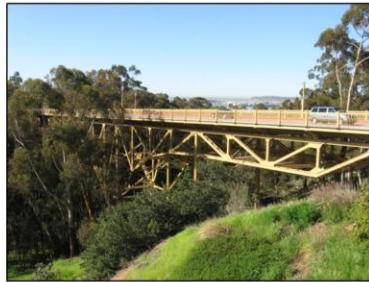


Historic Resources and Conservation Areas Open House

Uptown, North Park, Golden Hill Community Plan Updates



March 19, 2011

Conservation Areas General Plan

Urban Design Element

- A survey may be done to identify conservation areas.
- Create design guidelines for new development to preserve neighborhood character
- Review the redevelopment of property to maintain neighborhood character.

Historic Preservation Element

- Integrate historical and cultural resources in the planning process and use conservation areas as a tool to complement community character.

The General Plan establishes a citywide policy for the planning and establishment of Conservation Areas.

Since conservation areas are based upon community values and neighborhood character, it is expected that their establishment and level of implementation will be unique throughout the city, and that the existing General Plan policy provides sufficient overall guidance.

Conservation Areas Working Definition

“posses form, character, and visual qualities derived from arrangements or combinations of topography, vegetation, space, scenic vistas, architecture, appurtenant features, or places of natural or cultural significance that create an image of stability, comfort, local identity and liveable atmosphere.” (North Carolina)¹

¹ U.S. Dept. of Interior, National Park Service, Heritage Preservation Services ,
“Cultural Resources Partnership Notes: Conservation Areas” (Washington,
DC, June 1998) p. 3

This is a very broad definition and includes more than building architecture and also emphasizes cultural values.

Conservation Areas Differences w/Historic Districts

- Age is not a major consideration
- History is expanded to take in the broader concepts of culture and community values
- Application of Secretary of the Interior's Standards not required
- Historical integrity and originality less valued, imagery is highly valued.
- May cover natural areas, vernacular design, aesthetics and spatial structure

Conservation Districts can be characterized as either having a neighborhood planning focus or architectural and historic preservation aims. They may also be called Neighborhood Planning Districts.

While architecture is implicitly an identified value, history is expanded to take in the generically broader concept of culture and the form, character, and visual quality of the streetscape and landscape as the staging area for architectural elements.

Natural areas and landscapes, vernacular elements, aesthetics and spatial structure may be considered. Age is not a major consideration. Integrity is replaced by imagery, and the values and perceptions of local citizens are weighted equally with the academic and scholarly credentials of experts.

Conservation areas may also be buffers to historic districts and/or protect "pre-natal" historic districts that don't yet meet the 45 year qualification.

Conservation Areas Issues w/Implementation

- Regulatory or non-regulatory
- Increase level of regulation
- Neighborhood support
- Delay community plan update
- Administration of new regulations

Conservation areas may be identified in the community plan and adopted by either resolution (non-regulatory) or by ordinance (regulatory).

Non regulatory conservation areas may be used to focus government resources and coordinate government activities around preservation of a particular area.

Conservation Areas are relatively new and there is there are not a lot of jurisdictions using them. Most jurisdictions that have Conservation Areas have adopted them by ordinance to establish new binding regulations on individual property owners.

There is the need to involve property owners early in the process and to provide adequate noticing.

Conservation Areas Staff Proposal

- Choose one area to implement with design guidelines and corresponding regulations
- Define by precise boundaries on map
- Reflect community values
- Reflect neighborhood consensus
- May be used to increase the level of regulation.

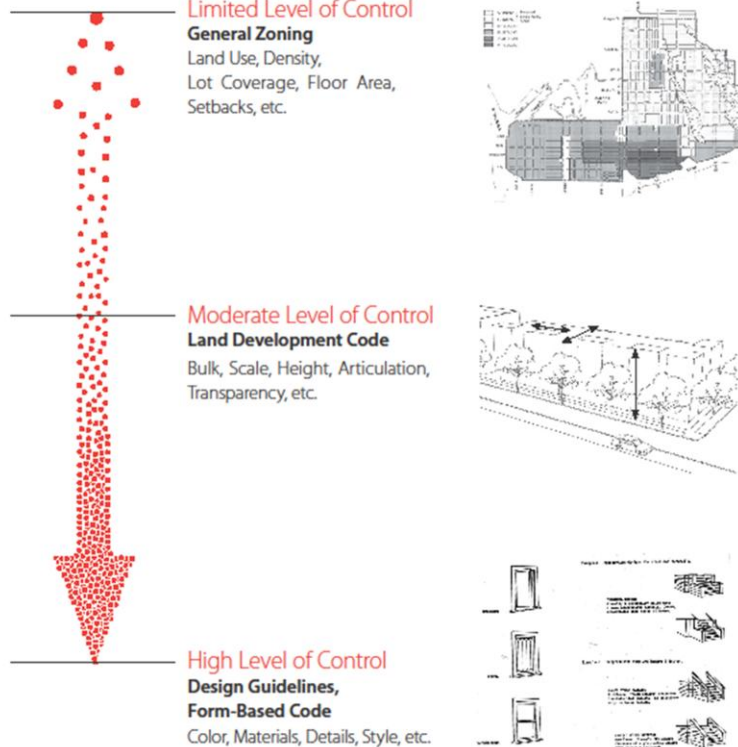
To address the issues identified in the last slide, particularly neighborhood buy-in, staff proposes a more focused approach that starts with the Conservation Areas identified by the community at Day 3 of the Charrette and identifies one pilot area for implementation. This would be a regulatory Conservation Area. Design Guidelines will be prepared to include in the Urban Design Element of the Community Plan and new regulations likely using the Community Plan Implementation Overlay Zone (CPIOZ). S

Staff can help with identifying locational criteria and character attributes as well as noticing. The community is requested to assist with developing neighborhood consensus.

The community plan update can also contain policies that allow other areas to be considered as resources become available after the adoption of the community plan. If boundaries are identified for these areas, they can be added to the community plan's appendix.

Regulatory Continuum

Design guidelines and regulations work best when the community being regulated decides what level of control it desires. This can range from little or no control to specific and detailed design standards. Whether you wish to simply direct overall land use decisions or seek to control the look and quality of door knobs, you should decide where your community fits within this regulatory continuum.



Existing regulations can be placed within the continuum. The existing citywide single-family zones are closer to the top of the chart, the Planned District's (PDO's) toward the middle and lower middle. The selection of a pilot Conservation Area should consider where a neighborhood is on the regulatory continuum and where it needs to go to protect identified character attributes.

What about the rest of the community?

- Plan Update work program includes revisions to Urban Design Element
- Work program includes implementation tailored to the updated Plan
- Zoning tools may include PDO revisions, CPIOZ, application of citywide zones
- New regulations should be within established regulatory framework

The community plan update work program allows for new regulations to implement the plan. However, the City's concern is that generally the new regulations be within the established regulatory continuum except for the pilot Conservation Area which may move an area further along the continuum (using CPIOZ). Note that the areas within the PDO are already further along the regulatory continuum than the single-family zones.

Questions?

“The basic purpose of preservation is not to arrest time but to mediate sensitively with the forces of change, to understand the present as a product of the past and a modifier of the future.”

John Lawrence, Dean of the School of Architecture, Tulane University.

“What makes buildings from different eras and styles compatible is that they share the same underlying principles of space, structure, elements, composition, proportion, ornament, and character.”

Historic Alliance of Greater Philadelphia, “Sense of Place”

Two quotes that capture what we are trying to achieve: Design guidelines that address context and the often opaque concept of compatibility.