A
NO	Dallas, TX	N/A	N/A
NO	Dana Point, CA	N/A	N/A
NO	Davis, CA	N/A	N/A
YES	Escondido, CA	50 years old	YES
NO	Fort Worth, TX	N/A	N/A
YES	Fresno, CA	50 years old	YES
NO	Glendale, CA	N/A	N/A
YES	Long Beach, CA	50 years old	YES
YES	Los Altos, CA	50 years old	YES
NO	Los Angeles, CA	N/A	N/A
YES	Miami, FL	50 years old	YES
YES	Monterey, CA	50 years old	YES
YES	New York City, NY	30 years old	YES
NO	Orange, CA	N/A	N/A
YES	Pacific Grove, CA	50 years old	YES
NO	Palm Springs, CA	N/A	N/A
NO	Phoenix, AZ	N/A	N/A

NO	Portland, OR	N/A	N/A
NO	Redlands, CA	N/A	N/A
YES	San Antonio, TX	25 years old	N/A
NO	San Clemente, CA	N/A	N/A
NO	San Francisco, CA	N/A	N/A
NO	San Jose, CA	N/A	N/A
NO	San Juan Capistrano, CA	N/A	N/A
NO	San Luis Obispo, CA	N/A	N/A
NO	Santa Ana, CA	N/A	N/A
YES	Santa Barbara, CA	50 years old	YES
YES	Seattle, WA	25 years old	YES
NO	Washington, DC	N/A	N/A
NO	West Hollywood, CA	N/A	N/A