



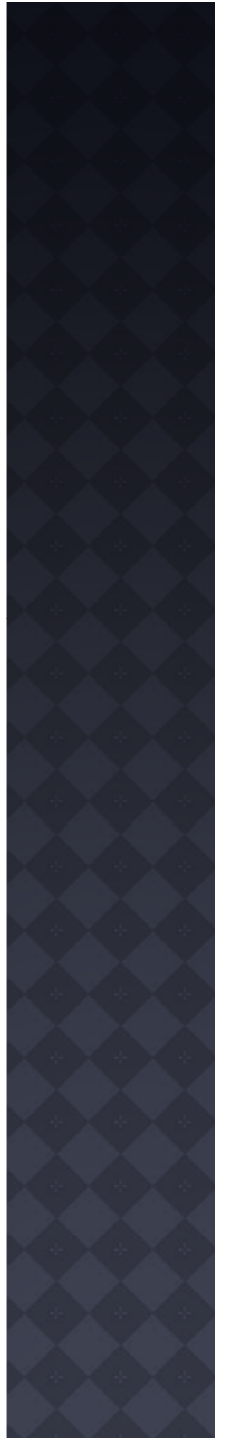
# NORTH PARK DRYDEN HISTORIC DISTRICT

Second Property Owner Workshop

May 19, 2011

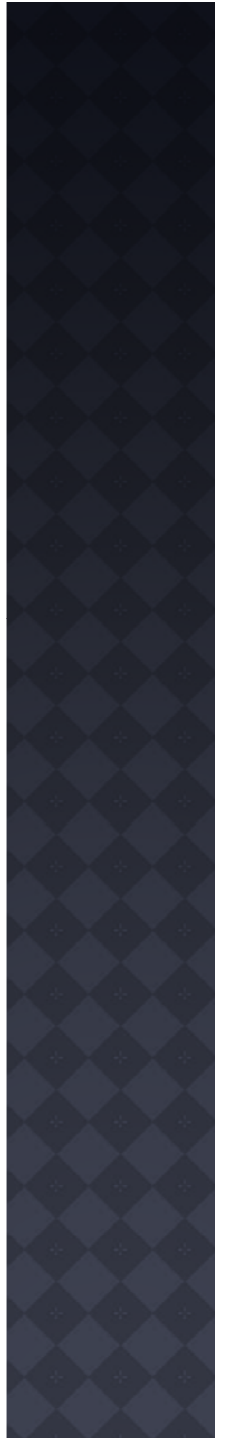
# OVERVIEW

- ◎ Terms
- ◎ Designation of Historic District
- ◎ Current Regulation
- ◎ Regulation of Historic District
- ◎ Benefits
- ◎ Why Not a Voluntary District?



# TERMS

- ◉ Historical Resources Board (HRB)
- ◉ Designated Historic Resource
- ◉ Historic District
- ◉ Contributing Resources
- ◉ Non-Contributing Resources
- ◉ Mills Act



# TERMS

- Historical Resources Board (HRB)
  - 11 Member Volunteer Board
  - Preservation Professionals & General Members
  - Appointed by Mayor, Confirmed by Council
  - Identify and Designate Historic Resources
  - 6 Affirmative Votes Required for Designation

# TERMS

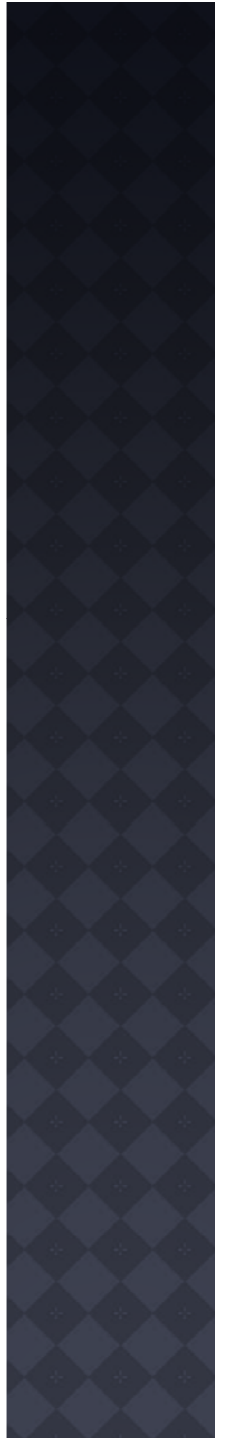
## ◉ Designated Historic Resource (113.0103)

*“Designated historical resource means a historical building, historical district, historical landscape, historical object, or historical structure, important archaeological site or traditional cultural property which has been designated by the Historical Resources Board pursuant to Land Development Code Chapter 12, Article 3, Division 2, is included in the City of San Diego Historical Resources Board Register, or has been listed in or determined to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places.”*

# TERMS

## ⦿ Historic District (113.0103)

*“Historical district means 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.”*



# TERMS

## ◉ 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.)
- Eligible for the direct benefits of designation (i.e. Mills Act)

# TERMS

## ⦿ 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.
- Not eligible for direct benefits of designation (i.e. Mills Act)

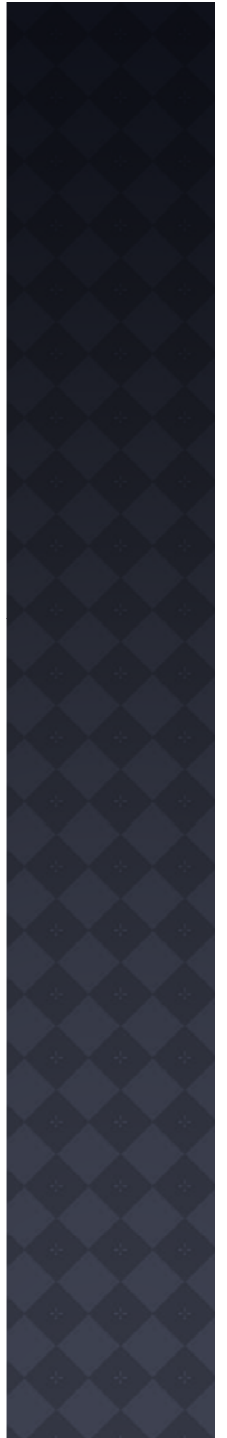


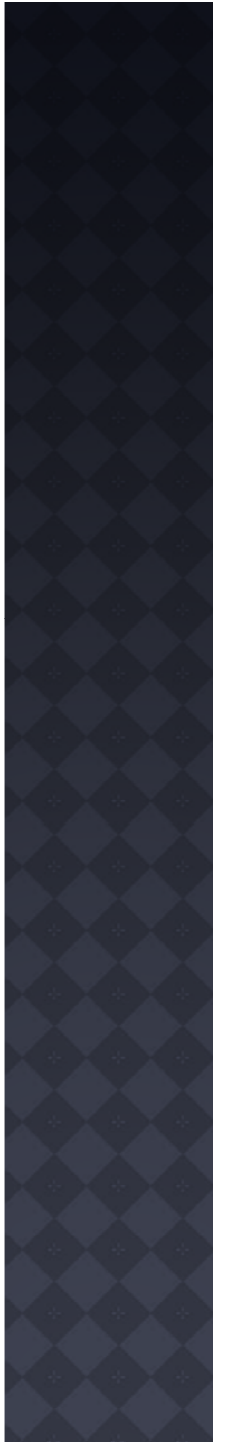
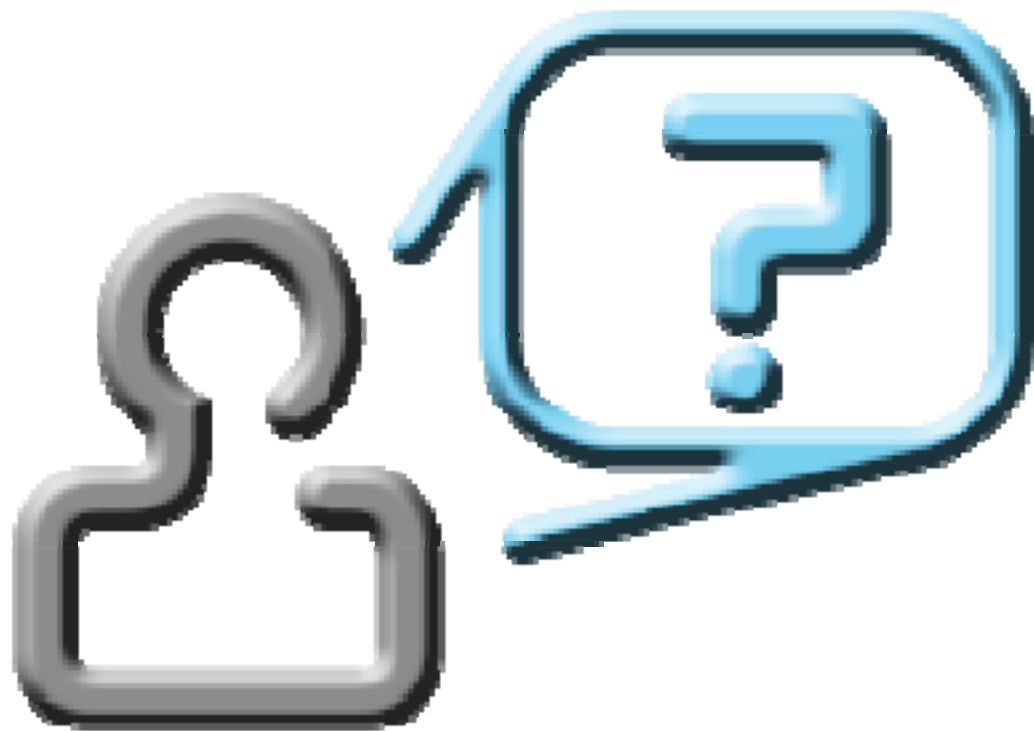
# TERMS

## ◎ Mills Act

- Incentive/Benefit available to designated historic resources and contributing resources to designated historic districts.
- State program adopted locally by the City Council under Council Policy 700-46.
- Provides a property tax reduction in exchange for maintenance and restoration of designated historic resources.
- Mills Act is a benefit of designation, it is not a designation action.

(Will review specifics of the program later in the presentation)





# DESIGNATION OF HISTORIC DISTRICT

- District as a whole must meet one or more HRB Designation Criteria:
  - Criterion A: Special Element of Development
  - Criterion B: Historically Significant Person or Event
  - Criterion C: Architecture
  - Criterion D: Master Architect, Master Builder, etc.
  - Criterion E: Listed on or Eligible for State or National Registers
- Period of Significance must be established.
- Boundary must be identified.

# DESIGNATION OF HISTORIC DISTRICT

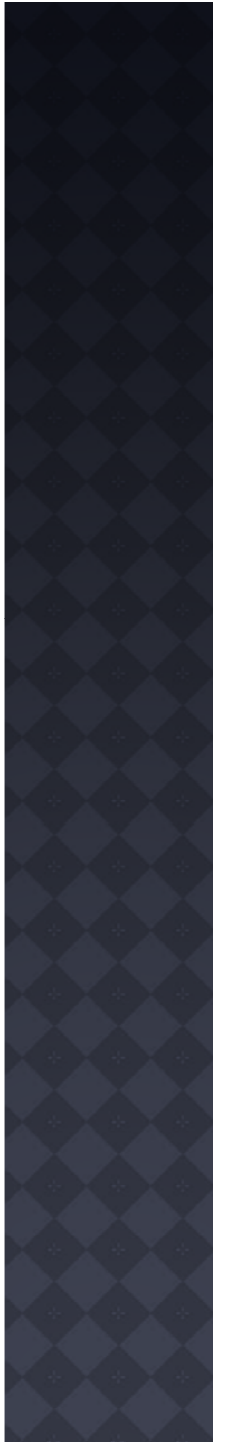
- ◉ All properties within the Historic District are evaluated to determine:
  - Whether or not they were built within the period of significance.
  - Whether or not they retain sufficient integrity to convey the significance of the district.
- ◉ Properties that do are identified as Contributing Resources
- ◉ Properties that do not are identified as Non-Contributing Resources.
- ◉ The applicant and staff provide recommendations, but the HRB makes the final determination.
- ◉ HRB's action to designate the Historic District, as well as the classification of Contributing Resources, is appealable to the City Council (within 10 business days.)

# DESIGNATION OF 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

# DESIGNATION OF HISTORIC DISTRICT

- Can a Non-Contributing property become Contributing?
  - Properties built within the period of significance with modifications that can be reversed and restored may be reclassified as Contributing.
    - These properties are identified with a Status Code of 6L.
  - A restoration plan would need to be reviewed by staff and the Design Assistance Subcommittee of the Board.
  - Work must be completed prior to reconsideration of the property's status/classification.
  - The full HRB must review and consider the reclassification from Non-Contributing to Contributing (requires 6 votes).



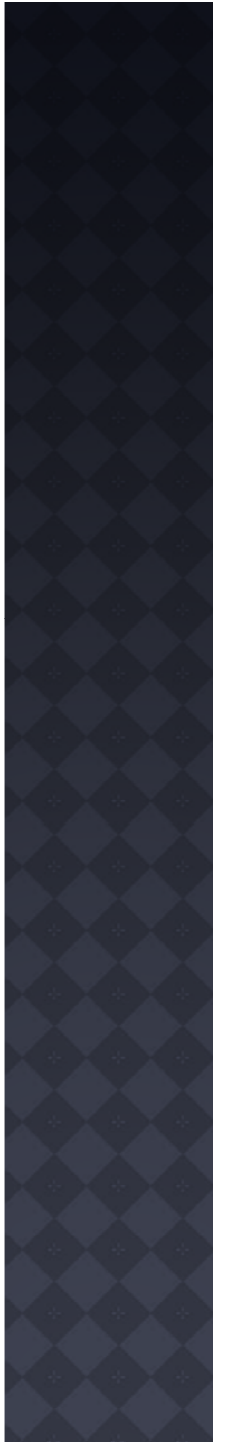
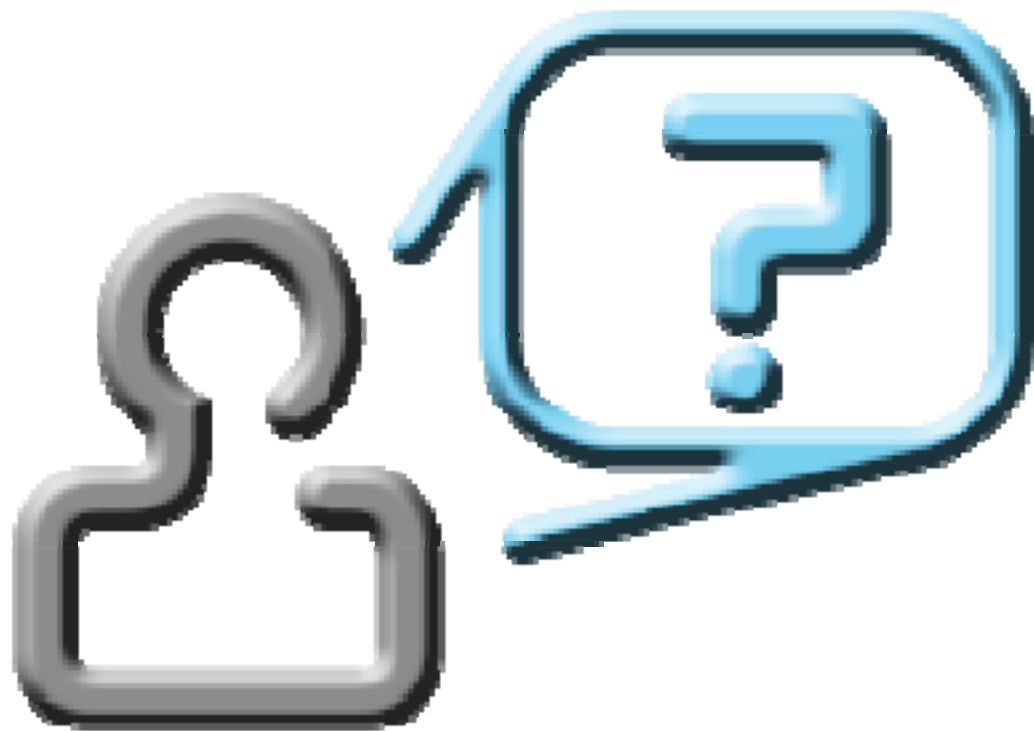
# CURRENT REGULATION

- How property is currently regulated without a historic district in place.
  - Most work done a property requires a building permit, with limited exceptions ([Info Bulletin 115](#)):
    - 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)
- Work not listed requires a building permit.



# CURRENT REGULATION

- How property is currently regulated without a historic district in place.
  - When a building permit is submitted, SDMC Section 143.0212 requires historic review of all properties 45 years old or older.
  - Applicant is required to submit photos and a copy of the Residential Building Record with their application.
  - If the property appears eligible for individual designation under one or more designation criteria, the applicant is required to design a project consistent with the U.S. Secretary of the Interior's Standards or prepare a Historic Report that evaluates the property.
    - Staff can forward the Historic Report on to the HRB to consider designation.



# 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.
- ◉ Currently working on an expedited, “historic staff only” review process for minor work that would have otherwise been exempt from a permit.

# 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 (\$150/hr).
  - ◉ Typically charged in 30 minute increments.
  - ◉ Most reviews for simple residential projects 30 min-2 hours.

# 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.

# 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.

[http://www.cr.nps.gov/hps/tps/download/standards\\_guidelines.pdf](http://www.cr.nps.gov/hps/tps/download/standards_guidelines.pdf)

# 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 restuccoing when possible.
        - Patchwork and new stucco must match existing finish and texture.

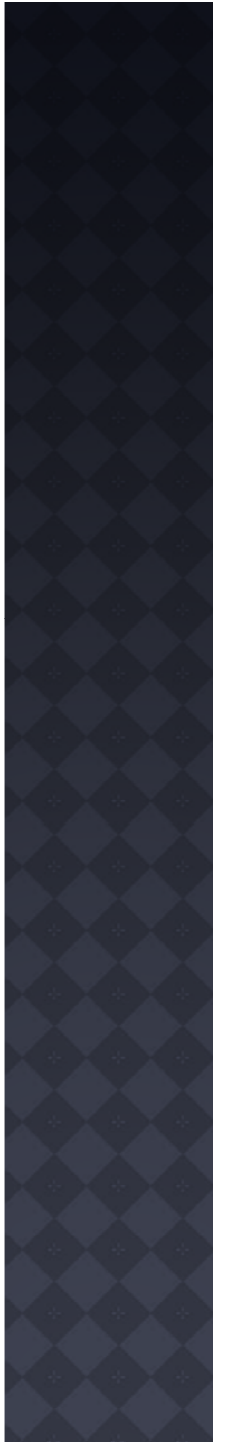
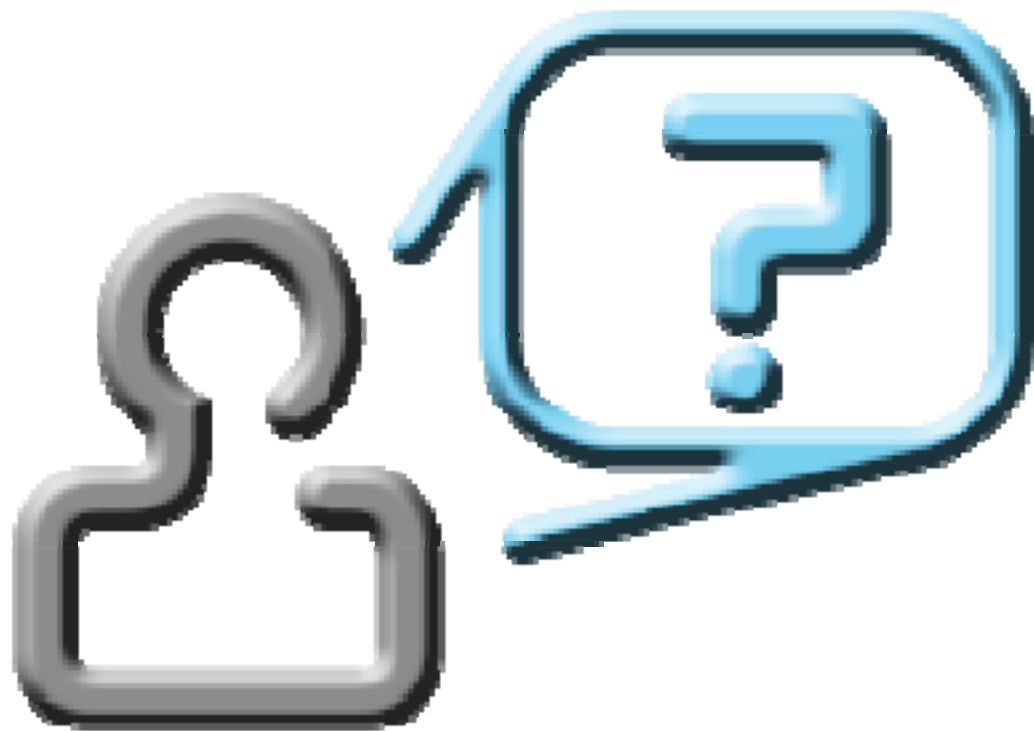
# REGULATION OF HISTORIC DISTRICT

- 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.



# 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.



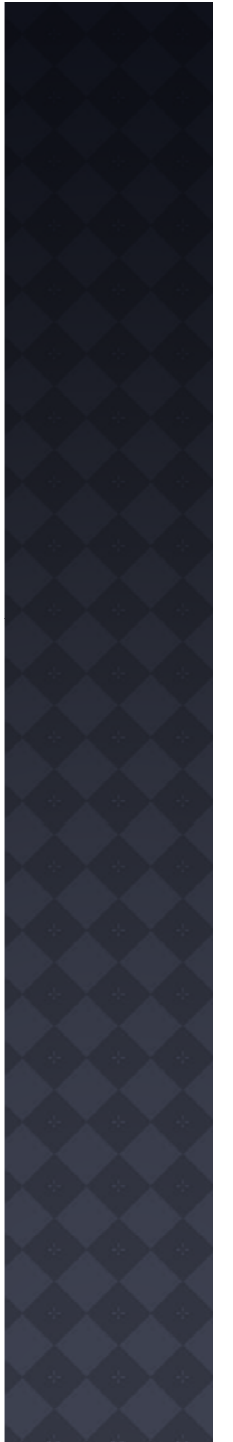
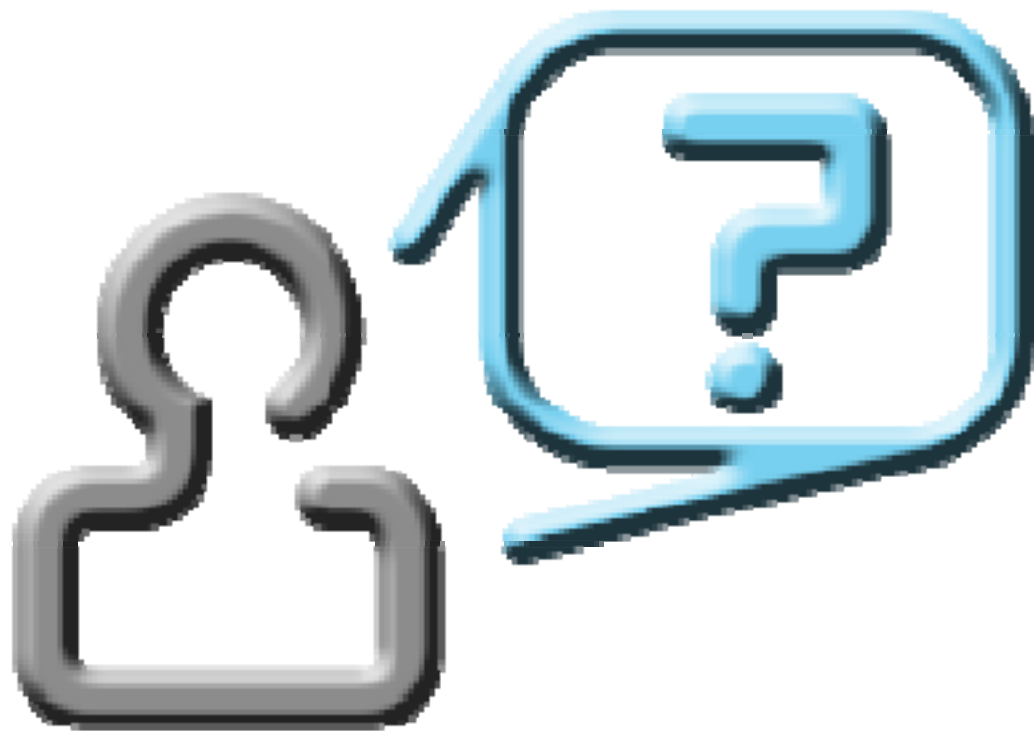
# BENEFITS

- 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

# BENEFITS

## ◎ Mills Act

- Voluntary program, owner does not have to sign contract.
- 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 as conditions of the contract.
  - Owner can review conditions and choose not to sign.
- Application period of January 1 - March 31<sup>st</sup>.
- Application fee of \$590 with the application.
- Monitoring fee of \$492 with signature and every 5 years thereafter.



# WHY NOT A VOLUNTARY DISTRICT?

- ◉ Voluntary/Traditional Historic District type was created in 2002 in response to the Burlingame District effort.
  - Properties identified as Contributing must volunteer their property for designation.
  - No regulation of Contributing properties until they are designated (except Over-45 review).
  - Once 85% of the properties identified as Contributing volunteer their property, a district amendment process is triggered.
  - District is amended to a Geographic/Traditional (Non-Voluntary) District and all Contributing resources are regulated.

# WHY NOT A VOLUNTARY DISTRICT?

- Significant issues with the Voluntary/Traditional Historic District
  - Nothing was achieved.
    - Same handful of property owners who opposed the Burlingame District in 2002 opposed the amendment to a Geographic/Traditional Historic District in 2008.
    - District amendment was appealed in 2008.
      - Property owners would have had the right to appeal the district in 2002 if the district had been processed as a Geographic/Traditional District
    - Contributing Resource was demolished (lot is still vacant)
  - Not accepted historic preservation practice.
  - No longer processed by staff.

