

Mission Hills Historic District Expansion Amendment



PROPERTY OWNER WORKSHOP APRIL 5, 2014

- ✧ **HISTORY OF THE MISSION HILLS HISTORIC DISTRICT**
- ✧ **WHAT IS A HISTORIC DISTRICT AND HOW IS IT ESTABLISHED?**
- ✧ **HOW WILL A HISTORIC DISTRICT IMPACT MY PROPERTY?**

Mission Hills District Expansion



Boundary for Expansion of the Mission Hills Historic District



The expansion area is bounded by a point beginning at Witherby Street and the alley between Hickory Street and Fort Stockton Drive; proceeding southeast down the alley to Hickory Street; continuing down the property line between 4247 Arden Way and 4249 Arden Way; turning south down the alley and then east down the property line between 4236 St. James Place and 1903 Fort Stockton Drive to a point intersecting with the mid-line of St. James Place; continuing briefly down St. James Place before turning east down the property line between 4247 St. James Place and 4239 St. James Place and continuing to the alley behind; turning south down the alley behind 4239 St. James Place down to the intersecting alley two lots to the south; turning west and continuing briefly down the intersecting alley to the rear property line of 4219 St. James Place; turning south down the rear property line of 4219 St. James Place to the southern property line; turning west down the southern property line of 4219 St. James Place to a point intersecting with the mid-line of St. James Place; continuing south on St. James Place to Sunset Boulevard; then continuing west down the mid-line of Sunset Boulevard to Witherby Street; then continuing northeast down the mid-line of Witherby Street back to the beginning point.

Mission Hills District Expansion



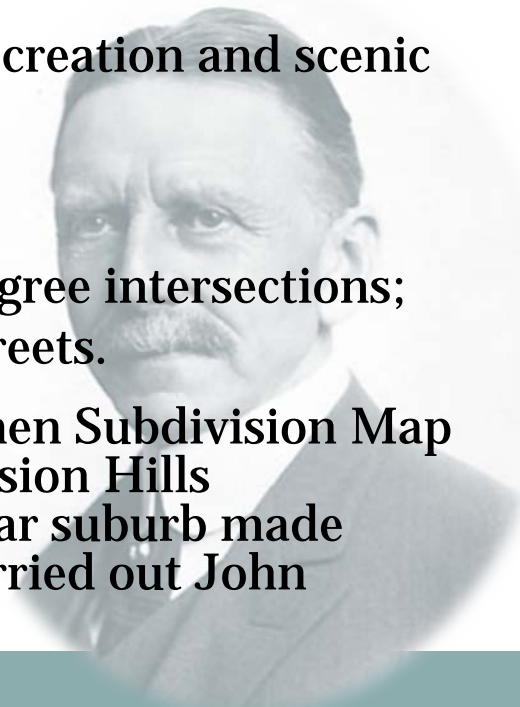
PROPERTIES INCLUDED WITHIN THE MISSION HILLS DISTRICT EXPANSION AREA BOUNDARY

STREET NUMBER	STREET NAME	APN	STREET NUMBER	STREET NAME	APN	STREET NUMBER	STREET NAME	APN
4204	Arden Way	44342111	4265	Arguello Street	44342103	4204	St. James Place	44342216
4205	Arden Way	44342212	4266	Arguello Street	44340225	4219	St. James Place	44343206
4208	Arden Way	44342112	4274	Arguello Street	44340226	4220	St. James Place	44342217
4211	Arden Way	44342211	4275	Arguello Street	44342102	4224	St. James Place	44342218
4212	Arden Way	44342113	4280	Arguello Street	44340227	4227	St. James Place	44343204
4214	Arden Way	44342114	4288	Arguello Street	44340228	4228	St. James Place	44342219
4215	Arden Way	44342210	4294	Arguello Street	44340229	4230	St. James Place	44342220
4217	Arden Way	44342209	2022	Hickory Street	44325120	4236	St. James Place	44342221
4220	Arden Way	44342115	2038	Hickory Street	44325121	4239	St. James Place	44343203
4221	Arden Way	44342208	2053	Hickory Street	44342101	1912	Sunset Boulevard	44342215
4224	Arden Way	44342116	2106	Hickory Street	44325122	1918	Sunset Boulevard	44342214
4225	Arden Way	44342207	2110	Hickory Street	44325123	1930	Sunset Boulevard	44342213
4229	Arden Way	44342206	2120	Hickory Street	44325124	1978	Sunset Boulevard	44342110
4230	Arden Way	44342117	2124	Hickory Street	44325125	2004	Sunset Boulevard	44340220
4232	Arden Way	44342118	2138	Hickory Street	44325126	2030	Sunset Boulevard	44340219
4235	Arden Way	44342205	2141	Hickory Street	44340203	2034	Sunset Boulevard	44340218
4238	Arden Way	44342119	2142	Hickory Street	44325127	2044	Sunset Boulevard	44340217
4239	Arden Way	44342204	2147	Hickory Street	44340202	2124	Sunset Boulevard	44340112
4240	Arden Way	44342120	2150	Hickory Street	44325128	2140	Sunset Boulevard	44340111
4241	Arden Way	44342203	2160	Hickory Street	44325129	2150	Sunset Boulevard	44340110
4244	Arden Way	44342121	4210	Ingleside Avenue	44340113	4231	Witherby Street	44340109
4247	Arden Way	44342202	4215	Ingleside Avenue	44340216	4245	Witherby Street	44340108
4248	Arden Way	44342122	4224-26	Ingleside Avenue	44340114	4249	Witherby Street	44340107
4203	Arguello Street	44342109	4225	Ingleside Avenue	44340215	4259	Witherby Street	44340106
4227	Arguello Street	44342108	4231	Ingleside Avenue	44340214	4267	Witherby Street	44340105
4230	Arguello Street	44340221	4241	Ingleside Avenue	44340213	4275	Witherby Street	44340104
4233	Arguello Street	44342107	4247	Ingleside Avenue	44340212	4281	Witherby Street	44340103
4240	Arguello Street	44340222	4257	Ingleside Avenue	44340211	4295	Witherby Street	44340101
4241	Arguello Street	44342106	4258	Ingleside Avenue	44340102	4303	Witherby Street	44340206
4250	Arguello Street	44340223	4265	Ingleside Avenue	44340210	4309	Witherby Street	44340205
4251	Arguello Street	44342105	4275	Ingleside Avenue	44340209	4319	Witherby Street	44340204
4255	Arguello Street	44342104	4281	Ingleside Avenue	44340208	4329	Witherby Street	44340201
4258	Arguello Street	44340224	4289	Ingleside Avenue	44340207	4369	Witherby Street	44325130

History of the Mission Hills Historic District



- The first major subdivision in Mission Hills developed during the Progressive Era in the early 20th Century.
- With knowledge that the streetcar would be expanded, George Marston purchased 22 acres of property from Kate Sessions and hired New York architect George Cook to lay out the tract and incorporate many of the concepts promoted by John Nolan in his 1908 comprehensive plan for San Diego, including:
 - leaving deep ravines undisturbed for the purpose of recreation and scenic enjoyment;
 - streets that followed the topography of the hilltops;
 - blocks and lots that vary in size and shape;
 - a minimum number of intersections with sharp 90-degree intersections;
 - wide thoroughfares and standard 50-foot wide side streets.
- Mission Hills was officially born on January 20, 1908 when Subdivision Map #1115 was filed at the County Recorder's Office. The Mission Hills subdivision is one San Diego's best examples of a streetcar suburb made possible by the spread of inter-urban rail lines, which carried out John Nolan's ideas of city planning.



Map 1115

State of California
County of San Diego

I, [Name], of the County of San Diego, State of California, do hereby certify that the above is a true and correct copy of the original filed in my office on the [Date].

State of California
County of San Diego

[Name], County Clerk of San Diego, California

State of California
County of San Diego

Clarence M. Tolson, City Tax Collector of the City of San Diego, California, do hereby certify that the above is a true and correct copy of the original filed in my office on the [Date].

State of California
County of San Diego

[Name], City Tax Collector of the City of San Diego, California



MAP OF MISSION HILLS.
BEING A SUBDIVISION OF A PORTION OF PUEBLO LOT X
OF THE PUEBLO LANDS OF THE CITY OF SAN DIEGO, CALIFORNIA

As shown on map thereof made by James Pascoe in 1870
Scale 1/2 inch = 100 feet
Date of first recording, 1887 Surveyed by [Name]

State of California
County of San Diego

The Union Title and Trust Company, a corporation organized under the laws of California, do hereby certify that the above is a true and correct copy of the original filed in my office on the [Date].

State of California
County of San Diego

[Name], President of Union Title and Trust Company

State of California
County of San Diego

The Board of Public Works of the City of San Diego, California, do hereby certify that the above is a true and correct copy of the original filed in my office on the [Date].

State of California
County of San Diego

[Name], Secretary of Board of Public Works

State of California
County of San Diego

On this [Day] day of [Month], 1917

I, [Name], of the County of San Diego, State of California, do hereby certify that the above is a true and correct copy of the original filed in my office on the [Date].

State of California
County of San Diego

[Name], County Clerk of San Diego

State of California
County of San Diego

The Common Council of the City of San Diego, California, do hereby certify that the above is a true and correct copy of the original filed in my office on the [Date].

State of California
County of San Diego

[Name], Mayor of City of San Diego

State of California
County of San Diego

The Board of Public Works of the City of San Diego, California, do hereby certify that the above is a true and correct copy of the original filed in my office on the [Date].

State of California
County of San Diego

[Name], Secretary of Board of Public Works

History of the Mission Hills Historic District



- Members of the Mission Hills Community undertook an effort to prepare a Historic District Nomination over four years from 2002-2006.
- The nomination was submitted to the City and was processed during 2006-2007.
 - Property Owner Workshops
 - Polling
 - Public Hearings
- Designated by the Historical Resources Board on April 26, 2007 under three designation Criteria, with a Period of Significance of 1908-1942.

History of the Mission Hills Historic District



- The Mission Hills Historic District is significant under HRB **Criterion A** (Special Element of Development) as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
 - reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
 - reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
 - reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.

History of the Mission Hills Historic District



- **The Mission Hills Historic District is significant under **HRB Criterion C** (Style, Type Period or Method of Construction), as it embodies distinctive characteristics of various styles, types and period(s) of construction:**
 - The District's period of significance, 1908-1942, represents two distinct architectural phases:
 - The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts.
 - Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.

History of the Mission Hills Historic District



- The Mission Hills Historic District is significant under **HRB Criterion D** (Association with Master Architects, Builders, etc.), as it reflects the quality design and construction work of several established Master Architects and Builders, including:

Emmor Brooke Weaver
Henry Harms Preibisius
Requa and Jackson
Frank P. Allen
William F. Wahrenberger
Nathan Rigdon

Martin Melhorn
H.J. Lang
Charles Tifal
David O. Dryden
Brawner & Hunter
Pacific Building Company

History of the Mission Hills Historic District

The Mission Hills District could be amended in the future to include other portions of Map 1115

An intensive survey of the remaining areas would be required.

The district boundaries and period of significance may need to be amended as appropriate.



Questions?



What is a Historic District?



“A significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development

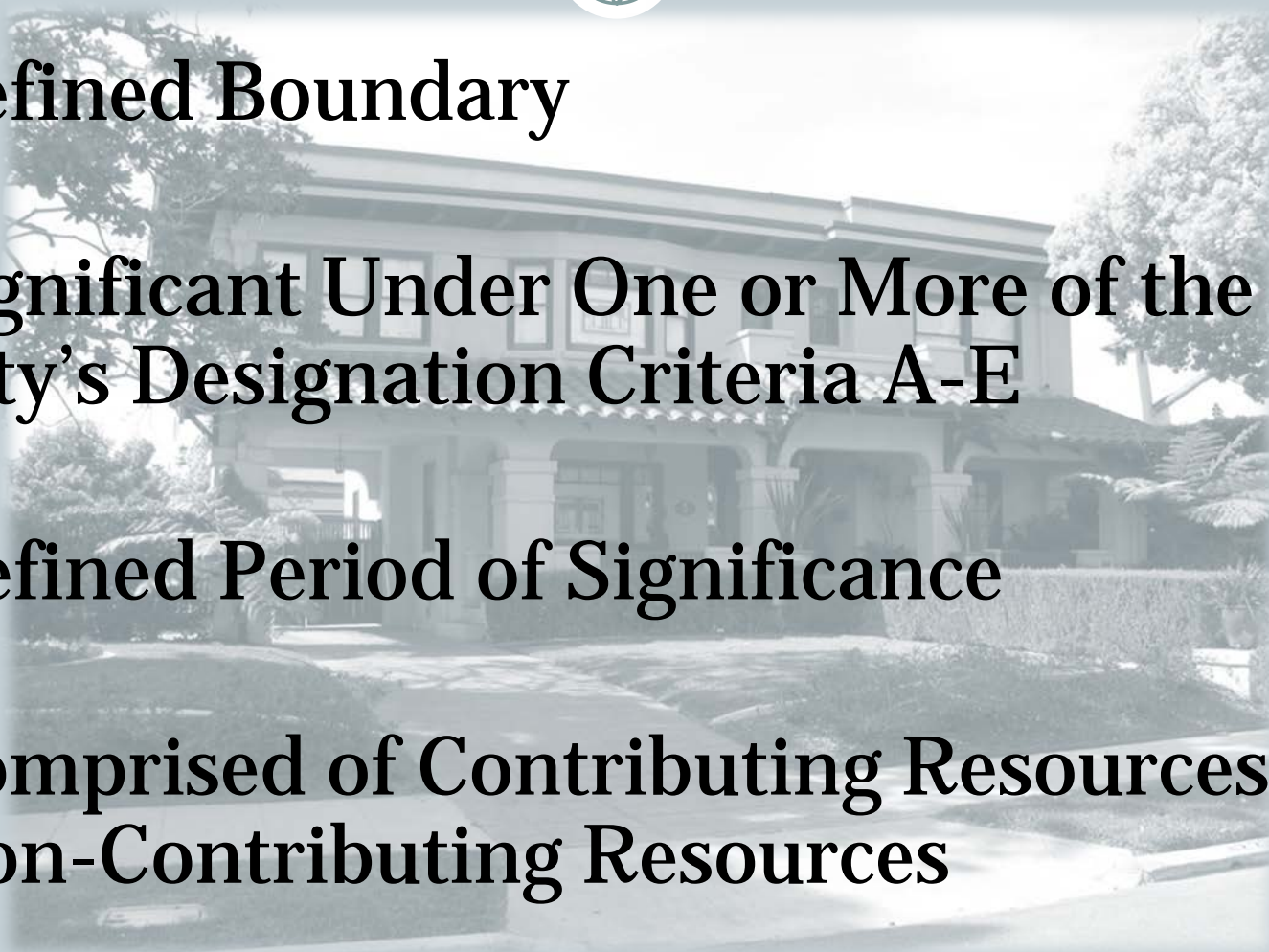
and that have

a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City.”

What is a Historic District?



- **Defined Boundary**
- **Significant Under One or More of the City's Designation Criteria A-E**
- **Defined Period of Significance**
- **Comprised of Contributing Resources & Non-Contributing Resources**



What is a Historic District?



- **Contributing Resource**
 - Built Within the Period of Significance
 - Reflects the Significance of the District and Contributes to that Significance as a Piece of a Larger Whole
 - Retains Sufficient Integrity to Convey the Significance (Not Too Many Changes or Modifications).

What is a Historic District?



- **Non-Contributing Resource**
 - Either built outside of the period of significance or
 - Built within the period of significance but has been altered to such an extent that it no longer retains sufficient integrity to convey the significance of the district.
 - It may be possible for some non-contributing properties to become eligible for designation as contributing resources if the modifications impairing their integrity were reversed through a restoration plan prior to designation.
 - ✦ Such a restoration plan and designation would be at the discretion of the Board.

What is a Historic District?



- **What Alterations Make a Property Non-Contributing?**
 - Cumulative Smaller Modifications
 - Significant Singular Modifications
 - ✦ Not Replacing Siding In-Kind or Replacing One Siding Type With Another
 - ✦ Enlarging, Reducing, Eliminating or Adding Window Openings
 - ✦ Historically Inappropriate Roofing Material
 - ✦ Prominent Additions that Alter Historic Massing, Spatial Relationships, and Character
(Includes Porch Enclosures that Frame-In the Porch)
 - ✦ Modifications that Create a False Sense of History

How is a Historic District Established? Policy and Procedure



THE CITY OF SAN DIEGO Historical Resources Board

POLICY 4.1 - ADOPTED BY HSB ON JANUARY 7, 1977
AMENDED BY HRB ON AUGUST 28, 2000
AMENDED BY HRB ON APRIL 25, 2002
AMENDED BY HRB ON OCTOBER 27, 2011

PROCEDURE ON ESTABLISHING HISTORIC DISTRICTS

1. PURPOSE AND INTENT

This policy is intended to guide the designation of historical districts within the City of San Diego. A *Historical District* is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City (SDMC 113.0103.) Designated historic districts are those districts designated by the Historical Resources Board pursuant to Land Development Code Chapter 12, Article 3, Division 2, and included in the City of San Diego Historical Resources Board Register, or listed in or determined to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. Individuals or groups interested in submitting a historic district nomination for designation should review the *Guidelines for Preparing a Historic District Nomination in Consultation with Staff* (District Nomination Guidelines) for direction on how to proceed.

2. BACKGROUND

The City of San Diego Historical Resources Board (previously the Historical Sites Board) adopted its first policy on historical districts on January 7, 1977. The original policy did not distinguish different district types and provided twelve guidelines that were to be used in assessing a district's historical significance. The policy was updated on August 28, 2000, and it was at this time that districts were first separated into distinct categories. These categories included Geographic, Thematic, and Emerging. On April 25, 2002 the district policy was revised again to include the Archaeological District and the Voluntary/Traditional Historical District types.

Since the policy revision in 2002 that resulted in five district types, several issues with the district policy have been identified. Among these issues are the confusion created by different district types; the difficulty in regulating the various district types with the existing Historical Resources Regulations; the difficulty in establishing some district types; the difficulty in preserving the integrity of other district types; and the fact that the existing policy accommodated too many varying levels of community support and degrees of research and survey work. In addition, while the City is permitted to adopt its

Guidelines for Preparing a Historic District Nomination in Consultation with Staff

Implemented by the City of San Diego
City Planning & Community Investment Department
Urban Form Division
July 14, 2008
Updated July 12, 2011

How is a Historic District Established?

DPR Forms



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5B

Other Listings _____
ReviewCode _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 4827 Thorn Street, APN 476-242-15

* P1. Other Identifier: Not for Publication Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____; 1/4 of Sec _____; B.M. _____

c. Address 4827 Thorn Street City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, mE/W _____, mN _____

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app APN 476-242-15-00; Islenair Unit #2, Block 8, Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 4827 Thorn Street was built in 1931 on a corner lot in the Spanish Eclectic style and features a flat roof with a clay tile shed roof along portions of the parapet line, a projecting flat roof bay at the center of the Thorn Street elevation, a projecting hexagonal bay on the Isla Vista Drive elevation, clipped eaves with exposed rafter tails; clay tile roof vents and drains; and a stucco exterior. The entry, accessed via a one concrete step, is set to the left of the bay on the Thorn Street elevation. The entry door is set perpendicularly to the sidewalk. A secondary entrance is located on the Isla Vista Drive elevation. Fenestration consists of a single pane arched wood frame window, 1-over-1 double hung, and paired 3-lite casement wood frame and sash windows.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

* P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



* P5b. Description of Photo: (View, date, etc.)
Photo of the primary facade from the public right-of-way

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1931 Water and Sewer Records

* P7. Owner and Address:
Vaccariello, Mary E Trust
4827 Thorn Street
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 * NRHP Status Code 5B

* Resource Name or #: 4827 Thorn Street, APN 476-242-15

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)
The house was constructed in 1931 per water and sewer records. The house is in very good condition and retains a very good degree of integrity.

* B7. Moved? No Yes Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego
Period of Significance 1926-1952 Property Type Residential Applicable Criteria F
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)


The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development. The neighborhood, which is comprised of working-class homes reflective of the "small house" movement, marked a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and development to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1926 and 1952. The first phase of development (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first phase of development before construction came to a halt with the onset of the Great Depression. The second phase of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of Minimal Traditional style architecture. The fading popularity of Spanish Eclectic homes is also seen during this phase. The third phase of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third phase of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes) _____

* B12. References:
Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff
Date of Evaluation: 1/17/2007
(This space reserved for official comments.)



How is a Historic District Established?



- **Staff and the District Applicants Provide Recommendations to the Historical Resources Board on Which Properties are Contributing and Non-Contributing**
- **Board Reviews Each Property and Makes the Final Determination**
- **Benefits and Responsibilities are Different for Contributing and Non-Contributing Properties**
 - **Contributing**
 - ✦ **More Responsibilities**
 - ✦ **More Benefits**
 - **Non-Contributing**
 - ✦ **Fewer Responsibilities**
 - ✦ **Fewer Direct Benefits**

How is a Historic District Established?



- **District Policy Requires**
 - Review by the HRB's Policy Subcommittee
 - Property Owner Workshop
 - ✦ Follow-Up Workshop As Needed
 - Indication of Support from Property Owners
 - ✦ City-Initiated Polling
 - First Hearing by the Historical Resources Board
 - ✦ Board Discusses Classification of Properties
 - ✦ Notice to Property Owners
 - Second Hearing by the Historical Resources Board
 - ✦ Board Finalizes Classification of Properties and Designates District
 - ✦ Notice to Property Owners
 - Board's Action to Designate the District and Individual Contributing Resources is Appealable to the City Council

Appeal Must be Filed Within 10 Business Days

Questions?



How Will a Historic District Impact My Property?

Benefits



- **Indirect Benefits for All Properties:**
 - Increased property values
 - Preservation of community character
- **Direct Benefits for Contributing Resources:**
 - Application of the State Historic Building Code
 - Conditional Use Permits
 - Mills Act

How Will a Historic District Impact My Property?

Benefits



- **Mills Act**
 - Property Tax Reduction of 15%-70%
 - 10 Year Contract, Automatically Renewed Every Year
 - Requires Maintenance of the Property
 - Requires All Work Be Consistent with the U.S. Secretary of the Interior's Standards and Approved by the City
 - May Require Specific Restoration Elements
 - Application Period of January 1 – March 31st
 - Application Fee of \$456 With the Application
 - Monitoring Fee of \$232 With Signature & Every 5 Years Thereafter



How Will a Historic District Impact My Property?

Regulation of Historic District



- All properties within a historic district are regulated (Contributing and Non-Contributing).
 - No “Opting-In” or “Opting-Out”
- All work within the district requires review and approval by the City’s Historic Resources staff.
 - Permit Exemptions no longer apply.
- Historic review occurs concurrently with other reviewing/approval disciplines, as applicable.

How Will a Historic District Impact My Property?

Regulation of Historic District



- **Projects are reviewed for consistency with the U.S. Secretary of the Interior's Standards**
 - 10 Standards used at all levels of government to guide proper treatment of historic resources.
 - Different for Contributing and Non-Contributing Resources
 - ✦ More limitations on Contributing Resources because they contribute to the significance of the district.
 - Maintenance of original materials, character and massing is important.
 - ✦ Fewer limitations on Non-Contributing Resources because they do not contribute to significance of the district.
 - Preservation of original materials is not important, but compatibility with the character of the district is.

How Will a Historic District Impact My Property?

Regulation of Historic District



- **U.S. Secretary of the Interior's Standards**
 - Maintain and repair existing historic materials.
 - Replace in-kind when repair is not possible.
 - Retain character defining features.
 - New additions must not disrupt character defining features or spatial relationships.
 - New additions must be compatible with the character of the house but differentiated.
 - New additions should be reversible.



How Will a Historic District Impact My Property?

Regulation of Historic District



- U.S. Secretary of the Interior's Standards
 - Examples of proper treatment:
 - ✦ Maintain and repair existing wood windows:
 - Replace on a limited basis only when deteriorated beyond repair.
 - Replace in-kind to match existing material, operation and appearance.
 - ✦ Maintain and repair existing siding:
 - Wood siding:
 - Replace on a limited basis only when deteriorated beyond repair.
 - Replace in-kind to match existing material and appearance.
 - Stucco:
 - Patch and avoid complete re-stuccoing when possible.
 - Patchwork and new stucco must match existing finish and texture.

How Will a Historic District Impact My Property?

Regulation of a Historic District



- U.S. Secretary of the Interior's Standards
 - Examples of proper treatment:
 - ✦ Additions:
 - Should be located away from publically visible facades.
 - Should not impact character-defining or unique features.
 - Should not overwhelm the existing residence.
 - Should be compatible with the character of the house but differentiated.
 - EX: Slightly different siding, different rafter/eave treatment, simplified windows.
 - Should not try to copy existing house or make the existing house “more historic”.
 - Should not be more ornate or detailed than the existing house.

How Will a Historic District Impact My Property?

Regulation of Historic District



- U.S. Secretary of the Interior's Standards
 - Examples of proper treatment:
 - ✦ Garages:
 - Original garages that retain integrity must be retained.
 - Additions to garages are permissible (consistent with the “additions” bullet points)
 - New garages can be constructed (consistent with the “additions” bullet points)
 - ✦ Fencing
 - New fencing should not obscure visibility of the house.
 - 3' at front and street side yards preferred, 3' solid and 3' open can be approved.
 - Design and materials should be consistent with the character of the house.

How Will a Historic District Impact My Property?

City Review



- **Most Improvements to a House in the City of San Diego Requires City Review and Permits, With A Few Exceptions:**
 - Small Accessory Buildings (Sheds, etc)
 - Walls and Fences (Within Height Limits)
 - Above-Grade Water Tanks, Pools and Spas
 - Paving, Decks and Platforms (Not More Than 30" Above Grade)
 - Patio Covers & Awnings (<300 sq ft)
 - Temporary Buildings
 - Some Interior Remodeling
 - Roofs Repair/Replacement (No Structural Element)
 - In-Kind Siding Repair <\$1000
 - Window Repair/Replacement (Same Opening, etc)
- **Within a Historic District, This Work Is Not Exempt from a Permit and Requires Review by Historic Resources Staff**

How Will a Historic District Impact My Property?

Regulation of Historic District



- **Early contact assistance:**
 - Historic Resources staff encourages property owners to contact us and set up a meeting before developing a project and investing in plans.
 - Initial consultations to discuss a conceptual or future project and consistency with the U.S. Secretary of the Interior's Standards is a service provided at no cost.
- **Project review fees once project is submitted:**
 - Development Services Department fees applicable to all permits.
 - Only additional fee would be the hourly rate for Historic Resource staff review (\$156/hr).
 - ✦ Typically charged in 30 minute increments.
 - ✦ Most reviews for simple residential projects 30 min-2 hours.

Questions?



Where Are We in the Process?



● District Policy Requires

- Review by the HRB's Policy Subcommittee ✓
- Property Owner Workshop ✓
 - ✦ Follow-Up Workshop As Needed
- Indication of Support from Property Owners **April - May**
 - ✦ City-Initiated Polling
- First Hearing by the Historical Resources Board **May**
 - ✦ Board Discusses Classification of Properties
 - ✦ Notice to Property Owners
- Second Hearing by the Historical Resources Board **June**
 - ✦ Board Finalizes Classification of Properties and Amends District
 - ✦ Notice to Property Owners
- Board's Action to Designate the District and Individual Contributing Resources is Appealable to the City Council

Appeal Must be Filed Within 10 Business Days

Unanswered Questions?



Should you have any questions regarding the District Amendment, how it is processed, or how it will impact your property - including additional requirements and benefits - please contact:

Kelley Stanco

Senior Planner

Historical Resources

619.236.6545

kstanco@san Diego.gov

