

**SECTION 3.3**  
**HISTORICAL RESOURCES**

## 3.3 HISTORICAL RESOURCES

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### 3.3.1 INTRODUCTION

This section examines the potential impacts to historical resources that may result from development of the Proposed Project, and is based on a technical report entitled *Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California*, prepared by ASM Affiliates (July 2009). This technical report provides the results of an inventory and evaluation of historical resources within the Area of Potential Effect ("APE") for the Proposed Project. The technical report is included in its entirety in **Appendix 3.3** of this EIR.

The analysis that was undertaken determined that the buildings within the Project APE do not meet the criteria for listing on the National Register of Historic Places ("NRHP"), California Register of Historic Resources ("CRHR"), or any local historical register (i.e., the City of San Diego Historical Resources Register). In addition, the buildings are not associated with significant events or trends in the region's history and do not exhibit noteworthy, character defining design elements. Therefore, the potential impacts of the Proposed Project relative to historical resources are less than significant.

### 3.3.2 METHODOLOGY

#### 3.3.2.1 Review of Previous Resource Inventories

Previous historical resource inventories completed for the 2005 and 2007 SDSU Campus Master Plans and the 2004 Paseo project, the boundaries of which overlap with the current Project boundaries, were reviewed, and relevant findings were noted. Since 2005, some of the buildings within the Project area have reached the age threshold for listing eligibility under the CRHR and NRHP. Therefore, the technical report updated the previous studies and focused specifically on the Proposed Project and its anticipated impacts.

#### 3.3.2.2 Field Survey

On March 10, 2009, a field survey was undertaken and buildings within the APE were inspected. Each building was photographed, and architectural features and degree of integrity were documented. This survey was completed from street level, as access was not available to many of the parcels for a more detailed inspection.

### 3.3.2.3 County Records and Archival Research

County Assessor records for each of the Project parcels were accessed online through Realquest.com. Data available through this service included address, assessor parcel number, owner, type of building present, building square footage, current use, and date of construction. Archival research also was conducted at the County of San Diego Department of Planning and Land Use, and San Diego Historical Society. This research included the review and inspection of historical aerial photographs and maps documenting the residential and commercial development in the Project vicinity.

### 3.3.3 PROJECT SETTING/EXISTING CONDITIONS

#### 3.3.3.1 Historical Development of SDSU Campus

The current SDSU campus originally was laid out in 1929. At that time, the location was in an undeveloped area on the northern edge of Mission Valley, beyond the urban neighborhoods of the City of San Diego. Urban development had extended eastward to approximately 51st Street. Scattered homes and businesses continued east along El Cajon Boulevard to the south of the campus. By 1930, College Avenue, and a segment of Mission Valley Road that would later be named Montezuma, had been laid out to provide access to the new location.

By 1931, campus buildings had been erected, but there was little development in the surrounding area along College Avenue or Mission Valley Road. An aerial photograph taken in 1934 shows that there was still very little development around the campus. A large building had been erected at the corner of College and Lindo Paseo, and another appears along Mission Valley Road (Montezuma) between Campanile and College. With the exception of College Avenue, the other roads and streets were unpaved dirt roads. By 1948, a few more buildings had been constructed along Hardy and Lindo Paseo; however, except for the large structure at Lindo Paseo, there was no other development along College Avenue. Growth continued at a slow but gradual pace.

A 1946 aerial photograph illustrates an increased density in housing along Hardy and Lindo Paseo; however, there were still many vacant lots in the neighborhood. Around this time, Mission Valley Road was renamed Montezuma Road. By 1950, the neighborhood had become more densely built up and there were buildings along the east side of College Avenue. This pattern continued and is shown in aerial photographs taken through the 1950s to the 1970s. Over the years, the make up of the neighborhood changed from residential to one of largely multi-family dwellings and businesses oriented toward the university student body.

**3.3.3.1 Current Property Descriptions**

Figure 3.3-1, Aerial View of Area of Potential Effect, and Table 3.3-1, Existing Buildings Within The Project Area, depict (graphically and in a tabular format) the buildings evaluated in the historical and cultural resources inventory. As depicted on Figure 3.3-1 and Table 3.3-1, fifteen existing buildings would be directly affected by development of the Proposed Project. The attributes of each building are summarized below; further information regarding each of the buildings, including photographs of each, are provided in the technical report in Appendix 3.3.







**Table 3.3-1**  
**Existing Buildings Within The Project Area**

<b>Figure 4 ID Number</b>	<b>Address</b>	<b>Year Built</b>	<b>Style</b>	<b>Source Of Construction Date</b>
4	5178 College Ave.	1980s	Modern Commercial	Estimate
5	5168 College Ave.	1948	Mediterranean Style Apartment Building	Pierson 2007
8	5830 Lindo Paseo	1950-55	Modern Apartment Building	Pierson 2007; City Directories 1950 - 1955
9	5822 Lindo Paseo	1937	Tudor Style Single Family Dwelling	Pierson 2007
12	5185 (5158) College Ave.	1969	Modern Commercial	County Assessor records per Realquest.com
13	5157 College Ave.	1958	1950s Commercial	County Assessor records per Realquest.com
14	5155 College Ave.	1965	Modern Commercial Fast Food (Jack in the Box)	County Assessor records per Realquest.com
15	5141 College Ave.	1963	Modern Commercial Convenience Store (7/11)	County Assessor records per Realquest.com
16	5131 College Ave.	1991	Modern Commercial	County Assessor records per Realquest.com
17	5119 College Ave.	1940-45	Single Family Tract House Converted to Commercial Use	City Directories 1940-1960
18	5111 College Ave.	1955	Modern Gas Station	County Assessor records per Realquest.com
19	5721 Lindo Paseo	1941	Post War Tract House	Pierson 2007; County Assessor records per Realquest.com
20	5723 Lindo Paseo	1940	Post War Tract House	Pierson 2007; County Assessor records per Realquest.com
22	5734 Montezuma Rd.	1955	Modern Apartment Building	County Assessor records per Realquest.com
23	5742 Montezuma Rd.	1945	Simple Post Modern Style Tract House	County Assessor records per Realquest.com

- **5178 College Avenue (built in the 1980s):** This two-story, rectangular, modern commercial building has a flat roof. Parallel rows of sliding windows on the first and second floors are located on the north façade. A single entry door on the ground floor and staircase to a similar door on the second floor provide access to the east side. A three-car garage is located behind the building.
- **5168 College Avenue (built in 1948):** This two-story, stucco covered, Mediterranean style, "L"-shaped apartment building has a Spanish tile roof. The second story apartments are accessed by a stairway and porch on the south side of the building. Wood framed, multi-light windows and single-entry doors are placed around the building. None of the previous owners or residents were historically significant.
- **5830 Lindo Paseo (built between 1950-1955):** This two-story, stucco covered, "U"-shaped apartment building is built around a courtyard with a pool. Parking garages are located under the second story of the east wing. The complex has wooden, double-hung, sash windows and an overhanging flat rock covered roof. Concrete stairs with steel railings provide access to the second story.
- **5822 Lindo Paseo (built in 1937):** This "L"-shaped, Tudor style house has a steeply pitched roof covered with diamond patterned asphalt shingles. The sides of the house are covered with horizontal wooden siding. A stucco chimney is located at the southeast corner of the west wing. Wood framed, double-hung, sash windows are irregularly placed along all sides and the main entrance is located on the front of the house at the corner of the inside intersection of the "L"-shaped footprint.
- **5185 College Avenue (built in 1969):** This is a single-story, irregularly shaped, stucco covered, modern commercial structure with a flat roof and modern commercial plate glass windows in a variety of shapes and sizes. The building apparently has undergone a number of modifications, and its current style represents construction closer to a 1980 to 1990 time period.
- **5157 College Avenue (built in 1958):** This single-story, stucco covered, "L"-shaped commercial building has a flat roof. Plate glass windows and commercial entry doors are located along the north façade.
- **5155 College Avenue (built in 1965):** This two-story, modern commercial fast food restaurant (Jack in the Box) is an irregular rectangle in shape. It has plate glass windows and is covered with stucco. The flat roof has asphalt shingle-covered

hipped parapets along all four sides. The building appears to have been remodeled, and its current appearance represents construction circa 1980 to 2000.

- **5141 College Avenue (built in 1963):** This rectangular, modern commercial convenience store (7-Eleven) is built of cinder block. It has a flat roof and plate glass windows, with glass entry doors along the front (west) side.
- **5131 College Avenue (built in 1963):** This irregularly rectangular, modern commercial structure is covered with stucco and has a flat roof. It exhibits a variety of plate glass windows and glass entry doors along the north and west façades. The building appears to have been remodeled since its initial construction.
- **5119 College Avenue (built between 1940-1945):** This single-story, single-family residence has been converted to commercial use. It retains its original "L"-shaped footprint, and moderately sloped, asphalt shingle-covered hipped roof. Large plate glass windows have replaced original windows on the front (west) façade. Commercial awnings also have been added along the west side of the building.
- **5111 College Avenue (built in 1955):** This modern gas station consists of a single-story, rectangular, stucco covered building with rows of plate glass windows. Formerly a garage and office, it has been converted to a convenience store. Large awnings directly in front (west) of the store and on the south side shelter gas pumps.
- **5721 Lindo Paseo (built in 1941):** This rectangular, stucco covered tract house has a hipped roof with asphalt shingles. A garage is located on the front (north) side of the house. Fixed metal frame casement windows are located on the front side. Steps and a small porch on this face lead to a single entry door that provides access to the interior. A chimney is located on the north side of the building.
- **5723 Lindo Paseo (built in 1940):** This rectangular, stucco covered, single-family dwelling has a complex hip roof covered with asphalt shingles. An attached garage is located at the northwest corner. The building exhibits wooden, double-hung, sash and aluminum framed sliding windows. A two-story addition has been added to the rear of the building.
- **5734 Montezuma Road (built in 1955):** This two-story, rectangular apartment building has a shallow pitched roof covered with asphalt shingles. The building is covered with stucco except for the front (south) portion facing the street, where the



bottom floor exterior has been treated with flagstone and the upper floor is covered with a vertical placed wooden siding. Rows of aluminum framed sliding windows are located throughout the building.

- **5742 Montezuma Road (built in 1945):** This very simple, rectangular shaped, postmodern style tract house has a flat roof covered with red rock. The roof on a detached garage at the west end of the house is of the same design and material. The building is covered with stucco and has rows of plate glass windows just below the roof line.

### 3.3.4 THRESHOLDS OF SIGNIFICANCE

The Proposed Project would have a significant effect on the environment if it caused a substantial adverse change in the significance of a historical resource. Subdivision (a) of CEQA Guidelines section 15064.5 defines historical resources as including:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Pub. Resources Code, §5024.1; Cal. Code Regs., tit. 14, §4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code. (Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.)
- (3) Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

#### 3.3.4.1 National Register of Historic Places

The NRHP is an authoritative guide to significant architectural, archaeological, and historical resources in the United States, and it contains the nation's most comprehensive inventory of historical resources. The NRHP is administered by the National Park Service and includes

buildings, structures, sites, objects and districts that possess historical, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. In general, a resource may be eligible for listing in the NRHP if it is associated with significant historical events or persons, if it possesses architectural value, or if it has the potential to yield historical or prehistoric information. In order to be determined eligible for listing on the NRHP, a property must satisfy one or more of the following criteria:

- Criterion A:** The property is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B:** The property is associated with the lives of persons significant in our past.
- Criterion C:** The property embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or, represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D:** The property has yielded or may be likely to yield information important in prehistory or history.

Generally, properties eligible for the NRHP are *at least* 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. Ordinarily, the following resources shall not be considered eligible for the NRHP: cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historical buildings, properties primarily commemorative in nature, and/or properties that have achieved significance within the past 50 years.

#### 3.3.4.2 California Register of Historic Resources

The CRHR is an authoritative guide to significant architectural, archaeological, and historical resources in California, and functions in a parallel manner to the NRHP. The evaluative criteria used to determine eligibility are based closely on those developed for use by the National Park Service for determining eligibility for the NRHP. In fact, all properties listed on the NRHP are automatically listed on the CRHR.

In order to be determined eligible for listing in the CRHR, a property must satisfy one or more of the following criteria:

- Criterion 1:** The property is 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.
- Criterion 2:** The property is associated with the lives of persons important to local, California, or national history.
- Criterion 3:** The property embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or, possesses high artistic values.
- Criterion 4:** The property has yielded or has the potential to yield information important to the prehistory or history of the local area, California or the nation.

Generally, properties eligible for the CRHR are *at least* 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing.

#### **3.3.4.3 Integrity Requirement**

Properties eligible for listing on the NRHP and CRHR also must be deemed to have sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and, hence, evaluating adverse change.

According to the California Office of Historic Preservation, integrity is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics or historical fabric that existed during the resource's period of significance." A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the NRHP, are location, design, setting, materials, workmanship, feeling, and association. The CRHR may include properties that have suffered a greater degree of impairment to their integrity than would be acceptable for listing on the NRHP. For example, a resource that has lost its historical character or appearance for the NRHP may still have sufficient integrity for the CRHR if the resource maintains the potential to yield significant or historical information or specific data.



Guidelines published by the National Parks Service define the seven key aspects of integrity as:

<b>Location:</b>	The place where the historical property was constructed.
<b>Design:</b>	The combination of elements that create the form, plans, space, structure, and style of the property.
<b>Setting:</b>	The physical environment of the historical property inclusive of the landscape and spatial relationships of the building(s).
<b>Materials:</b>	The physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historical property.
<b>Workmanship:</b>	The physical evidence of the crafts of a particular culture or people during any given period in history.
<b>Feeling:</b>	The property's expression of the aesthetic or historical sense of a particular period of time.
<b>Association:</b>	The direct link between an important historical event or person and a historical property.

### 3.3.5 PROJECT IMPACTS

As previously noted, fifteen existing buildings would be directly affected by development of the Proposed Project. Of these buildings, five buildings are not old enough (i.e., are less than 50 years of age) to be considered historical under federal, state or local guidelines. The remaining ten buildings are old enough (i.e., at least 50 years of age) to meet the threshold age for eligibility, but the buildings do not satisfy the other eligibility criteria identified in **Subsections 3.3.4.1 through 3.3.4.3**. For example, no significant events in local, regional, or national history were identified that directly relate to any of the properties that were over 50 years old. In addition, historical research failed to identify any association with people or events significant in local, regional or national history. This is not surprising as the properties are a mixture of common, post-World War II commercial and residential buildings that are unlikely to have had an association with any historically important persons or events. For the same reasons, the buildings do not exhibit noteworthy, character defining, or unique design elements. In addition, many have had additions or been remodeled to a degree that impairs their integrity.

Accordingly, the potential impacts to historical resources associated with development of the Proposed Project are less than significant.

### **3.3.6 CUMULATIVE IMPACTS**

As discussed above, 15 existing buildings would be directly affected by the Proposed Project. Of this amount, five buildings are not old enough to be considered historical under federal, state or local guidelines. The remaining ten buildings are old enough to meet the threshold age for eligibility, but do not satisfy the other eligibility criteria. Because none of the 15 buildings that would be affected by development of the Proposed Project are considered to be significant historical resources, their loss would not cause or contribute to a cumulative adverse effect on historical resources. Therefore, the Proposed Project would not result in cumulatively considerable impacts to historical resources.

### **3.3.7 MITIGATION MEASURES**

Because the Proposed Project would not result in potentially significant impacts to historical resources, no mitigation measures are required.

### **3.3.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

The Proposed Project would result in a less-than-significant impact to historical resources.