

AREA A

TABLE 9

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		✓	✓	Desirable but must take water use into account Height limits to retain views
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				
- Roof decks + balconies to capture views - 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				
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				
- Eclectic w/ opportunities for individual structures to be preserved but not entire district. - Maintain scale + views of older typified by older buildings				

AREA ~~B~~ B

TABLE 9

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				
#Lack of parking is a problem. Cars The area actually goes from 26th St. east and ends at 30th St. Conservation district includes blocks with single family homes A separate area extends from 30th to Bancroft. From Bancroft to I-15 is a more commercial and multi-family district.				

AREA ~~B~~ C

TABLE 9

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				See below
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				
Expand proposed conservation district to include Date to Juniper 28th to Dale. Single family Spanish & Craftsman home predominate. Maintain traditional styles. Ground level front lawns desirable, but allow for xeriscaping. Maintain present setbacks. Tree-lined streets are good. Mix of one- and two-story work well.				

TABLE 9

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				
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				Charge area boundaries: See below.
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)				Maintain scale, varied building elements & facade variation
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				
Southern boundary of D is A. Eastern boundary is Gregory & Canyon. Single family homes: 1950s, Craftsman bungalows, Spanish stucco Sx				