

Planning Department

South Park Historic District First Historical Resources Board Hearing

September 28, 2017

Presentation Overview

- ◆ **Overview of Historic Districts**
- ◆ **The History and Significance of South Park**
- ◆ **Process to Date**
- ◆ **Staff Recommendation**



Understanding Historic Districts

A Geographically Defined Concentration Of Resources

- Convey Significance Under Designation Criteria
- Buildings May Not Be Significant Individually

The Sum of Its Parts

- Contributing Resources Convey Significance of the District
- Non-Contributing Resources Do Not

All Properties Regulated

- Contributors More, Non-Contributors Less



Understanding Historic Districts

Components of a Historic District Nomination

- Historic Context Statement
- Statement of Significance
- Period of Significance
- Geographic Boundary Description and Justification
- Survey
- Classification of Contributing and Non-Contributing Resources



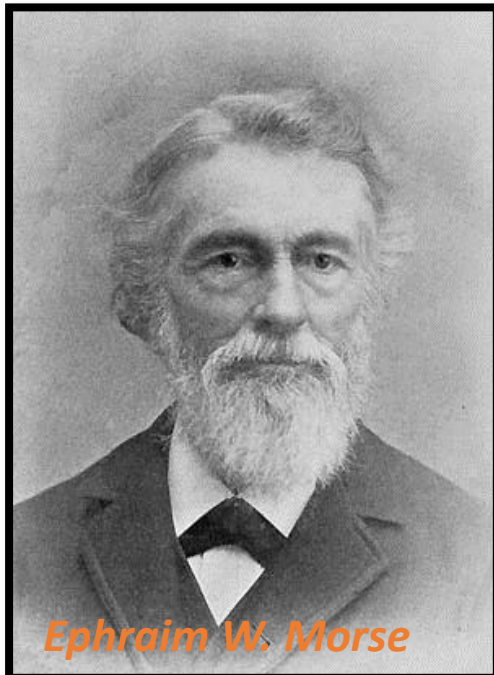
Understanding Historic Districts

Modifications that Likely Will Not Result in Non-Contributing Status

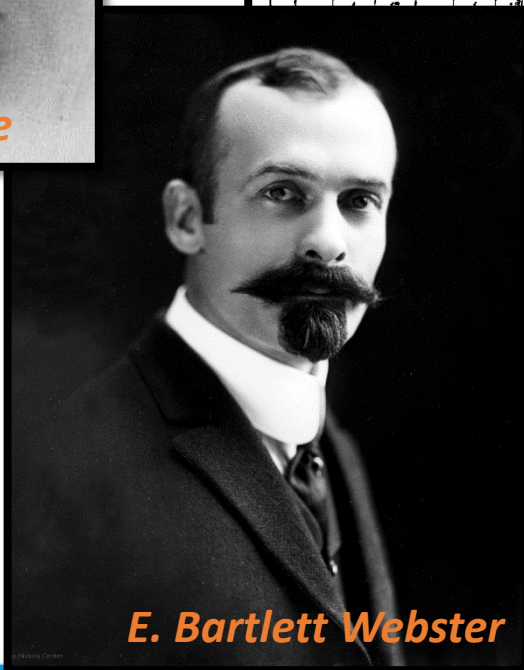
- Non-Historic Window Replacements in Original Openings
- Enclosing a Porch with Glazing and Leaving Framing Intact
- Replacing Historic Stucco with an Inappropriate Stucco Texture

Modifications that Likely Will Result in Non-Contributing Status

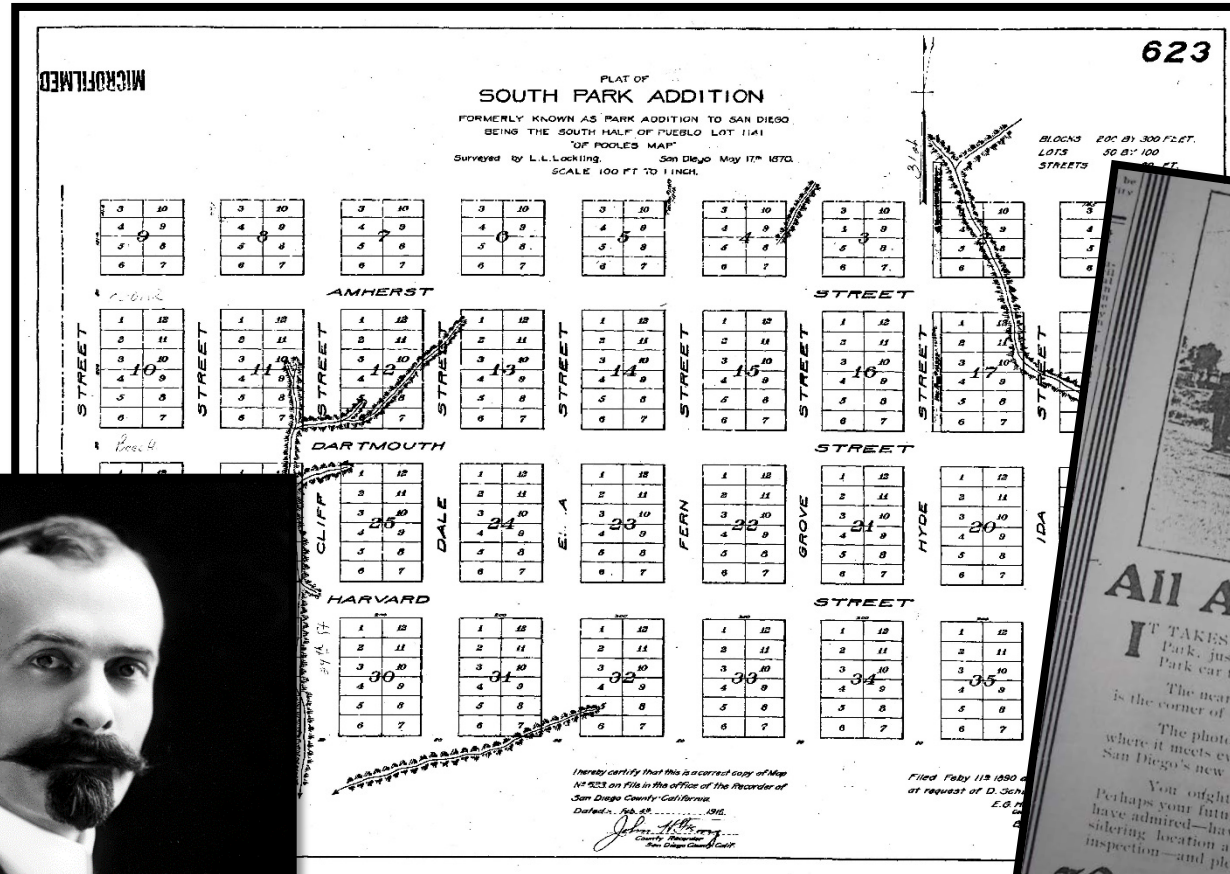
- Window Replacements in Altered Openings
- Enclosing a Porch with Solid Walls and/or Demolishing the Original Exterior Wall
- Changing Siding Types (i.e. Stucco to Wood, Wood to Aluminum, etc.)
- Significant Cumulative Modifications



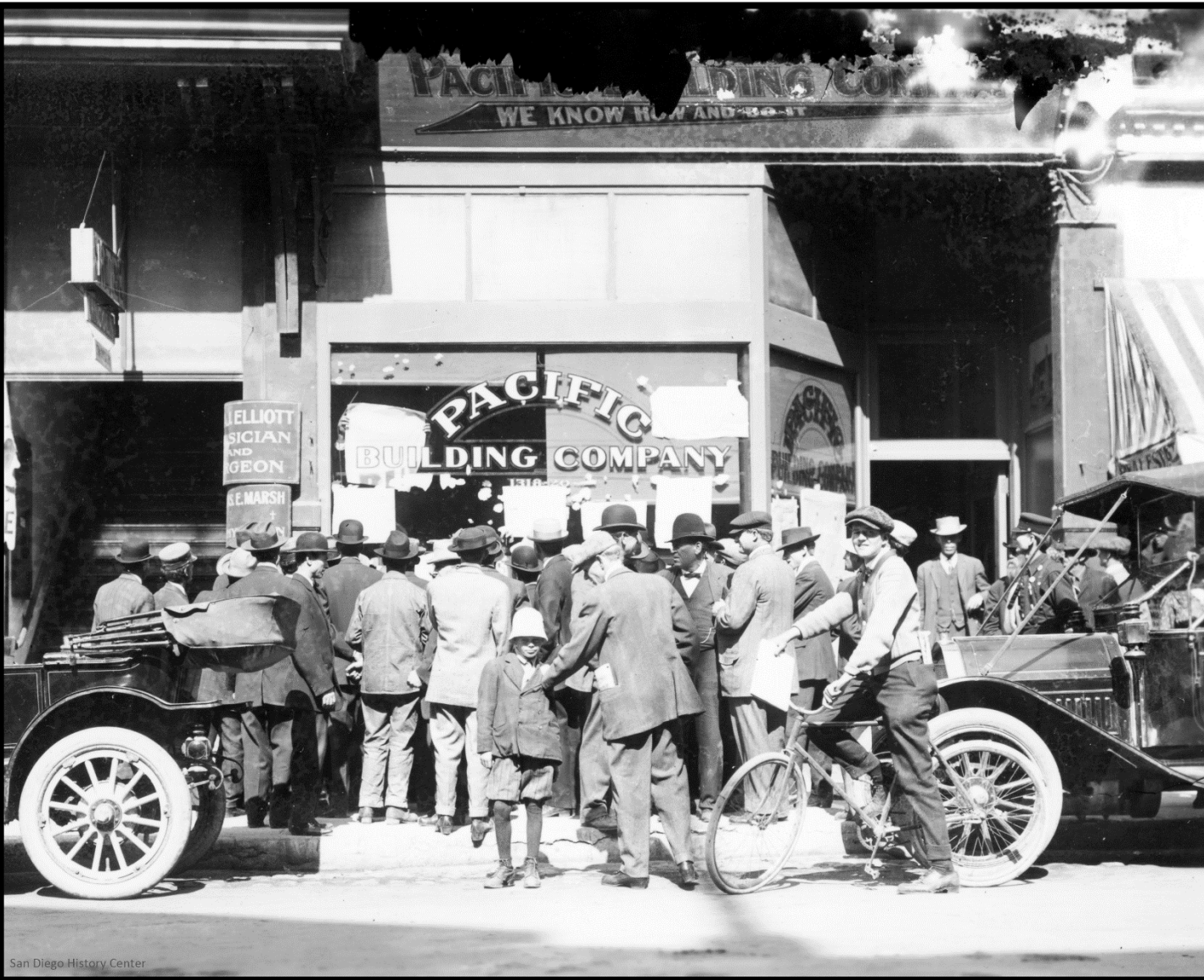
Ephraim W. Morse



E. Bartlett Webster







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Beautiful Mission Home Designed by the Pacific Building Company

Pacific Building Company Has
Erected 25 Homes in This
Tract During Year

Within the last week a pretty two-story home has been completed for E. L. Scofield by the Pacific Building company. It is located in South Park on the west side of Thirtieth street, between Beech and Cedar.

The home was designed by the Pacific Building company and contains every comfort and convenience. There are eight rooms, a living room, dining room, library, a sewing room and kitchen on the first floor, and three large bedrooms on the second floor.

The living room and dining room are separated by a small dining alcove.

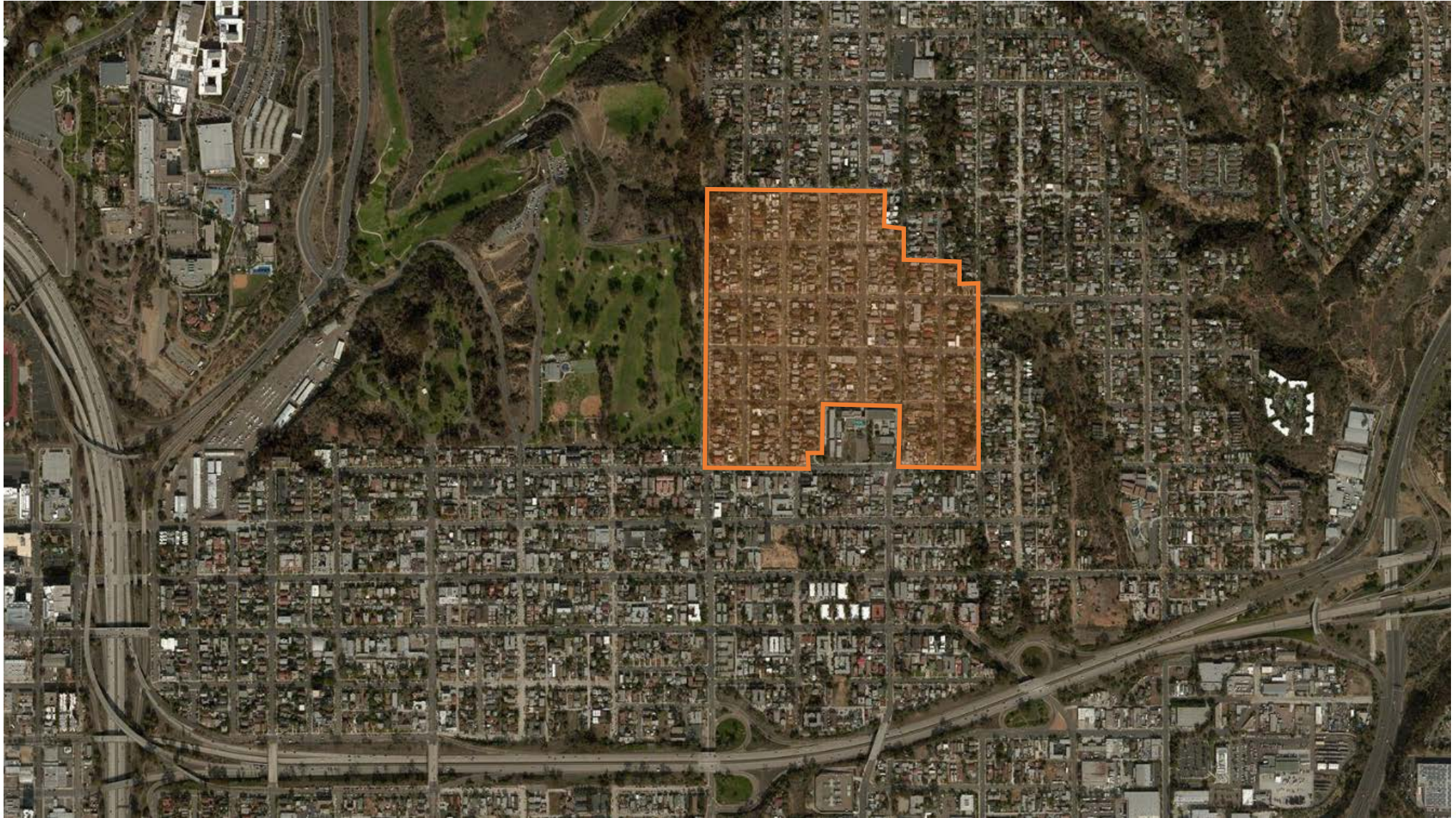


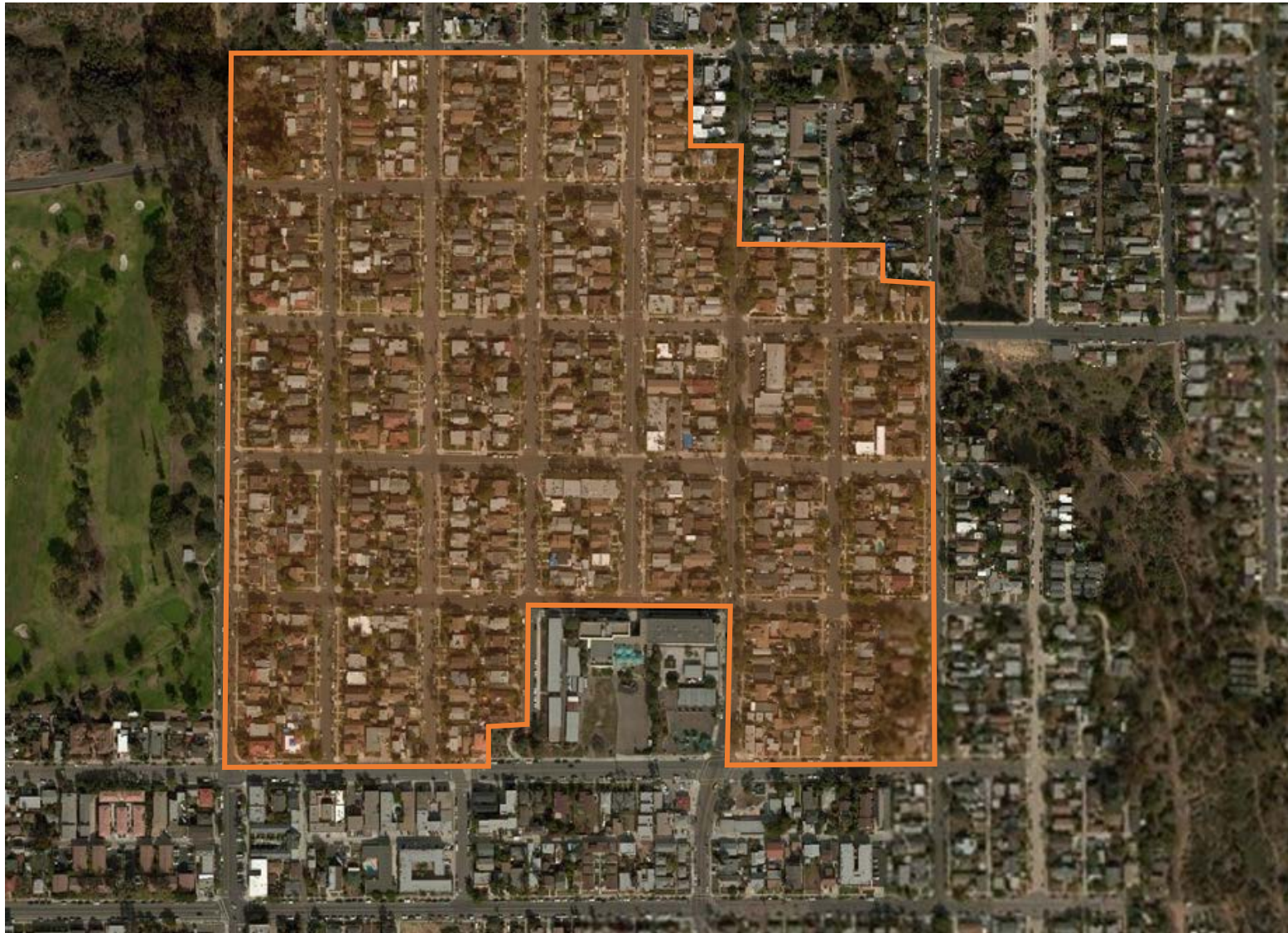


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History and Significance of South Park

Significant Under HRB Criterion A

- Historical Development
 - Development of Golden Hill as a Streetcar Suburb.
 - Commercial Hubs Along Streetcar Line.
 - Represents a Range of Socioeconomic Groups.
- Architectural Development
 - Collection of Varied Early 20th Century Architectural Styles.
- One of Very Few Intact Districts in Golden Hill that Reflects These Historical Trends.



History and Significance of South Park

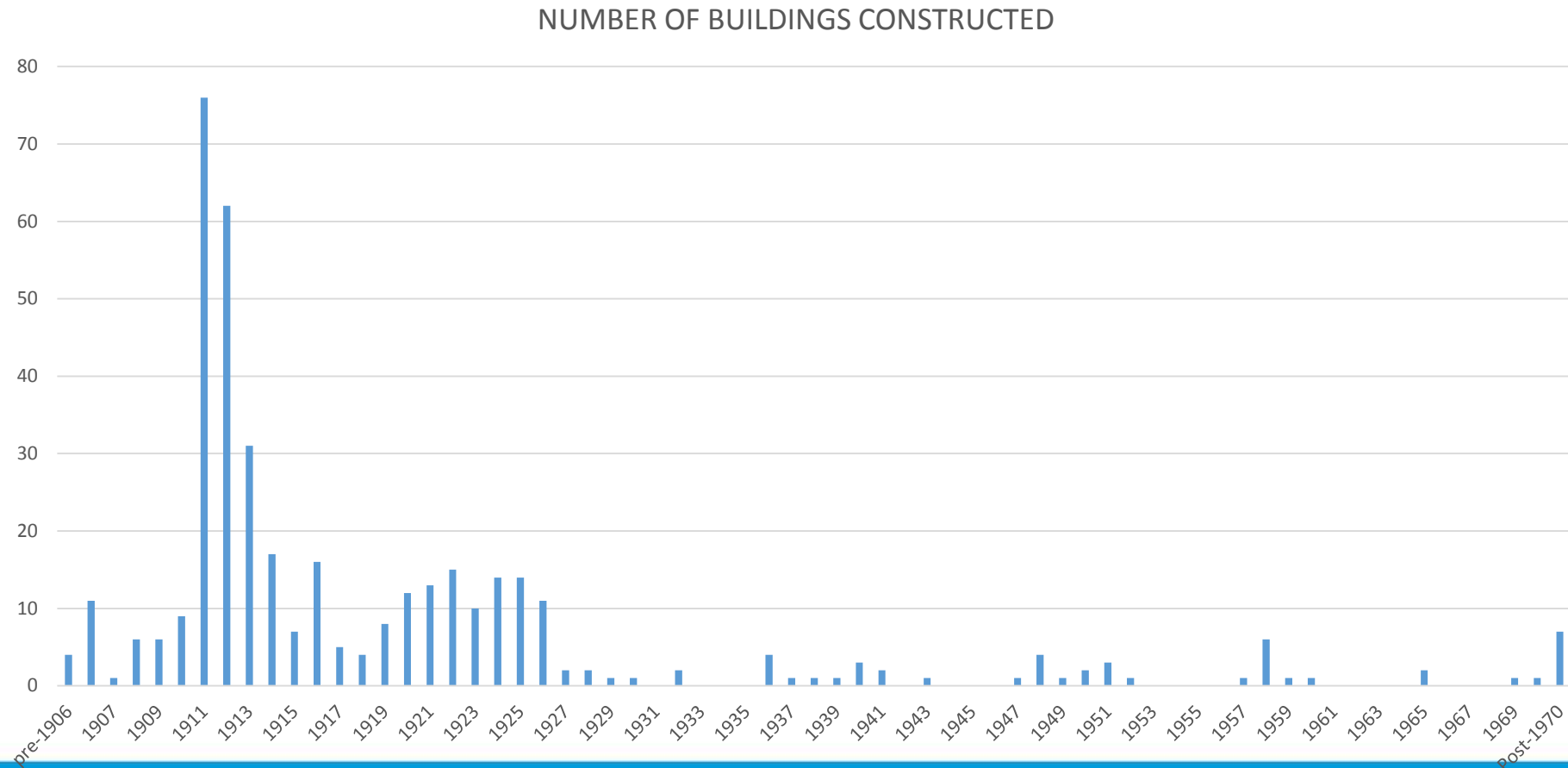
Period of Significance 1906-1930

- Start: Completion of Streetcar and Start of Construction
- End: General Build-Out of District and Great Depression
 - Tied to Streetcar, Cannot Extend Past 1949
 - Substantially Completed by 1930 (88%)
 - 23 Properties (5%) Constructed 1931-1949
 - Nearly Half Non-Contributing



History and Significance of South Park

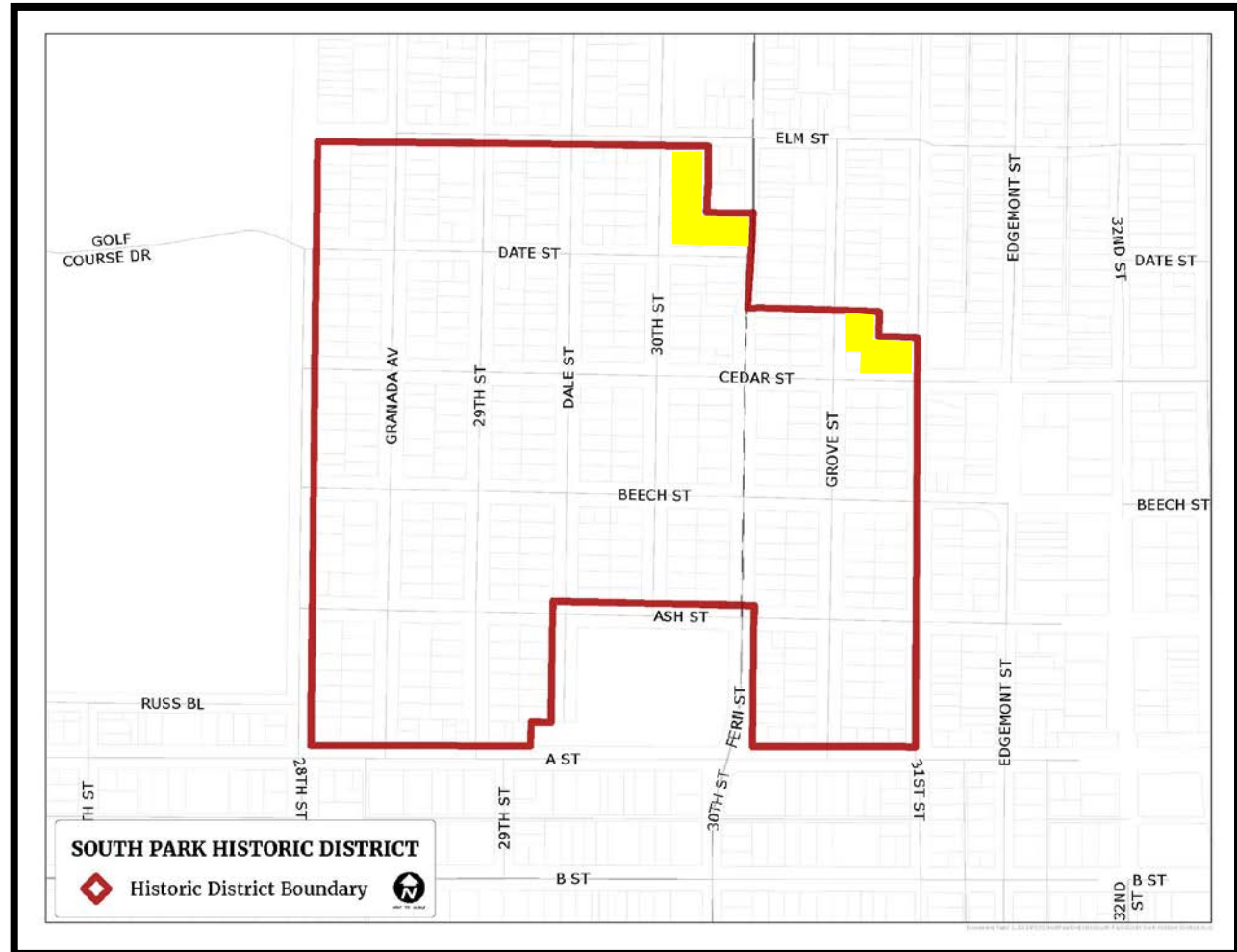
Period of Significance 1906-1930



History and Significance of South Park

Boundary

- District Originally Identified in 1996
 - Slightly Smaller Boundary Excluded East Side of 1700 Block of 30th Street, as Well as a Few Other Areas
- HRB Policy Subcommittee Reviewed Boundary
 - Recommended a Slight Adjustment to Include 18 Additional Parcels (Yellow)



Process to Date



✓ HRB Policy Subcommittee June 19th & July 10th 2017

Reviewed Context, Statement of Significance, Period of Significance and Boundary and Forwarded the Nomination on for Processing

✓ Property Owner Workshop August 12, 2017

Informed Property Owners of the District Nomination, the Process, the Responsibilities and Benefits of Designation and Answered Questions

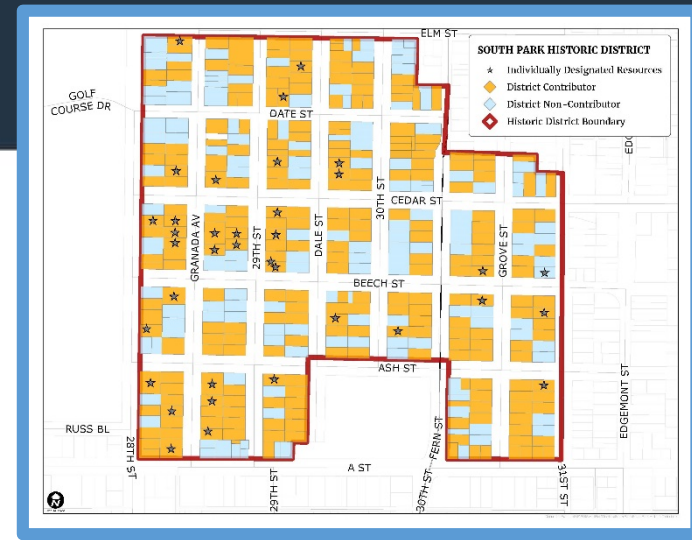
✓ Property Owner Polling August 22nd thru September 12th 2017

Polled Property Owners to Determine Level of Support

- 141 Responded (36%)
- 104 Support (74% of Respondents, 26% of Total)
- 31 Oppose (22% of Respondents, 8% of Total)
- 6 Neutral (4% of Respondents, 2% of Total)
- Property Owners May Continue to Respond and Staff Will Provide an Update at the Next Hearing.

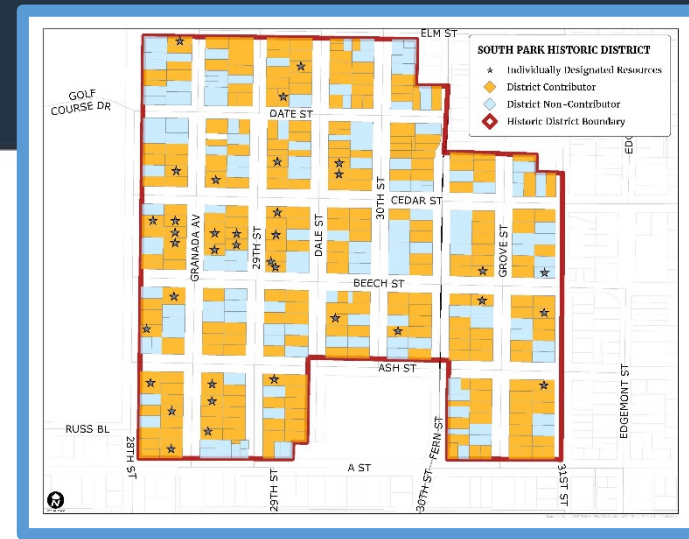
Staff Recommendation

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1906-1930, with or without further direction;
5. Consider the classification of 259 properties as Contributing Resources, as identified in the Staff Report
6. Consider the classification of 147 properties as Non-Contributing Resources, as identified in the Staff Report
7. Find that the nomination is complete based upon this direction, and direct staff to docket the South Park Historic District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.



BOARD MOTION

1. Accept the proposed District Boundary
2. Accept the proposed Historical Context
3. Accept the proposed Statement of Significance, with direction to revise it to address the expanded period of significance through 1949;
4. Accept the proposed Period of Significance of 1906-1930, with direction to extend it through 1949 to incorporate the end of the street car era;
5. Consider the classification of 259 properties as Contributing Resources, as identified in the Staff Report, with direction to staff to review and strongly consider the properties in the SOHO list;
6. Consider the classification of 147 properties as Non-Contributing Resources, as identified in the Staff Report, with direction to staff to review and strongly consider the properties in the SOHO, and if the application of asbestos shingle siding is the primary reason for classification as non-contributing, then reclassify the property as contributing..
7. Find that the nomination is complete based upon this direction, and direct staff to docket the South Park Historic District nomination for a second HRB hearing for designation as a historic district.





Consider the classification of the following 259 properties as Contributing Resources:

St #	Street Name	APN	St #	Street Name	APN	St #	Street Name	APN
1301	28th Street	5394600100	1344	29th Street	5394030900	1627	29th Street	5393510100
1307	28th Street	5394600200	1350	29th Street	5394031000	1630	29th Street	5393420700
1321	28th Street	5394040500	1355	29th Street	5394140100	1635	29th Street	5392850300
1335	28th Street	5394040300	1402	29th Street	5394020700	1641	29th Street	5392850100
1355	28th Street	5394041200	1405	29th Street	5394110600	1646	29th Street	5392730600
1415	28th Street	5394010400	1412	29th Street	5394020800	1706	29th Street	5392720800
1427	28th Street	5394010300	1420	29th Street	5394020900	1712	29th Street	5392720900
1441	28th Street	5394010200	1427	29th Street	5394110300	1715.5	29th Street	5392810500
1503	28th Street	5393440600	1445	29th Street	5394110100	1724	29th Street	5392721100
1509	28th Street	5393440500	1511	29th Street	5393540500	1725	29th Street	5392810400
1529	28th Street	5393440300	1519	29th Street	5393540400	1730	29th Street	5392721200
1535	28th Street	5393440200	1522	29th Street	5393430800	1737	29th Street	5392810200
1605	28th Street	5393410400	1529	29th Street	5393540300	1745	29th Street	5392810100
1621	28th Street	5393410200	1530	29th Street	5393430900	1402	30th Street	5394120800
1625	28th Street	5393410100	1535	29th Street	5393540200	1419	30th Street	5394210400
		5392710400						
1719	28th Street	5392710500	1540	29th Street	5393431000	1420	30th Street	5394121000
1319	29th Street	5394140600	1543	29th Street	5393540100	1435	30th Street	5394210200
		5394030600						
1320	29th Street	5394600700	1544	29th Street	5393431100	1436	30th Street	5394121200
1325	29th Street	5394140500	1603	29th Street	5393510400	1447	30th Street	5394210100
1336	29th Street	5394030800	1611	29th Street	5393510300	1532	30th Street	5393531000
1341	29th Street	5394140300	1621	29th Street	5393510200	1534	30th Street	5393531100

Consider the classification of the following 259 properties as Contributing Resources:

St #	Street Name	APN	St #	Street Name	APN	St #	Street Name	APN
1545	30th Street	5393650100	1448	31st Street	5394231200	3076	Cedar Street	5393710500
1546	30th Street	5393531200	1520	31st Street	5393630800	3092	Cedar Street	5393720800
1611	30th Street	5393610300	1546	31st Street	5393631100	1322	Dale Street	5394140700
1612	30th Street	5393520600	2902	A Street	5394601100	1328-1330	Dale Street	5394140800
1624-1626	30th Street	5393520800	3034-3036	A Street	5394820500	1334-1336	Dale Street	5394140900
1631	30th Street	5392830300	3044	A Street	5394820300	1352	Dale Street	5394141100
1637	30th Street	5392830200	3070	A Street	5394830100	1360	Dale Street	5394141200
1643	30th Street	5392830100	3072	A Street	5394830200	1405	Dale Street	5394120700
1705	30th Street	5393011600	3082	A Street	5394830300	1412	Dale Street	5394110800
1706	30th Street	5392821100	3086	A Street	5394830400	1419	Dale Street	5394120500
1715	30th Street	5393011500	2848	Ash Street	5394020600	1429	Dale Street	5394120400
1716	30th Street	5392821200	3045	Ash Street	5394250200	1430	Dale Street	5394111000
1721	30th Street	5393011400	2832	Beech Street	5393440700	1435-1437	Dale Street	5394120300
1724	30th Street	5392821300	2906	Beech Street	5393540600	1438	Dale Street	5394111100
1730	30th Street	5392821400	2961-2965	Beech Street	5394120200	1448	Dale Street	5394111200
1314	31st Street	5394240700	2971-2985	Beech Street	5394121400	1503	Dale Street	5393530600
1338	31st Street	5394241000	3009-3011	Beech Street	5394210100	1513	Dale Street	5393530500
1344	31st Street	5394241100	2850	Cedar Street	5393420300	1518-1520.5	Dale Street	5393540900
1360	31st Street	5394241200	2925	Cedar Street	5393541200	1519	Dale Street	5393530400
1422	31st Street	5394230900	2952	Cedar Street	5393520900	1535	Dale Street	5393530200
1428	31st Street	5394231000	2980	Cedar Street	5393520900	1536	Dale Street	5393541100

Consider the classification of the following 259 properties as Contributing Resources:

St #	Street Name	APN	St #	Street Name	APN	St #	Street Name	APN
1545	Dale Street	5393530100	2866	Date Street	5392720700	1438	Fern Street	5394211100
1604	Dale Street	5393510500	2904	Date Street	5392810700	1445	Fern Street	5394220100
1611	Dale Street	5393520300	2914	Date Street	5392810600	1446	Fern Street	5394211200
1619	Dale Street	5393520200	2954	Date Street	5392820800	1504	Fern Street	5393650500
1627	Dale Street	5393520100	2968	Date Street	5392821000	1505	Fern Street	5393640400
1630	Dale Street	5393510800	3009-3015	Date Street	5392830100	1511	Fern Street	5393640300
1631	Dale Street	5392840400	3020	Date Street	5393010600	1512	Fern Street	5393650600
1636	Dale Street	5392850500	3028	Date Street	5393010800	1528	Fern Street	5393650800
1645	Dale Street	5392840200	2859-2861	Elm Street	5392721400	1536	Fern Street	5393650900
1646	Dale Street	5392850600	2967	Elm Street	5392821600	1605	Fern Street	5393620400
1647	Dale Street	5392840100	1301-1307	Fern Street	5394820500	1612	Fern Street	5393610700
1714	Dale Street	5392810900	1309-1315	Fern Street	5394250900	1615	Fern Street	5393620200
1720	Dale Street	5392811000	1325	Fern Street	5394250700	1620	Fern Street	5393610800
1721-1725	Dale Street	5392820600	1339	Fern Street	5394250500	1625	Fern Street	5393620100
1727	Dale Street	5392820500	1403	Fern Street	5394220600	1628	Fern Street	5393610900
								5393040300
1730	Dale Street	5392811100	1404	Fern Street	5394210700	1634	Fern Street	5392830400
1733-1739	Dale Street	5392820400	1415	Fern Street	5394220500	1636	Fern Street	5393040200
1738	Dale Street	5392811200	1418	Fern Street	5394210900	1306	Granada Ave	5394600300
1741	Dale Street	5392820200	1421	Fern Street	5394220400	1319	Granada Ave	5394030500
1746	Dale Street	5392811300	1427	Fern Street	5394220300	1320	Granada Ave	5394040600
1747	Dale Street	5392820100	1428-1420	Fern Street	5394211000	1322	Granada Ave	5394040700

Consider the classification of the following 259 properties as Contributing Resources:

St #	Street Name	APN	St #	Street Name	APN	St #	Street Name	APN
1325	Granada Ave	5394030400	1602	Granada Ave	5393410500	1345	Grove Street	5394240300
1331	Granada Ave	5394030300	1612	Granada Ave	5393410600	1347-1349	Grove Street	5394240200
1336	Granada Ave	5394040800	1620	Granada Ave	5393410700	1348	Grove Street	5394251600
1344	Granada Ave	5394040900	1621	Granada Ave	5393420200	1359	Grove Street	5394240100
					5392730200			
1345	Granada Ave	5394030200	1629	Granada Ave	5392730300	1405	Grove Street	5394230600
1346	Granada Ave	5394041000	1630	Granada Ave	5393410800	1408	Grove Street	5394220700
1355	Granada Ave	5394030100	1645	Granada Ave	5392730100	1414	Grove Street	5394220800
1360	Granada Ave	5394041100	1718-1720	Granada Ave	5392711000	1415	Grove Street	5394230500
1406	Granada Ave	5394010700	1722	Granada Ave	5392711000	1420	Grove Street	5394220900
1411	Granada Ave	5394020500	1725	Granada Ave	5392720200	1435	Grove Street	5394230200
1419	Granada Ave	5394020400	1728	Granada Ave	5392711100	1445	Grove Street	5394230100
1444	Granada Ave	5394011000	1740	Granada Ave	5392711300	1446	Grove Street	5394221200
1445	Granada Ave	5394020100	1744	Granada Ave	5392711400	1501-1503	Grove Street	5393631300
1514	Granada Ave	5393440800	1745-1747	Granada Ave	5392721400	1504	Grove Street	5393640500
								5393631200
1517	Granada Ave	5393430400	1302	Grove Street	5394820400	1505-1509	Grove Street	5393631300
1522	Granada Ave	5393440900	1319	Grove Street	5394240600	1512	Grove Street	5393640600
1527	Granada Ave	5393430300	1326	Grove Street	5394251300	1513	Grove Street	5393631200
1528	Granada Ave	5393441000	1329	Grove Street	5394240500	1520	Grove Street	5393640700
1538	Granada Ave	5393441100	1334	Grove Street	5394251400	1528	Grove Street	5393640800
1541	Granada Ave	5393430200	1335	Grove Street	5394240400	1537	Grove Street	5393630200
1544	Granada Ave	5393441200	1340	Grove Street	5394251500	1538	Grove Street	5393640900

Consider the classification of the following 259 properties as Contributing Resources:

[illegible]

Consider the classification of the following 147 properties as Non-Contributing Resources:

St #	Street Name	APN	St #	Street Name	APN	St #	Street Name	APN
1329	28th Street	5394040400	1436	29th Street	5394021100	1605	30th Street	5393610400
1339	28th Street	5394041300	1437-1439	29th Street	5394110200	1618-1622.5	30th Street	5393520700
1405	28th Street	5394010500	1446	29th Street	5394021200	1621	30th Street	5393610200
1445	28th Street	5394010100	1510	29th Street	5393430700	1625-1627	30th Street	5393610100
1525	28th Street	5393440400	1612-1614	29th Street	5393420500	1645	30th Street	5392830100
1545	28th Street	5393440100	1620-1622	29th Street	5393420600	1648	30th Street	5392840500
1611	28th Street	5393410300	1638	29th Street	5392730400	1703	30th Street	5393011700
1633	28th Street	5392740200	1715	29th Street	5392810500	1727	30th Street	5393011300
1639	28th Street	5392740100	1718-1720	29th Street	5392721000	1738	30th Street	5392821500
1711	28th Street	5392710600	1731	29th Street	5392810300	1737-1739	30th Street	5393011200
0	28th Street	5392710200	1403	30th Street	5394210600	1741	30th Street	5393011100
0	28th Street	5392710300	1409	30th Street	5394210500	1743	30th Street	5393010900
1310	29th Street	5394600900	1412	30th Street	5394120900	1748	30th Street	5392821700
		5394030600						
1318	29th Street	5394600700	1428	30th Street	5394121100	1320	31st Street	5394240800
1328	29th Street	5394030700	1429	30th Street	5394210300	1330	31st Street	5394240900
1333	29th Street	5394140400	1503-1521	30th Street	5393650400	1404	31st Street	5394230700
1351	29th Street	5394140200	1504	30th Street	5393530700	1412	31st Street	5394230800
1360	29th Street	5394031100	1512	30th Street	5393530800	1506	31st Street	5393630600
1415	29th Street	5394110500	1525	30th Street	5393650300	1512-1514	31st Street	5393630700
1421	29th Street	5394110400	1530	30th Street	5393530900	1528	31st Street	5393630900
1428	29th Street	5394021000	1537	30th Street	5393650200	1536	31st Street	5393631000

Consider the classification of the following 147 properties as Non-Contributing Resources:

St #	Street Name	APN	St #	Street Name	APN	St #	Street Name	APN
2852-2566	A Street	5394600600	3066	Cedar Street	5393710400	2963	Elm Street	5392820300
2874	A Street	5394600800	3084	Cedar Street	5393710600	3015	Elm Street	5393011000
2880	A Street	5394601000	1344	Dale Street	5394141000	1317	Fern Street	5394250800
2904	A Street	5394710100	1411	Dale Street	5394120600	1331	Fern Street	5394250600
2906	A Street	5394710200	1420	Dale Street	5394110900	1341	Fern Street	5394250400
3038	A Street	5394820200	1514	Dale Street	5393540800	1355	Fern Street	5394251700
2812	Ash Street	5394010600	1529	Dale Street	5393530300	1412	Fern Street	5394210800
2924	Ash Street	5394110700	1530	Dale Street	5393541000	1435	Fern Street	5394220200
2850	Beech Street	5393430500	1614	Dale Street	5393510600	1520	Fern Street	5393650700
2878	Beech Street	5393430600	1622	Dale Street	5393510700	1521-1531	Fern Street	5393640200
2938	Beech Street	5393540700	1632	Dale Street	5392850400	1540	Fern Street	5393651000
2953	Beech Street	5394120100	1643	Dale Street	5392840300	1606	Fern Street	5393610600
2967-2969	Beech Street	5394121300	1704	Dale Street	5392810800	1611-1613	Fern Street	5393620300
3001-3003	Beech Street	5394210100	1711	Dale Street	5392820700	1301	Granada Ave	5394600500
3006-3008	Beech Street	5393650400	2820	Date Street	5392710700	1309	Granada Ave	5394600400
3010-3020	Beech Street	5393650400	2869	Date Street	5392730500	1420	Granada Ave	5394010800
3027	Beech Street	5394211200	2919	Date Street	5392850200	1427	Granada Ave	5394020300
2870-2880	Cedar Street	5393420400	2964	Date Street	5392820900	1432	Granada Ave	5394010900
3022	Cedar Street	5393610500	3024	Date Street	5393010700	1435	Granada Ave	5394020200
					5393040101			
					5393040102			
3026-3028	Cedar Street	5393610500	3031	Date Street	5393040103	1547	Granada Ave	5393430100
3035	Cedar Street	5393640100	2813	Elm Street	5392710100	1627	Granada Ave	5393420100

Consider the classification of the following 147 properties as Non-Contributing Resources:

St #	Street Name	APN	St #	Street Name	APN	St #	Street Name	APN
1636	Granada Ave	5392740300						
1644	Granada Ave	5392740400						
1703	Granada Ave	5392720600						
1704-1706	Granada Ave	5392710800						
1712	Granada Ave	5392710900						
1713-1715	Granada Ave	5392720500						
1717	Granada Ave	5392720400						
1721	Granada Ave	5392720300						
1732	Granada Ave	5392711200						
1735-1737	Granada Ave	5392721300						
1322	Grove Street	5394251100						
1324	Grove Street	5394251200						
1421	Grove Street	5394230400						
1427	Grove Street	5394230300						
1428	Grove Street	5394221000						
1436	Grove Street	5394221100						
1523	Grove Street	5393630400						
1529	Grove Street	5393630300						
1604	Grove Street	5393620500						
1611	Grove Street	5393710300						
1619	Grove Street	5393710200						