AREA **A** TABLE 4

This area is characterized by late 19th century, early 20th century development that follows traditional neighborhood development patterns with a great deal of compatible uses and structures. There is a fair amount of consistency in development scale and proportions that fit the large, estate, "mansion" homes that predominate the area. This area has a large number of historic designated sites and a designated Golden Hill Historic District. The area also has mature landscape, significant views and a continuous slope. Commercial development tends to be corner stores and pockets of development along 25th.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
• Existing Designated Historic District • More than 20 Historic Sites			✓ ✓	preserve & designate conservation area → clean up some of potential contributing sites
LANDSCAPE ELEMENTS				
• Mature Trees & Variety of Tree Species			✓	
• Retaining Walls & Fences			✓	retaining walls good, fences should be short enough to see home
• Planting Strips along Sidewalks			✓	
• Hilly, Steep, Continuous Slope			✓	
• Spectacular Views to Downtown & Eastern Communities			✓	figure out way to highlight views – Golden Hill park on 25th St has great views – beautiful & should be preserved
STREETSCAPE ELEMENTS				
• Golden Hill Gateway Signs			✓	make sure park is well lit
• Historic 'Acorn' Lamps with Banners			✓	
• Non-Contiguous Sidewalks with Parkways	✓			continuous sidewalks
• On-Street Parking & Diagonal Parking		✓		back-in parking for bikers safety, bike paths designated
• Wide Streets (1 lane of traffic each way)			✓	
• Street Furnishings along Commercial			✓	maintain & improve/increase for gathering
• Opportunities for Pocket Plazas			✓	spaces – landscaping & improvement of plaza areas!
BUILDING DESIGN ELEMENTS				
• Large Single-Family Homes of similar/ consistent size, scale, height			✓	
• Front Porches, Stoops & Landscape Yards face Street Fronts			✓	
• High Level of Ornamentation, Detailing & Materials on Buildings			✓	
• Variety of Architectural Styles, though Predominantly of Victorian Era			✓	
• 2-story mostly, but higher floor-to-floor heights than other neighborhoods		✓		not to encourage future increase in building up but promote current
SITE DEVELOPMENT PATTERNS				
• Houses are raised above street			✓	
• Garden/ Retaining walls at property lines			✓	
• Commercial, Institutional & Multi-Family on Street / Block Corners			✓	improve visual aesthetics of properties – landscaping – some setback is nice
• Multi-Family tends to be at zero lot-line		✓		
• Few Garages Face Street			✓	
• Narrow Driveways		✓		
• Small/ Medium size lots with larger corner lots	✓			
• Combination of "Strip Commercial" with parking in the front & Corner Stores				like corner stores & access to many commercial stores but maybe renovate – parking behind businesses when possible – improve pedestrian oriented
PUBLIC ART				
• Chime Rail at 25th Street Bridge			✓	
• Fire Station 11 Sculpture			✓	
OTHER				
				parks increase safety & lighting, access for kids Broadway has many lights out on street, maintain well lit street to promote safety.

commercial area & residential directly adjacent sensitive to each other.

AREA B TABLE 4

This area is characterized by mid to late 20th century development of the "Post-War" period, containing a majority of the more contemporary, larger-scaled apartment complexes in the community. Buildings tend to be inward-focused and auto-oriented, with many parking spaces, garages and driveways on the street front. Development is eclectic and diverse, with a mix of apartments, bungalow courts, granny flats and single-family residences. The landscape also tends to be eclectic and sporadic.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
• No identified historic district • Fewer than 10 Historic Sites				
LANDSCAPE ELEMENTS				
• Sporadic & Eclectic • Overgrown in some areas • Plenty of fences and gates • Hilly, with many variations in slope				
STREETSCAPE ELEMENTS				
• Historic "Acorn" lamps with banners along Broadway and 30th • Narrow sidewalks with eclectic landscape treatments				
BUILDING DESIGN ELEMENTS				
• Predominantly multi-family of the mid to late 20th century • Gated buildings with internal garages • Little ornamentation in building design • Eclectic combination of apartment complexes with bungalow courts, granny flats and single-family residences				
SITE DEVELOPMENT PATTERNS				
• Development occurs internal to the block, with dwellings tucked in the back of the lot and along alleys • Parking in the front yard is common • No consistent street orientation • Many driveways and curb cuts				
PUBLIC ART				
• Einstein Angle of Repose				
OTHER				
1341 31st St. Built in 1906. Historic property across the street. SHOULD BE IN "D"				

AREA C TABLE 4

This area includes the South Park neighborhood and is characteristic of early 20th century streetcar development, with a traditional neighborhood design that includes compact blocks, small-scale, single-family homes with consistent street orientation, front porches, stoops and detached garages. Many streets have continuous rows of street trees and landscape treatments along pedestrian-oriented sidewalks. Commercial development in this area is primarily storefront, "Main Street" type commercial. Several historic designated sites exist in this area. While craftsman styles are highly identifiable, Prairie, Mission Revival and Spanish Eclectic architectural styles also exist. The topography of this area is relatively flat compared to other areas in the community, making it highly walkable and bike friendly.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
• Potential Historic District / Conservation Area • More than 30 Historic Sites				
LANDSCAPE ELEMENTS				
• Continuous street trees • Consistent front yard setbacks • Fences, hedges, garden walls, gates • Palm trees throughout • Relatively flat and walkable • Some buildings are raised above the street with retaining walls along the sidewalk edge • Variety of rich plants on the street				
STREETSCAPE ELEMENTS				
• Sidewalk cafes, street furniture and amenities along commercial storefronts • Bike racks and benches • Special pavers and sidewalk treatments • Narrow Streets with parking on each side • Good street connectivity • Variety of plant material & stone				
BUILDING DESIGN ELEMENTS				
• Storefront, "Main Street" commercial • Buildings are oriented to the street & pedestrians • Garages are detached and/ or tucked in rear of lot • Small-Scale single-family homes predominate with some granny flats and accessory structures • Front porches & stoops • Consistent size, scale and bulk of buildings • Use of siding, rock, shingle & wood trellis				
SITE DEVELOPMENT PATTERNS				
• Small blocks and lots • Consistent setbacks • Detached garages • Mostly single-family land uses				
PUBLIC ART				
• Artistically designed street furniture (benches, trash cans, bike racks) • Unique signs characteristic of era • Murals on sides of buildings				
OTHER				

TABLE 4

AREA D

This area is characterized by development that is adapted to steep slopes and canyons, with mostly small-scale, single-family homes that are oriented to the street and modest in detailing and materials. There is no distinguishable style that dominates the area, although a few expressive and unique houses are scattered throughout. Many landscape elements are used, most notably, the use of rock material around the base of buildings, garden walls and sidewalks. Streets are the narrowest in the community, with some winding streets and interesting dead-ends along the canyons. Landscape planting is lush and wraps in and around blocks and streets.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
• No identified historic districts • Fewer than 5 Historic Sites				conservancy; single family homes, large lots, density – items to preserve
LANDSCAPE ELEMENTS				
• Canyons are the key defining element			✓	
• Sporadic and eclectic landscape			✓	
• Lush planting that wraps around blocks and streets			✓	
• Steep slopes and views to bay and eastern neighborhoods			✓	need more construction of retaining walls in hilly areas
• Site walls, garden walls, retaining walls			✓	
• Private driveways		✓		
• Fences, gates, stone walls, hedges		✓		walls & landscaping allow view into property from street
• Some mature trees interspersed with shrubs				
• Use of rock material/ stone			✓	
STREETSCAPE ELEMENTS				
• Lack sidewalks in some areas around canyons	✓			need sidewalks & maintain sidewalks
• Non-contiguous sidewalks with planting strips				keep sidewalks connected w/ planting strips but ensure width of sidewalk is large enough
• Narrow, winding streets with parallel parking on each side				
• Overhead power lines	✓			underground power lines
• Interesting dead-ends at canyons				trailheads & places in canyon for recreation; possibly benches
• Several bridges over canyons–				some would be nice for schools-safe for kids & trails for more activity in canyon
BUILDING DESIGN ELEMENTS				
• Small-lot, small scale single-family homes			✓	
• Bungalow type houses with modest design details and materials			✓	
• Little if any commercial uses				nice to have some commercial use
• Residential "bedroom community" feel			✓	
• Buildings are raised above and below the street, in response to steep slopes			✓	
• Most houses face the street with front lawns			✓	
• Garages are tucked behind			✓	
• Front porches, stoops (simple, not ornate)			✓	
SITE DEVELOPMENT PATTERNS				
• Rural feel?			✓	
• Constrained/ formed by the canyons and slope			✓	
• A few large scale developments (school, industrial, etc.)			✓	
• Small lots			✓	
PUBLIC ART				
• None immediately recognizable				more public art, kids playgrounds
OTHER				THIS INCLUDES THE NORTH/EAST PART of AREA "B." (DIEGO'S ELLIPSES NOT WITHSTANDING) - Establish some kind of constructive relationship with Golden Hill Elementary. We should invest ourselves into the education taking place at the main elementary school that serves the Golden Hill community

31st & A

Table 4

HOMEWORKER™

104 houses
7 landmarks
a collection
that tells
a story

28 + 29th

I'm an info junkie!

Data:

2½

2

Patterns of development -
current built environment
context - path of dev
Europ up to 1885 (1769-85)
Land Spec
Golden Hill - 1885 - forward - last part of physical dev.
of Chet -
1885 - 1905 Elete - very wealthy
the Great Boom and its Celebration
1905 - 1930 Character Changed - exp 1915 - part -
So Park & Park remaining
(my house - 2nd owner)
1930 - 90 Great Dep Hall (Lasting influence)
104 Postwar offensive (ex: Big Lot - Corner)
Diverse Neighborhood
Conservation area - definition ☆ Style Jan 1910s - 20s
Protection { So Park Hist dist (9 blks)
ops of Hemetic
30th & Jump
Incl SIS Res
also SIS - Jan 11
Prop tax abatement. Mills - sub reduction

☆ Tells the story of the city.

by Davidson.

Hist Soc / historic house.

working-class histories also need to be maintained. The historical processes need to be addressed.

ANGLO / LATINO LINE

(STUCCO)

Span Colonial

Historic – way a class-based, ethnically sensitive design
What is to be valued - older homes of wealthy people -
What about the stories of working class people?
research reports - 2 year cost -
If a property is over 45 years old - could be a significant resource.
Property ownership is not required - consent not required,
Somewhat similar to natural resources.
Design a project consistent - not forced to go to historical resource board
Class and ethnic diversity - powerful tool for organizing -
a District - a planning tool - encompasses and acknowledges -
- contributors - continues to tell the story
- non-contributors

Old historic district
Conservation areas - have been delivered variously across the
decorative elements
historical development patterns
Site lay-out
preserve neighborhood character rather than historic structures
Many things in our communities can be conserved -

AREA A

Table 4B

#4

Clean, Green Safe

This area is characterized by late 19th century, early 20th century development that follows traditional neighborhood development patterns with a great deal of compatible uses and structures. There is a fair amount of consistency in development scale and proportions that fit the large, estate, "mansion" homes that predominate the area. This area has a large number of historic designated sites and a designated Golden Hill Historic District. The area also has mature landscape, significant views and a continuous slope. Commercial development tends to be corner stores and pockets of development along 25th.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
• Existing Designated Historic District			✓	
• More than 20 Historic Sites			✓	
LANDSCAPE ELEMENTS				
• Mature Trees & Variety of Tree Species			✓	
• Retaining Walls & Fences			✓	
• Planting Strips along Sidewalks			✓	
• Hilly, Steep, Continuous Slope			✓	
• Spectacular Views to Downtown & Eastern Communities			✓	
STREETSCAPE ELEMENTS				
• Golden Hill Gateway Signs			✓	
• Historic 'Acorn' Lamps with Banners			✓	
• Non-Contiguous Sidewalks with Parkways			✓	
• On-Street Parking & Diagonal Parking			✓	
• Wide Streets (1 lane of traffic each way)			✓	
• Street Furnishings along Commercial			✓	
• Opportunities for Pocket Plazas			✓	
BUILDING DESIGN ELEMENTS				
• Large Single-Family Homes of similar/ consistent size, scale, height			✓	Conservation overlay in more areas longer Golden Hill area 25th st to I-5
• Front Porches, Stoops & Landscape Yards face Street Fronts			✓	
• High Level of Ornamentation, Detailing & Materials on Buildings			✓	
• Variety of Architectural Styles, though Predominantly of Victorian Era			✓	
• 2-story mostly, but higher floor-to-floor heights than other neighborhoods			✓	
SITE DEVELOPMENT PATTERNS				
• Houses are raised above street				
• Garden/ Retaining walls at property lines				
• Commercial, Institutional & Multi-Family on Street / Block Corners				
• Multi-Family tends to be at zero lot-line				
• Few Garages Face Street				
• Narrow Driveways				
• Small/ Medium size lots with larger corner lots				
• Combination of "Strip Commercial" with parking in the front & Corner Stores				
PUBLIC ART				
• Chime Rail at 25th Street Bridge				
• Fire Station 11 Sculpture				
OTHER				

AREA **B**

Table 4B

This area is characterized by mid to late 20th century development of the "Post-War" period, containing a majority of the more contemporary, larger-scaled apartment complexes in the community. Buildings tend to be inward-focused and auto-oriented, with many parking spaces, garages and driveways on the street front. Development is eclectic and diverse, with a mix of apartments, bungalow courts, granny flats and single-family residences. The landscape also tends to be eclectic and sporadic.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
• No identified historic district	✓			Post office
• Fewer than 10 Historic Sites	✓			
LANDSCAPE ELEMENTS				
• Sporadic & Eclectic	✓			
• Overgrown in some areas	✓			
• Plenty of fences and gates			✓	
• Hilly, with many variations in slope				
STREETSCAPE ELEMENTS				
• Historic "Acorn" lamps with banners along Broadway and 30th			✓	
• Narrow sidewalks with eclectic landscape treatments			✓	
BUILDING DESIGN ELEMENTS				
• Predominantly multi-family of the mid to late 20th century	✓			
• Gated buildings with internal garages	✓			
• Little ornamentation in building design	✓			
• Eclectic combination of apartment complexes with bungalow courts, granny flats and single-family residences	✓			
SITE DEVELOPMENT PATTERNS				
• Development occurs internal to the block, with dwellings tucked in the back of the lot and along alleys			✓	
• Parking in the front yard is common	✓			
• No consistent street orientation	✓			
• Many driveways and curb cuts	✓			
PUBLIC ART				
• Einstein Angle of Repose			✓	!!
OTHER				

AREA C

Table 4B

Q: EXISTING OR FUTURE

This area includes the South Park neighborhood and is characteristic of early 20th century streetcar development, with a traditional neighborhood design that includes compact blocks, small-scale, single-family homes with consistent street orientation, front porches, stoops and detached garages. Many streets have continuous rows of street trees and landscape treatments along pedestrian-oriented sidewalks. Commercial development in this area is primarily storefront, "Main Street" type commercial. Several historic designated sites exist in this area. While craftsman styles are highly identifiable, Prairie, Mission Revival and Spanish Eclectic architectural styles also exist. The topography of this area is relatively flat compared to other areas in the community, making it highly walkable and bike friendly.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION: LOW	MED	HIGH	NOTES
HISTORIC DESIGNATION				
• Potential Historic District / Conservation Area			✓	INCORPORATE 4 LARGER HISTORICAL DISTRICT
• More than 30 Historic Sites			✓	FROM PARK TO FERN ST.../URBAN PATTERN
LANDSCAPE ELEMENTS				
• Continuous street trees			✓	
• Consistent front yard setbacks			✓	→ PER URBANISM / TYPE OF PLACE
• Fences, hedges, garden walls, gates			✓	PER URBANISM / TYPE of PLACE / CHAIN LINK MATERIAL ISSUES
• Palm trees throughout	✓			
• Relatively flat and walkable		✓		
• Some buildings are raised above the street with retaining walls along the sidewalk edge		✓		
• Variety of rich plants on the street	✓			WHAT?
STREETSCAPE ELEMENTS				
• Sidewalk cafes, street furniture and amenities along commercial storefronts			✓	
• Bike racks and benches			✓	
• Special pavers and sidewalk treatments			✓	
• Narrow Streets with parking on each side			✓	
• Good street connectivity			✓	
• Variety of plant material & stone	✓			MORE INDIGENOUS MATERIALS
BUILDING DESIGN ELEMENTS				
• Storefront, "Main Street" commercial			✓	25TH STREET W/ MAIN STREET (DIFFERENT TYPES)
• Buildings are oriented to the street & pedestrians			✓	
• Garages are detached and/ or tucked in rear of lot			✓	
• Small-Scale single-family homes predominate with some granny flats and accessory structures			✓	
• Front porches & stoops			✓	
• Consistent size, scale and bulk of buildings			✓	
• Use of siding, rock, shingle & wood trellis			✓	IN CHARACTERS
SITE DEVELOPMENT PATTERNS				
• Small blocks and lots			✓	
• Consistent setbacks			✓	
• Detached garages			✓	
• Mostly single-family land uses			✓	
PUBLIC ART				
• Artistically designed street furniture (benches, trash cans, bike racks)			✓	
• Unique signs characteristic of era			✓	
• Murals on sides of buildings			✓	!!!
OTHER				

Table 4B

AREA D

This area is characterized by development that is adapted to steep slopes and canyons, with mostly small-scale, single-family homes that are oriented to the street and modest in detailing and materials. There is no distinguishable style that dominates the area, although a few expressive and unique houses are scattered throughout. Many landscape elements are used, most notably, the use of rock material around the base of buildings, garden walls and sidewalks. Streets are the narrowest in the community, with some winding streets and interesting dead-ends along the canyons. Landscape planting is lush and wraps in and around blocks and streets.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
• No identified historic districts • Fewer than 5 Historic Sites			✓	Conservation
LANDSCAPE ELEMENTS				
• Canyons are the key defining element • Sporadic and eclectic landscape • Lush planting that wraps around blocks and streets • Steep slopes and views to bay and eastern neighborhoods • Site walls, garden walls, retaining walls • Private driveways • Fences, gates, stone walls, hedges • Some mature trees interspersed with shrubs • Use of rock material/ stone			✓ ✓ ✓	and the homes along them
STREETSCAPE ELEMENTS				
• Lack sidewalks in some areas around canyons • Non-contiguous sidewalks with planting strips • Narrow, winding streets with parallel parking on each side • Overhead power lines • Interesting dead-ends at canyons • Several bridges over canyons				
BUILDING DESIGN ELEMENTS				
• Small-lot, small scale single-family homes • Bungalow type houses with modest design details and materials • Little if any commercial uses • Residential "bedroom community" feel • Buildings are raised above and below the street, in response to steep slopes • Most houses face the street with front lawns • Garages are tucked behind • Front porches, stoops (simple, not ornate)				
SITE DEVELOPMENT PATTERNS				
• Rural feel? • Constrained/ formed by the canyons and slope • A few large scale developments (school, industrial, etc.) • Small lots				
PUBLIC ART				
• None immediately recognizable				
OTHER				

Table 4B

SPBG Sub-Committee 11.6.10: Historical and Architectural Preservation

(Charrette #3)

Historic – Preservation of Historic Neighborhood

- Historic homes with architectural relevance to the turn of the century and newer (Mission, Craftsman, Victorian, Castle, Tudor, Transitions from Craftsmen, and mid-century architecture)
- Pre WWII neighborhood design (also used in New Urbanism) front porches facing streets, for communal feeling. Gives sense of closeness with community, as well as, ease in shopping (local grocery stores), retail shops, parks, and restaurants.
- Lots plotted out in grid pattern regardless of terrain, making eccentric lots, creatively built to deal with land use.
- No chains (local or national), no big boxes, no drive-throughs, (if existing, and move, or shut down, try to prevent another from coming in)
- Keep street widths the same, no narrowing
- No new speed bumps in mixed-use commercial district
- No filling in parkways with concrete
- Keep parkways green, add "acceptable city trees list" from city
- Locally owned diverse businesses - Locally owned businesses being active in the community and intern community supporting local businesses.
- Walkable, Bikable, and great access to public transportation.

- **Mixed-Use**

- A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings
- Mixed-use to be developed simultaneously with noise abatement (perhaps through creative design) and parking

- **Signage and Lighting**

- Add historic street lights to increase street lighting (acorn style)
- Address problems with business signage (be more specific about back lit box lighting and neon lighting)
- Keeping signage in scale with neighborhood - i.e. not whole side of building wall
- No tower signs
- No visible cell towers
- No Billboards
- No new stop signs, new stop lights

- **Parking**

- Promote diagonal parking on wider streets
- Limit time period for street parking (nothing over 72 hours)

Table 4B

- No new parking meters – keep parking in mixed-use areas and not in residential areas – residential area parking should not be altered without residents input

- **Fencing and Walls**
- Limit use of chain link (canyon fencing, corner lot with visibility concerns appropriate), only where safety concerns outweigh aesthetics.
- **MORE IMPUT**

Preservation of Architectural Features

- Victorian
- Craftsman
- Mission
- Japanese influence
- Castle influence
- Tudor
- Transitional (Craftsmen to Mid-Century)
- Mid-Century Architecture (Frank Lloyd Wright)
- California Bungalow
- Mediterranean

South Park Boundaries

- South: North side of A St. from 28th to Gregory St.
- East: North side A St./Gregory St. to Gregory/ Date St., then 33rd from Date St., following Marlton Dr. to 32nd St. to 32nd and north side alley of Juniper
- North: North side of Juniper St. alley to 30th, and South of Switzer Canyon, west of 30th (everything not Burlingame)
- West: North side of A and 28th to follow Switzer Canyon up to 30th.

South Park Conservation Area

- South Park Boundaries (described above) including:
  A St. and 30th St. to B St. and 30th St.
  B St. and Edgemont to C St. and Edgemont
  32nd St. and C St. to Canyon and A St.

Table 4B

Expand historic districts
— keep what we have
- VIC
- Quay
- Mcl / gap
- Castle study transitional to Med
- Med Cent
- Comm Bungalow
- Medit

Is this part of Balboa Park?

Balboa Park / Golden Hill overlay

Comments -
we want it to stay the same in D.
We want to be inclusive.
Why divide up? Who wants to be "historic"?

Conservation overlay

docks / ships

artists
musicians
scientists
teachers

redevelopment - hotel

- Florida Canyon

~~Little~~ (10)

*32nd Camp - more trailers

Use of Zoning maps - study density to support grant goals of city -> Zoning maps - all could develop
10 apts
3 might be OK

are like the Mixture - Zoning maps - in this area - all could be developed as apartments.

STEM → STREAM

TROLLEYS / STREET CARS

- multiple stories -
- send him Mayfree Info
- San Diego Heritage Society
- Black Mountain
- Ethnic history

Areas - A not conserve slope

Area C not conserve flatness

mixed, redevelop corps - don't want to erode residential area -

A Historic Site
B cultural diverse - keep 6th type
mixed focused hubs. unifying themes -
C business - pocket plazas
D hwy area - canyon

Route 2

Bungalow courts

BUSINESS / HISTORIC
A

B

C

D

eclectic single family homes

Canyon

New

Brick

Stucco

- Bike paths
- Bike lanes
- Share - ows

reverse angle pkg

29/54

Nov 20th Rec Ctr 25th St.
10:30 AM

Rapid Bus - 25th St
Streetcars - Market up 25th
C - 30th

they don't see as a convenient area -

"D" fewer than 5 historic districts

Lot sizes –
- small –

fine-grain – smaller-scaled – more pedestrian

front porches

buildings face the street –

- lot maps produced – not scars of architect designed
- hilly & defined by canyons

canyons, well eclectic homes, vegetation

past development – not happy w/ shoddy construction multiple units.
Victorians, Craftsmen, varied architecture
the whole community.

* We are "D". against retaining walls. No dias parking.
encourages front porches.

A – preserve the character

want the conservation to include all – streetcar / retaining walls –

Plaza area –

* More public art; maintain character of Gold Hill – of this school,

Overhill/Colony /
allow views for rooftops.

Craftsman should be included in historic –
(28th & L) mystic density
- urban vegetable garden
no hillboard or tower signs

Table 4B

- **Conservation of Canyon Rim**

SPBG Sub-Committee meets Thursdays @ Alchemy Restaurant from 8:15am-9:30am, and is open to all community members and business owners. We are also looking to meet at alternative times for community members and business members that cannot make morning meeting times. Please contact Matt Thomas at: matt@alchemysandiego.com for any questions or concerns.