

## Chapter 13: Zones

### Article 2: Overlay Zones

#### Division 16: Potential Historic District Overlay Zone

##### §132.1601 Purpose of the Potential Historic District Overlay Zone

The purpose of the Potential Historic District Overlay Zone is to provide interim protection measures to guard against loss of the overall integrity of potential *historic districts* identified through survey evaluation and their eligibility for designation as a *historic district*.

##### §132.1602 Where the Potential Historic District Overlay Zone Applies

- (a) This overlay zone applies to properties within predominantly residential areas that have been identified as potential *historic districts* through survey evaluation and require supplemental *development* regulations, and that have been incorporated by ordinance into this overlay zone. Table 132-16A lists the Potential Historic District Overlay Zones and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-16A through 132-16Z.

**Table 132-16A**  
**Potential Historical District Overlay Zone**

Potential Historic District Overlay Zone	Map Number Showing Boundaries of Potential Historic District Overlay Zone
28 <sup>th</sup> Street Residential (See Diagram 132-16A)	[Insert no. for C or B Sheet]
Arnold & Choate's (See Diagram 132-16B)	[Insert no. for C or B Sheet]
Culverwell & Taggart's Addition (See Diagram 132-16C)	[Insert no. for C or B Sheet]
Dove Street (See Diagram 132-16D)	[Insert no. for C or B Sheet]
Heart of Banker's Hill (See Diagram 132-16E)	[Insert no. for C or B Sheet]
Horton's Addition (See Diagram 132-16F)	[Insert no. for C or B Sheet]
Inspiration Heights (See Diagram 132-16G)	[Insert no. for C or B Sheet]
Inspiration View (See Diagram 132-16H)	[Insert no. for C or B Sheet]
John Sherman (See Diagram 132-16I)	[Insert no. for C or B Sheet]
Kalmia Place (See Diagram 132-16J)	[Insert no. for C or B Sheet]
Marine View (See Diagram 132-16K)	[Insert no. for C or B Sheet]
Marston Family (See Diagram 132-16L)	[Insert no. for C or B Sheet]
Marston Hills (See Diagram 132-16M)	[Insert no. for C or B Sheet]
Mission Hills Historic District Expansion (See Diagram 132-16N)	[Insert no. for C or B Sheet]

Potential Historic District Overlay Zone	Map Number Showing Boundaries of Potential Historic District Overlay Zone
North Florence Heights (See Diagram 132-16O)	[Insert no. for C or B Sheet]
Northwest Mission Hills (See Diagram 132-16P)	[Insert no. for C or B Sheet]
Park Boulevard Apartment East (See Diagram 132-16Q)	[Insert no. for C or B Sheet]
Park Boulevard Apartment West (See Diagram 132-16R)	[Insert no. for C or B Sheet]
Park Edge North (See Diagram 132-16S)	[Insert no. for C or B Sheet]
Presidio Hills (See Diagram 132-16T)	[Insert no. for C or B Sheet]
Robinson Place (See Diagram 132-16U)	[Insert no. for C or B Sheet]
Second Avenue (See Diagram 132-16V)	[Insert no. for C or B Sheet]
Shirley Ann Place Historic District Expansion (See Diagram 132-16W)	[Insert no. for C or B Sheet]
South Park (See Diagram 132-16X)	[Insert no. for C or B Sheet]
Spalding Place (See Diagram 132-16Y)	[Insert no. for C or B Sheet]
West University Heights (See Diagram 132-16Z)	[Insert no. for C or B Sheet]

- (b) Table 132-16B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

**Table 132-16B  
Potential Historical District Overlay Zone Applicability**

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/Decision Process
(1) <i>Development</i> on a parcel containing a non-contributing resource.	None - Exempt from this division	No permit required by this division
(2) <i>Development</i> on a parcel containing only structures less than 45 years old.	None - Exempt from this division	No permit required by this division
(3) <i>Development</i> impacting only structures containing non-residential uses.	None - Exempt from this division	No permit required by this division
(4) Interior building improvements that do not involve a change in use or provide additional <i>floor</i> area, or improvements that do not require a <i>construction permit</i> in accordance with SDMC 129.0203.	None - Exempt from this division	No permit required by this division
(5) Building improvements identified in SDMC 143.0212(a)(1)-(4).	None - Exempt from this division	No permit required by this division
(6) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1602, where <i>development</i> complies with Section 132.1603.	Section 132.1603	Construction Permit/Process One
(7) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1602, where <i>development</i> does not comply with Section 132.1603.	Section 132.1603	Neighborhood Development Permit/ Process Two

- (c) As the Potential Historic District Overlay Zone is intended to provide only interim protection of potential *historic districts*, this overlay zone shall be amended to remove a potential *historic district* once that district is brought forward for historic designation consistent with the Municipal Code and Historic District Nomination Procedures. If the potential *historic district* is designated by the Historical Resources Board, the *historic district* would be subject to the requirements of the Historical Resources Regulations. If the potential *historic district* is found ineligible for designation by the Historical Resources Board, it would be removed from the Potential Historic District Overlay Zone and no further regulation or protection measures would apply.
- (d) Individual properties within the Potential Historic District Overlay Zone will continue to be subject to the Historical Resources Regulations found in Chapter 14, Article 3, Division 2. This includes *designated historical resources*, as well as resources determined potentially individually significant under Section 143.0212.

#### **§132.1603 Supplemental Regulations of the Potential Historic District Overlay Zone**

*Development* within the Potential Historic District Overlay Zone on a parcel containing a potential contributing resource shall be subject to review for compliance with the following supplemental regulations.

- (a) No modifications or additions to an existing *single dwelling unit* or *multiple dwelling unit structure* shall be permitted on the front two-thirds (2/3) of the original building footprint, unless:
  - (1) The modification proposed will repair existing historic materials consistent with the U.S. Secretary of the Interior's Standards; or
  - (2) The modification proposed will restore the *structure* to its historic appearance consistent with the U.S. Secretary of the Interior's Standards based on photo documentation or the written opinion of a Historic Preservation Architect. The project plans shall include information demonstrating how the modification will result in the restoration of the *structure*, and a copy of the supporting photo documentation or written opinion shall be included with the application.

#### **§132.1604 Deviations to the Potential Historic District Overlay Zone**

An *applicant* may request to deviate from the supplemental regulations in Section 132.1603 by applying for a Neighborhood Development Permit. Deviations may be approved or conditionally approved with a Neighborhood Development Permit in accordance with a Process Two only if the decision maker makes all of the *findings* in Section 126.0404(a) and the supplemental *findings* in Section 126.0404(f).