

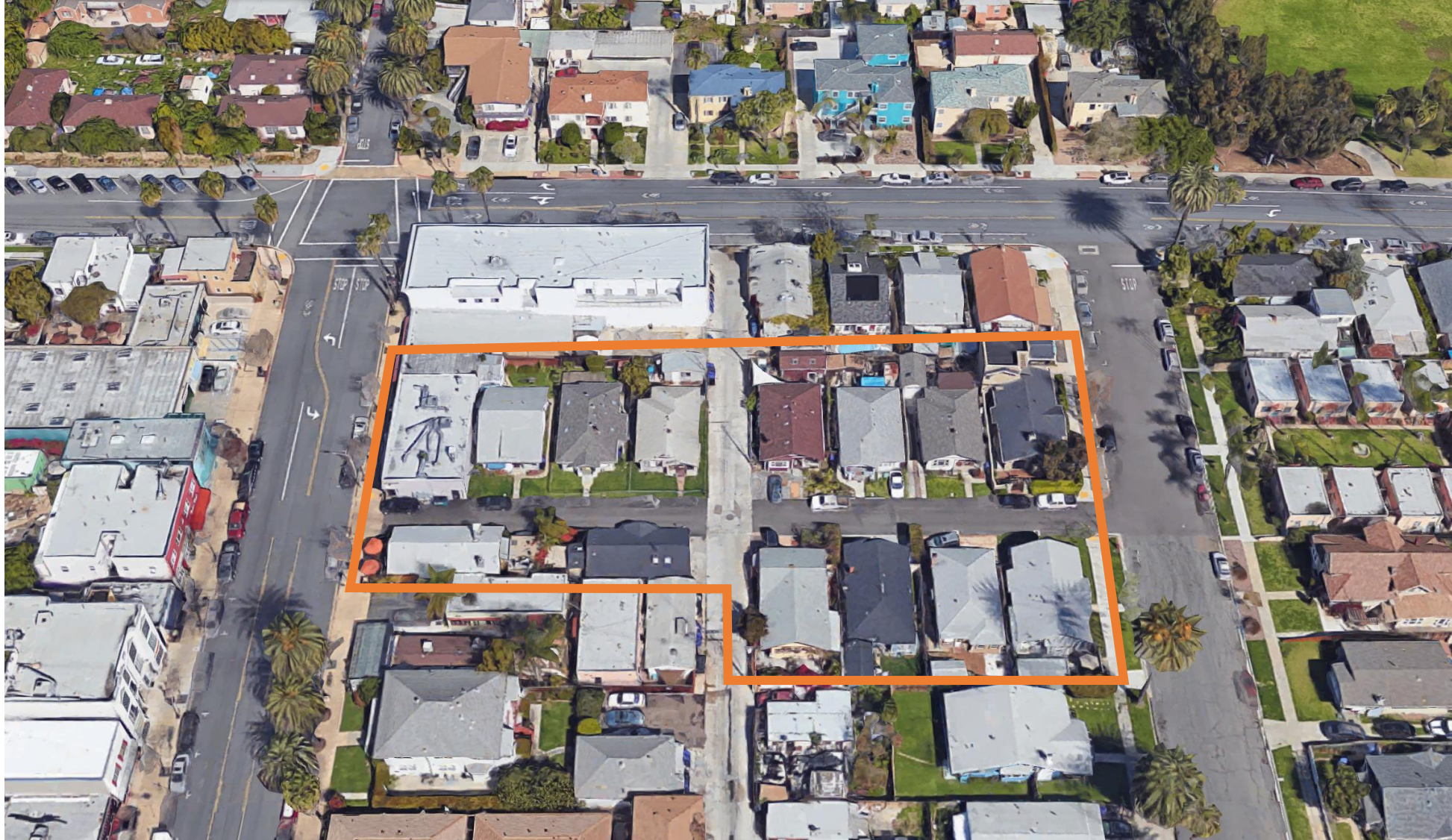
Planning Department

# Spalding Place Historic District Second Historical Resources Board Hearing

July 27, 2017







# History and Significance of Spalding Place

## Significant Under HRB Criterion A

- Historical Development
  - Development of University Heights as a Streetcar Suburb.
  - Location Chosen Due to Access to Water, Transit, Commercial Development and Popular Attractions.
- Architectural Development
  - Collection of Compact Working-Class Craftsman Style Housing Supported by Commercial Development Along the Streetcar.
- One of Very Few Intact Districts in University Heights that Reflects These Historical Trends.
- Period of Significance 1909-1912
- 11 Contributing, 3 Non-Contributing





# Process to Date



<input checked="" type="checkbox"/>	HRB Policy Subcommittee	May 8, 2017
<input checked="" type="checkbox"/>	Property Owner Workshop	May 20, 2017
<input checked="" type="checkbox"/>	Property Owner Polling	May 23 <sup>rd</sup> – June 6 <sup>th</sup> 2017
<input checked="" type="checkbox"/>	First HRB Hearing	June 22, 2017

# First HRB Hearing

June 22, 2017

- At the first hearing the Board took the following actions:
  - Accepted the Spalding Place Historic District boundary as proposed in the nomination.
  - Accepted the Historic Context without further direction.
  - Accepted the Statement of Significance without further direction.
  - Accepted the Period of Significance of 1909-1912 as proposed without further direction.
  - Considered the classification of contributing and non-contributing resources and voted to reclassify the property at 1817 Spalding Place from Non-Contributing to Contributing.
  - Accepted the nomination as complete and forwarded the district nomination to a second hearing for designation.
- Additionally, members of the Board expressed interest in conducting additional outreach to property owners within the district boundary to encourage their participation in the process.

## Property Owner Support & Additional Outreach

- Following the first hearing staff reached out to the 5 property owners who had not provided a response to the polling.
  - 1 property owner could not be reached (all communication returned as undeliverable, and attempts to locate have been unsuccessful.)
  - 1 property owner stated that they would support the district if they were classified as contributing, but as a non-contributing property they are neutral.
  - 1 property owner stated their support
  - 2 property owners were contacted directly via email and provided with additional information, including responses to specific questions, but no position has been taken by these property owners.
- Polling Results as of July 27, 2017:
  - 11 of 14 Responded (79%)
  - 6 Support (55% Respondents, 43% Total)
  - 4 Oppose (36% Respondents, 29% of Total)
  - 1 No Position (9% Respondents, 7% Total)

# Municipal Code & District Policy Regarding Owner Support

- Municipal Code Does Not Require Owner Support for Any Historic Designation.
- Board's Historic District Policy States the Following:

***Designation request:*** Any organization, or individual can bring forth a request for historical district designation, as detailed in the District Nomination Guidelines. The request should also include a petition endorsed by a substantial number or a majority of the affected property owners. *If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include information showing the extent of community support and involvement in the preparation of the Historic District Document. For all nominations, staff will solicit the level of support and opposition from property owners within the proposed district boundary consistent with the process outlined in the District Nomination Guidelines, and shall provide that information to the Board.*

- For City-Initiated Historic District Nominations, the Only Requirements Regarding Property Owner Participation and/or Support are:
  - Disclosing the extent of community support and involvement.
  - Soliciting the level of support and opposition from property owners and disclosing that information to the Board.



# Staff Recommendation

1. Designate the Spalding Place Historic District under HRB Criterion A as a special element of University Heights' historical and architectural development.
2. Classify the following 11 properties as Contributing Resources:



St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4646	Georgia Street	4450422300	5D1	1817	Spalding Place	4450422600	5D1
4655-4663	Park Boulevard	4450420300	5D1	1818	Spalding Place	4450422700	5D1
1808	Spalding Place	4450420400	5D1	1831	Spalding Place	4450422500	5D1
1810	Spalding Place	4450420500	5D1	1832	Spalding Place	4450422800	5D1
1814	Spalding Place	4450420600	5D1	1838	Spalding Place	4450422900	5D1
1815	Spalding Place	4450420700	5D1				

3. Classify the following 3 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4656	Georgia Street	4450423700	6Z	1837	Spalding Place	4450422400	6Z
4651	Park Boulevard	4450420800	6Z				

## Staff Recommendation

**The staff recommendation is based on the following finding:**

The District is significant under HRB Criterion A as a special element of the City and North Park's historical, social and economic development. Specifically, the district is representative of the historical development of University Heights as a streetcar suburb in the early 1900s, reflecting the widespread growth of the community as a streetcar suburb, with Craftsman-style bungalows in easy distance to the streetcar and commercial center; and the district is representative of the architectural development of University Heights, reflecting compact, working-class Craftsman housing during the height of the style's popularity, supported by typical commercial development (1-part commercial block) of the day. Furthermore, the collection of modest bungalows represents typical dwellings constructed by a speculative real estate developer, F.C. Spalding, a local real estate developer/builder, in an important era of rapid development, exemplifying development designed and constructed by non-architects. Lastly, Spalding Place is distinctive within University Heights for the collective significance of its contributors as a commercial and residential development fashioned by F.C. Spalding out of typical subdivision lots to exploit the proximity of the important streetcar and commercial hub; is a unique example of the architectural development of University Heights; and is one of the best unified examples of modest bungalows in the community.