

Historic Resources and Conservation Areas Open House Uptown Community Plan Area



March 19, 2011

Agenda

Uptown

- 9:00 am Welcome and Introductions
- 9:05 am Historic Survey Update/Response to Community Input (15 minutes)
- Questions and Answers (15 minutes)
- 9:35 am Conservation Areas Process (5 minutes)
- Questions and Answers (10 minutes)
- 9:50 am Conservation Area Example (10 minutes)
- Questions and Answers (15 minutes)
- 10:15 am Conservation Area Exercise/End of session

Results of 2007 Uptown Survey

ARCHITECTURE ELEMENT

Contributing Resources

Architecture Style

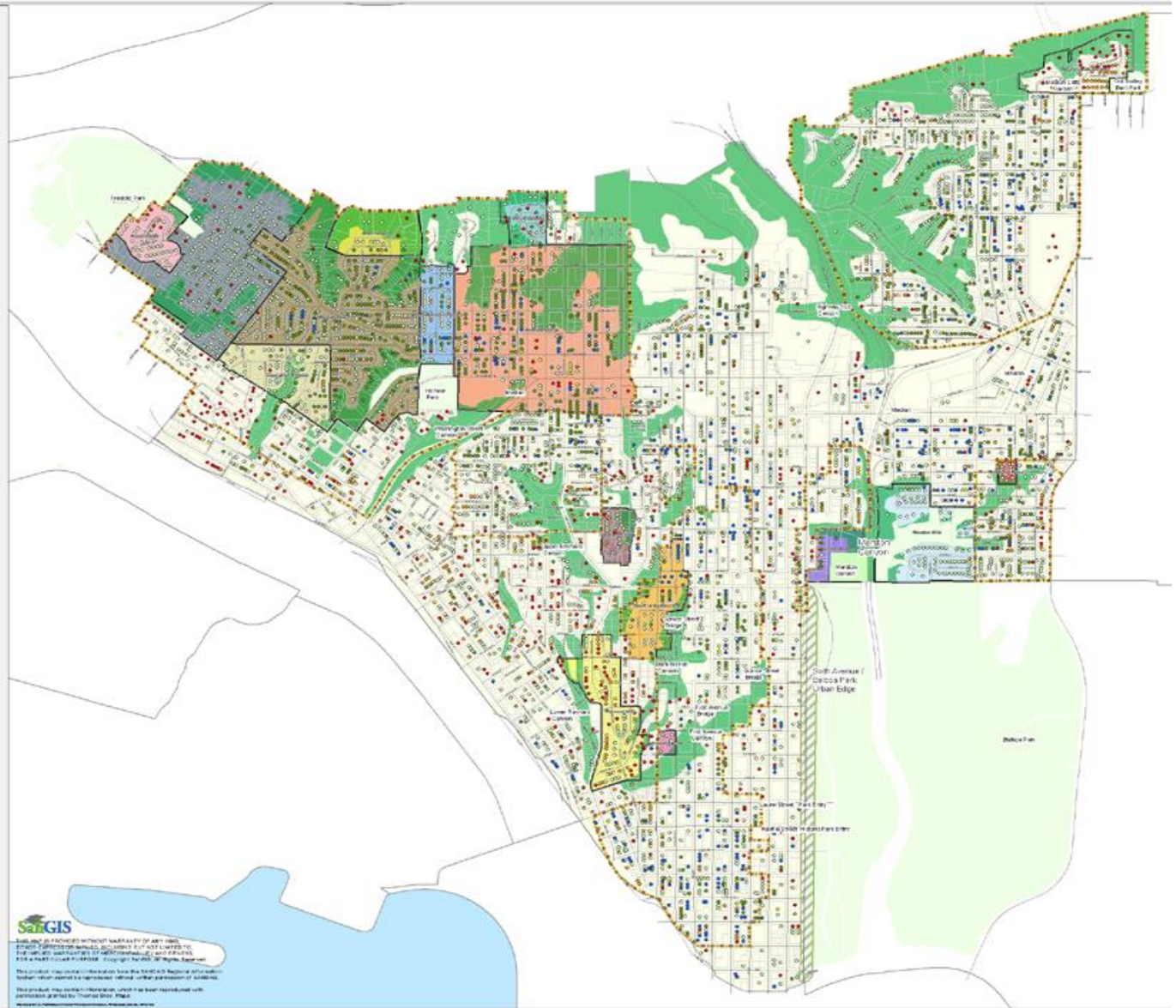
- Art Moderne
Art Deco, Art Moderne, Deconstructivist, International
- Contemporary
Contemporary, Early Contemporary, Early Modern, Neo-Swiss Châlet, Ranch, Split Level Ranch
- Craftsman
Craftsmen, Prairie, Shingle
- Eclectic
Beaux Arts, Colonial Revival, Egyptian Revival, French Eclectic, Late Gothic Revival, Neoclassical, Tudor Revival, Vernacular
- Minimal Traditional
Minimal Traditional, Neo-Spanish Eclectic, Quonset Hut
- Spanish
Italian Renaissance, Mission Revival, Monterey, Moorish, Pueblo Revival, Renaissance Revival, Spanish Colonial Revival, Spanish Eclectic
- Victorian
Folk Victorian, Italianate, Queen Anne, Queen Anne Free Classic, Queen Anne Spindework, Queen Anne Stick, Second Empire, Stick, Victorian Vernacular, Victorian Wooden False Front

Potential Districts and Conservation Overlays

- | | |
|---|---|
| ■ Potential Districts | ■ Marston Hills |
| ■ Allen Terrace | ■ Mission Cliffs Gardens |
| ■ Arnold Choates | ■ Mission Hills 123 |
| ■ Avalon Heights | ■ NW Mission Hills |
| ■ Crescent Knoll | ■ North Florence Heights |
| ■ Heart of Bankers Hill | ■ Presidio Hills |
| ■ Inspiration Heights | ■ Reynard Hills |
| ■ Inspiration View | ■ Robinson Place |
| ■ Marston Family | ■ Overlay Districts |

Canyons and Parks

- Parks
- Canyons

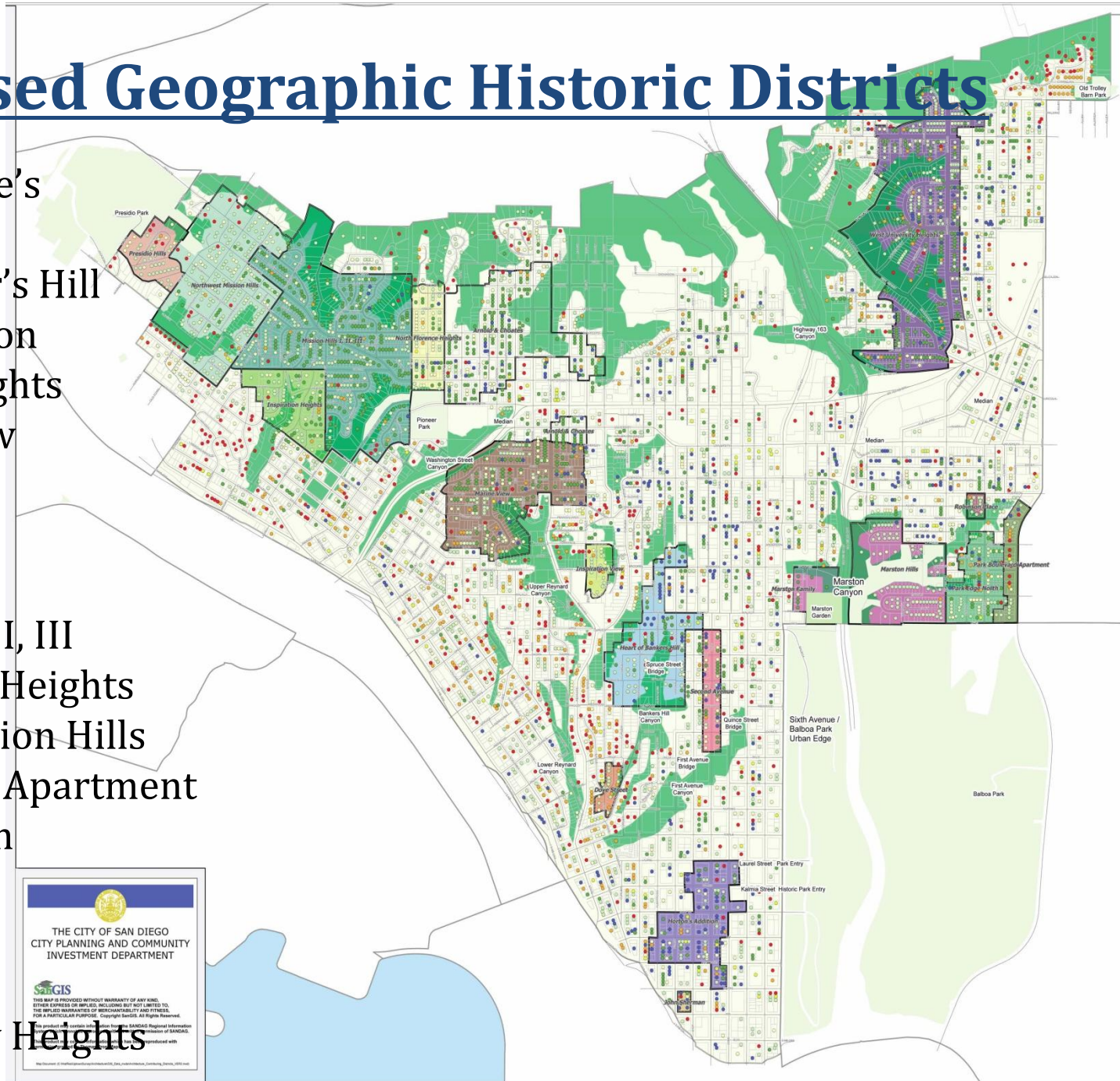


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19 Proposed Geographic Historic Districts

- Arnold & Choate's
- Dove Street
- Heart of Banker's Hill
- Horton's Addition
- Inspiration Heights
- Inspiration View
- John Sherman
- Marston Family
- Marston Hills
- Mission Hills I, II, III
- North Florence Heights
- Northwest Mission Hills
- Park Boulevard Apartment
- Park Edge North
- Presidio Hills
- Robinson Place
- Second Avenue
- West University Heights



Thematic Districts/Multiple Property Listings

- Bungalow Court and Apartments
 - 1900-1960; 144 potential resources
 - Spanish Colonial Revival, Contemporary, Minimal Traditional
- Kate Sessions
 - 1892-1925; horticultural influence
 - Four sites: Sixth Avenue, Lark Street, Mission Hills Nursery Site, Balboa Park Nursery Site
- Modernism
 - 1935 to Present; 433 potential resources
- Victorian Era
 - 1871-1918; 474 potential resources

Scope of Current Uptown Survey

- Previous Surveys
 - 2007 Survey
 - 1993 Uptown Cultural Resource Inventory
- Historic Context
- Fieldwork
- Public Participation
- Survey Report
- Workshops and Meetings with Historical Resources Board

Scope of Current Uptown Survey

Data from 2007 that will be used

- Architectural Style and Date of Construction
- Potential geographic historic district boundaries with contributors and non-contributors
- Thematic Historic Districts
 - Multiple-property listings
- Potential Conservation Areas
- Cultural Landscape Survey
- Identified potential Land Use Conflicts

Scope of Current Uptown Survey

Data from 2007 that will not be used

- Historic context
- Status Codes
- Individual determinations

Community Input and Response

- Community input falls into four categories
 - Recommendations for new or expanded Historic Districts
 - Identification of individually significant sites
 - Issues that can be addressed through Policy Language in plan update
 - Questions

Community Input and Response

- Historic Districts – Not previously identified; additional work needed to determine potential boundaries and significance; limited fieldwork
 - Allen Terrace Subdivision; Avalon Heights/North Rim area
 - Whitson’s “Hillcrest Tract”; Hillcrest Shopping District; Hillcrest LGBT Influence Area
 - Irving Gill; Mixed Use and Exposition Housing; Egyptian; Albatross
 - Sixth Avenue; Lincoln St Annex
 - Randolph Street north of Plumosa Way; Valle Vista

Community Input and Response

- Historic Districts – appear to lack sufficient integrity/needs additional justification
 - Addition to Inspiration Heights;
Expansion of Mission Hills I, II, III
- Historic Districts – Individually significant properties
 - Educational Complex; University Avenue Edwardian

Response to Community Input

- Individually Significant Sites – already identified as significant, will keep that determination
 - Far West Savings; Requa Bungalow Court; Rug Store; 5th & Upas Apartment Building; SDUSD Central Office; Teacher’s Training Annex
- Individually Significant Sites – more information needed
 - Hillcrest Sign; Indian Trail on north side of Mission Hills; Florida Street Canyon

Community Input and Response

- Individually Significant Sites – not historic
 - Hillcrest Sign, built in 1997
- Policy language
 - Establish new and expand existing historic districts; preserve historic buildings; include historic context; complete the Uptown Survey; process historic districts and adopt design guidelines; encourage sensitive infill development; install acorn street lighting; preserve historic sidewalks

Potential Land Use Conflicts

12 Architecture Element POTENTIAL INCONSISTANCIES BETWEEN EXISTING DENSITY IN HISTORIC DISTRICTS AND PLANNED LAND USE

DRAFT

Draft map for preliminary analysis only.
District boundaries and information
are subject to change.

Proposed Districts



Planned Land Use*

- 10-15 du/ac
- 15-29 du/ac
- 29+ du/ac
- Office / Commercial / Mixed Use*

* Includes the following land use designations:
 Mixed Use/Residential (4)
 Mixed Use/Residential (5)
 Mixed Use/Residential (6)
 Comm./Residential (3)
 Comm./Residential (4)
 Comm./Residential (5)
 Comm./Residential (6)
 Office/Residential (3)
 Office/Residential (4)
 Office/Residential (5)
 Neighborhood Residential (Resid. 3)

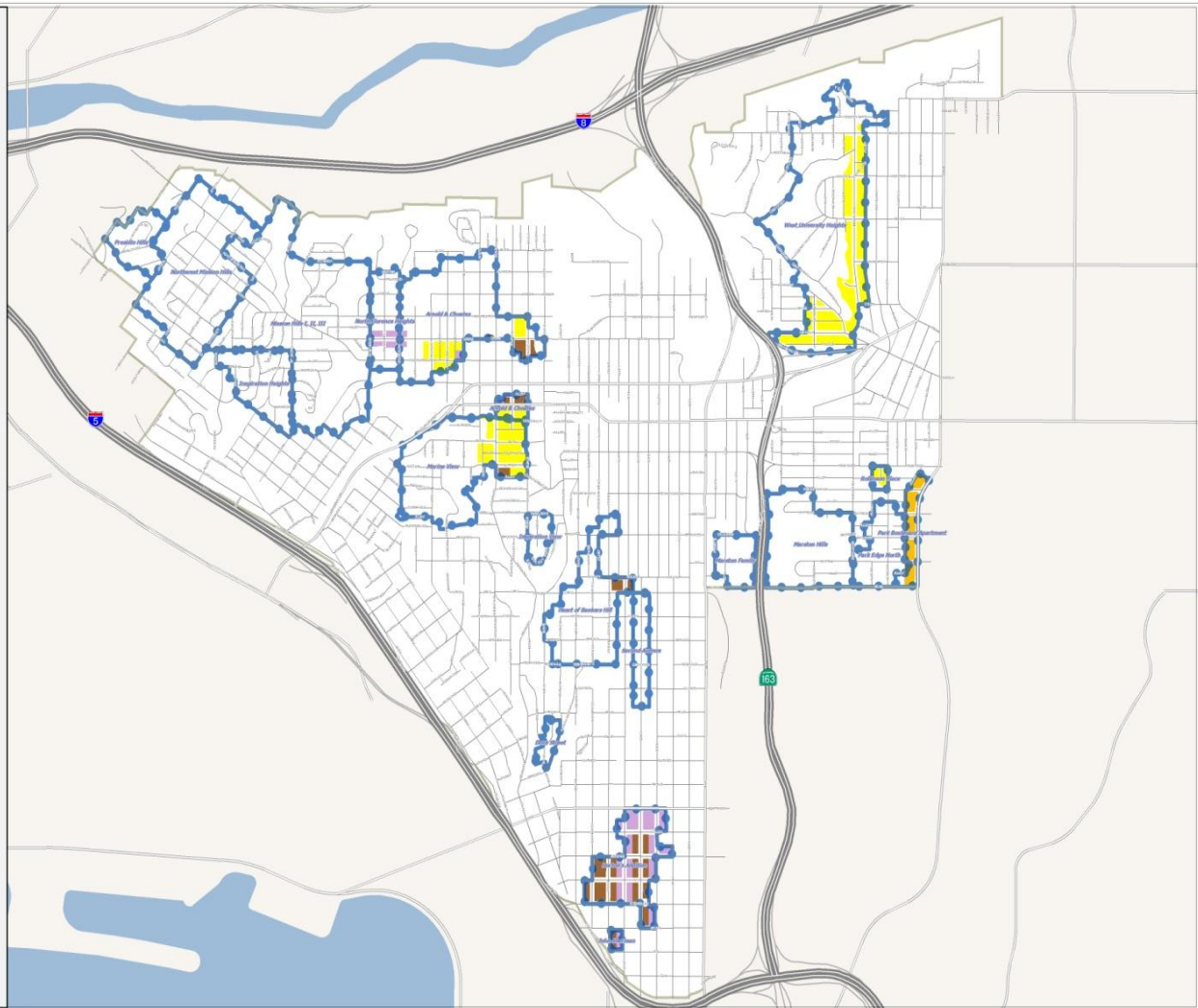
THE CITY OF SAN DIEGO
CITY PLANNING AND COMMUNITY
INVESTMENT DEPARTMENT



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Responses to Potential Land Use Conflicts

- Land Use Conflicts – retention of zoning and density would not adversely impact district
 - Arnold & Choates (south)
 - John Sherman
 - Marine View
 - Park Blvd Apartment
 - W. University Heights
 - North Florence Heights

Responses to Potential Land Use Conflicts

- Land Use Conflicts – slightly more intense, retention of existing structures appropriate
 - Heart of Banker’s Hill
 - Horton’s Addition
- Land Use Conflicts – support reduction in allowed density
 - Arnold & Choates (north)
 - Robinson Place (two lots)

Next Steps

- Initial draft framework of Historic Preservation Element in April/May 2011
- HRB Workshop in June 2011
- Additional fieldwork in April – June 2011
- Complete survey report in July 2011
- EIR process begins in May 2011

Questions?

