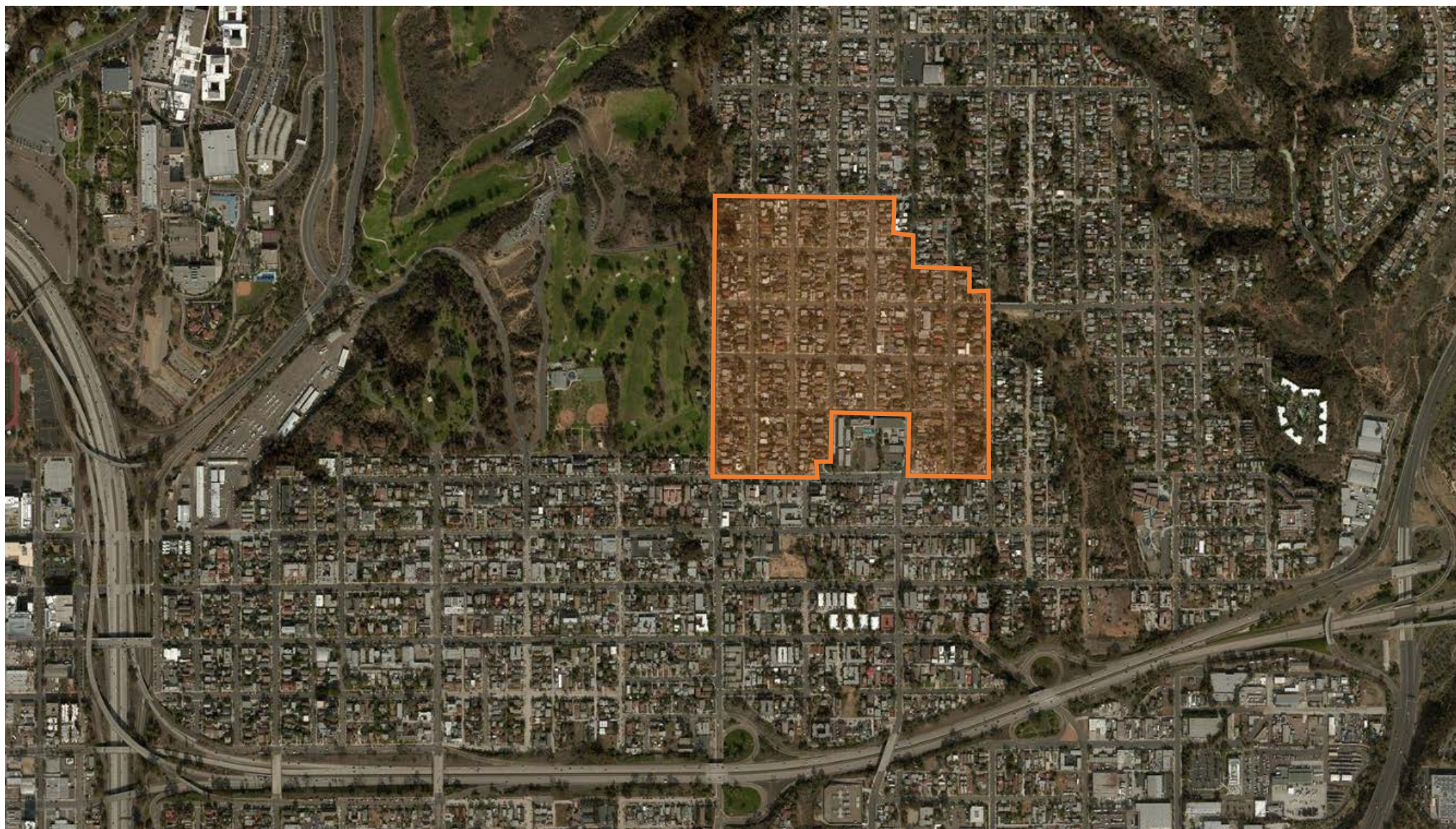


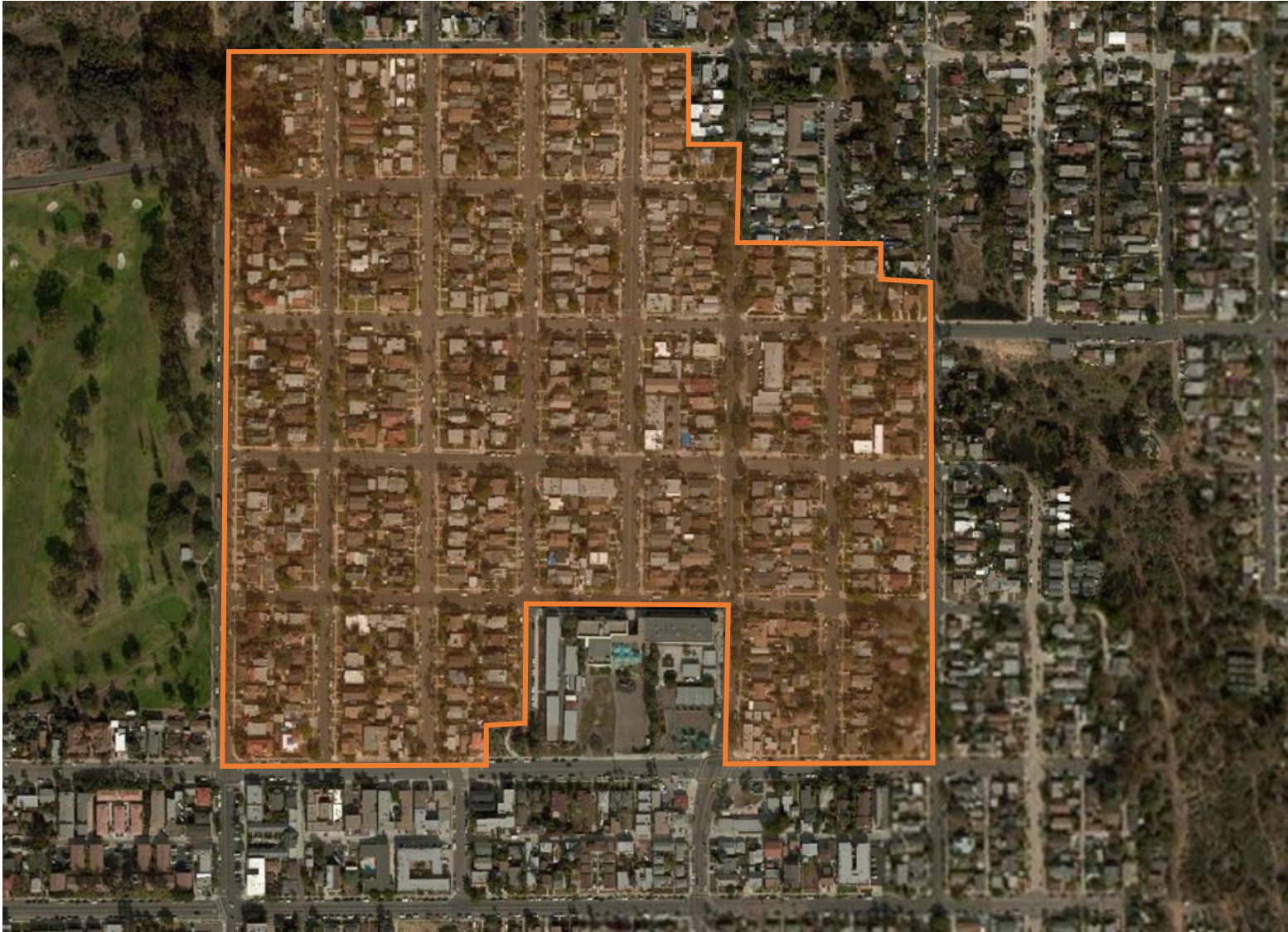
Planning Department

# South Park Historic District Second Historical Resources Board Hearing

October 26, 2017







## Process to Date



☑ HRB Policy Subcommittee June 19<sup>th</sup> & July 10<sup>th</sup> 2017

☑ Property Owner Workshop August 12, 2017

☑ Property Owner Polling August 22<sup>nd</sup> thru September 12<sup>th</sup> 2017

☑ First Hearing September 28, 2017

Polled Property Owners to Determine Level of Support

- 146 Responded (37%)
- 105 Support (72% of Respondents, 27% of Total)
- 35 Oppose (27% of Respondents, 9% of Total)
- 6 Neutral (4% of Respondents, 2% of Total)



# First HRB Hearing

## September 28, 2017

- At the First Hearing the Board Took the Following Actions:
  - Accepted the District Boundary;
  - Accepted the Historic Context;
  - Directed Staff to Revise the Statement of Significance to Address the Expanded Period of Significance;
  - Directed Staff to Extend the Period of Significance to 1906-1949, to Incorporate the End of the Streetcar Era;
  - Directed Staff to Review and Strongly Consider the Properties in the SOHO List for Reclassification to Contributing;
  - Directed Staff to Review and Strongly Consider the Properties in the SOHO List, and if the Application of Asbestos Shingle Siding is the Primary Reason for Classification as Non-Contributing, then Reclassify the Property as Contributing; and
  - Found the Nomination Complete and Directed Staff to Docket Designation Hearing.

# Staff Response to Board Direction

## Statement of Significance and Period of Significance

- Revised the Statement of Significance:
  - ...district exhibits a range of architectural styles “from the first half of the 20<sup>th</sup> Century...”
  - Period of significance “begins with the first development in South Park in 1906 and ends with the general build-out of the district and decommissioning of the streetcar in 1949.”
- Revised the Period of Significance
  - 1906-1949
- All Building, Structure and Object Records Updated



# Staff Response to Board Direction

## Contributing and Non-Contributing Resources

- Re-Evaluated 98 Non-Contributing Resources Built Prior to 1931
  - 23 Properties Reclassified to Contributing Due to:
    - Modifications within the Expanded Period of Significance
    - Asbestos Shingle Siding as Primary Reason for Non-Contributing Classification.
- Re-Evaluated 22 Properties Constructed Between 1931-1949
  - 13 Properties Reclassified as Contributing

# Staff Response to Board Direction

## Contributing and Non-Contributing Resources

- Re-Evaluated 41 Properties in the SOHO List
  - All Fell Within the Two Categories Previously Mentioned
    - Staff Concurs with the Reclassification of 24 Properties
    - Staff Disagrees with the Reclassification of 17 Properties
- In Total, 36 Properties Re-Classified as Contributing
  - Including 12 Properties Not Included in the SOHO List



# 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 20<sup>th</sup> 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 1906-1949

- Start: Completion of Streetcar and Start of Construction
- End: General Build-Out of District and Decommissioning of the Streetcar
  - 93% of Structures in the District Built by 1949.







## Motion

1. Designate the South Park Historic District Under HRB Criterion A as a Special Element of Golden Hill's Historical and Architectural Development;
2. Designate the 295 Contributing Resources Identified in the Draft Resolution, as well as the following 5 properties reclassified by the Board under HRB Criterion F, for a total of 300 Contributing Resources:
  - 1403 30<sup>th</sup> Street
  - 1743 30<sup>th</sup> Street
  - 2953 Beech Street
  - 2919 Date Street\*
  - 1520 Fern Street
3. Classify the 112 Properties Identified in the Draft Resolution as Non-Contributing Resources to the District, excluding the 5 properties reclassified to by the Board as Contributing, for a total of 107 Non-Contributing Resources.



## 1360 29<sup>th</sup> Street

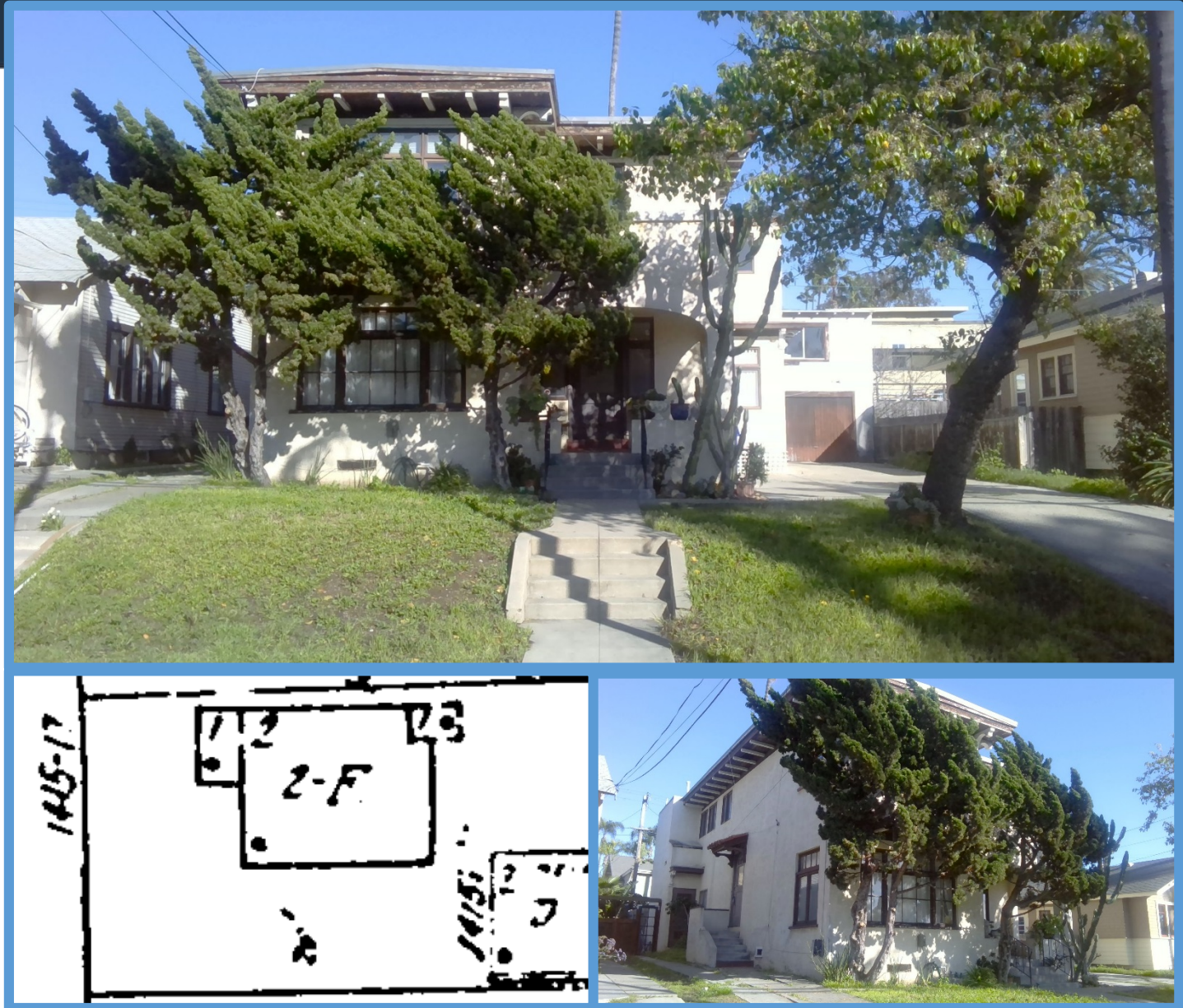
- Primary:
  - Substantial Porch Enclosure Post-1956
- Secondary:
  - Window Replacements in Original Openings, with One Exception





## 1415 29<sup>th</sup> Street

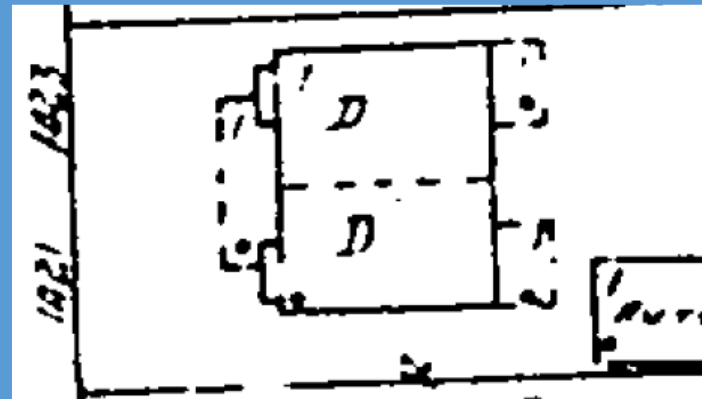
- Primary:
  - Addition of Second Floor Over 1-Story Massing at Front, Post-1956
  - Addition of Porch Cover Post-1956
  - Window Replacements in Altered Openings
  - Projecting Eave and Rafter Detail May Not be Original
- Secondary:
  - Addition of 2-Story Massing South of the Chimney
  - Non-Historic Stucco Texture





## 1421 29<sup>th</sup> Street

- Primary:
  - Porch Substantially Enclosed Post-1956
  - Front Façade Covered in Stucco (Originally Wood)
- Secondary:
  - Some Window Replacements at the Side, Primarily in Original Openings





## 1403 30<sup>th</sup> Street

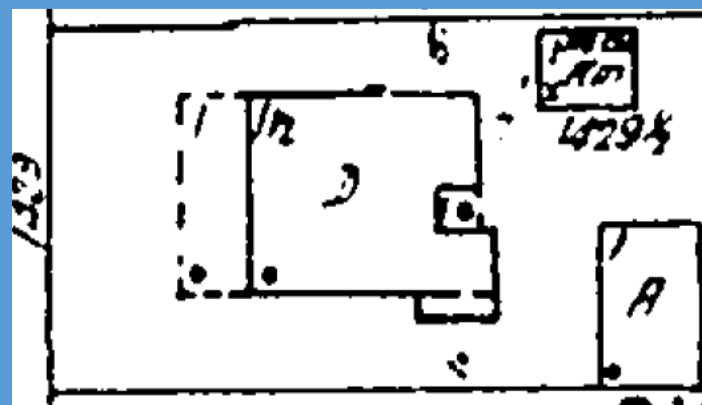
- Primary:
  - Spanish Lace Stucco Applied at Front
  - Asbestos Shingle Siding at Sides and Rear
- Secondary:
  - Window Alterations





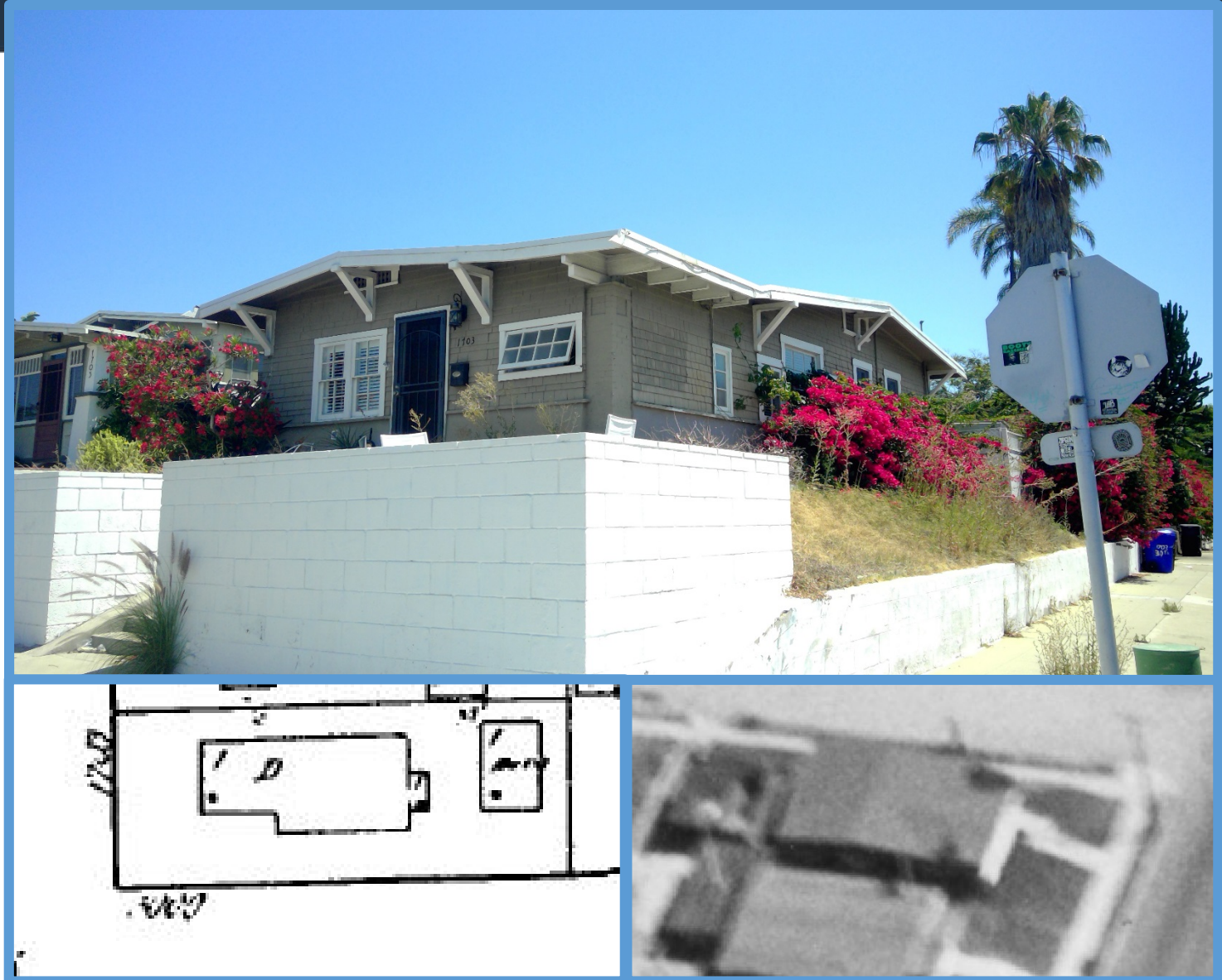
## 1427-1429 30<sup>th</sup> Street

- Primary:
  - Full-Width Porch Substantially Enclosed Post-1956



## 1703 30<sup>th</sup> Street

- Primary:
  - Substantial Porch Enclosure Post-1956
  - Possible Relocation of the Entry Door as a Result of Porch Enclosure





## 1743 30<sup>th</sup> Street

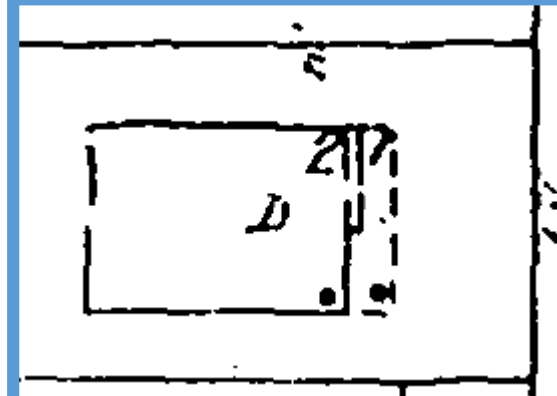
- Primary:
  - Vinyl and Aluminum Windows in Altered Openings





## 1536 31<sup>st</sup> Street

- Primary:
  - Construction of a New Porch with Balcony Above in 2006 (No Available Documentation for Accurate Reconstruction)
  - Contemporary Materials and Finishes Calls into Question Originality of Other Features and Elements.





## 2953 Beech Street

- Primary:
  - Building Originally Features 3 Distinct Storefront Openings, and Now Has 1 Continuous Opening
  - Marquee Added





## 2967 Beech Street

- Primary:
  - Ground Floor Storefront Completely Removed and Remodeled in 1950s and 2013





## 3066 Cedar Street

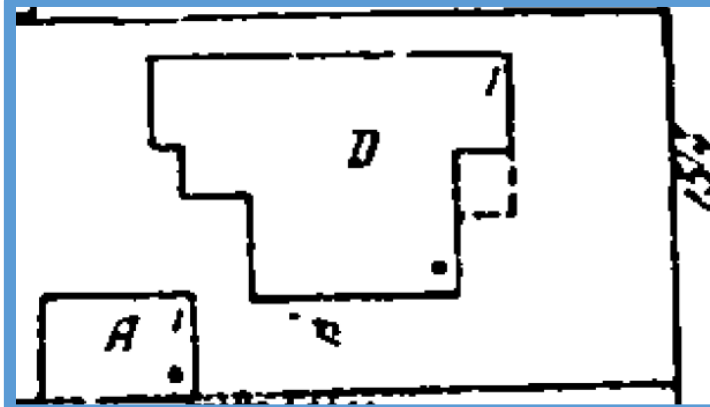
- Primary:
  - Application of Stucco Over Original Wood Siding on the Southern Bay
  - Alteration of Fenestration of the Southern Bay
  - No Evidence that Alterations Occurred within the Period of Significance





## 1514 Dale Street

- Primary:
  - Recent Addition of Tiled Roof Porch Cover with Wood Supports and Stucco Wall





## 2919 Date Street

- Primary:
  - Replacement of Original Siding with T1-11 Siding and Stucco
- Secondary:
  - Additions at the Side and Rear of the House





## 1520 Fern Street

- Primary:
  - Replacement of Wood Siding with New Siding of Varying Widths and Profiles
- Secondary:
  - Window Replacements at the Side





## 1420 Granada Avenue

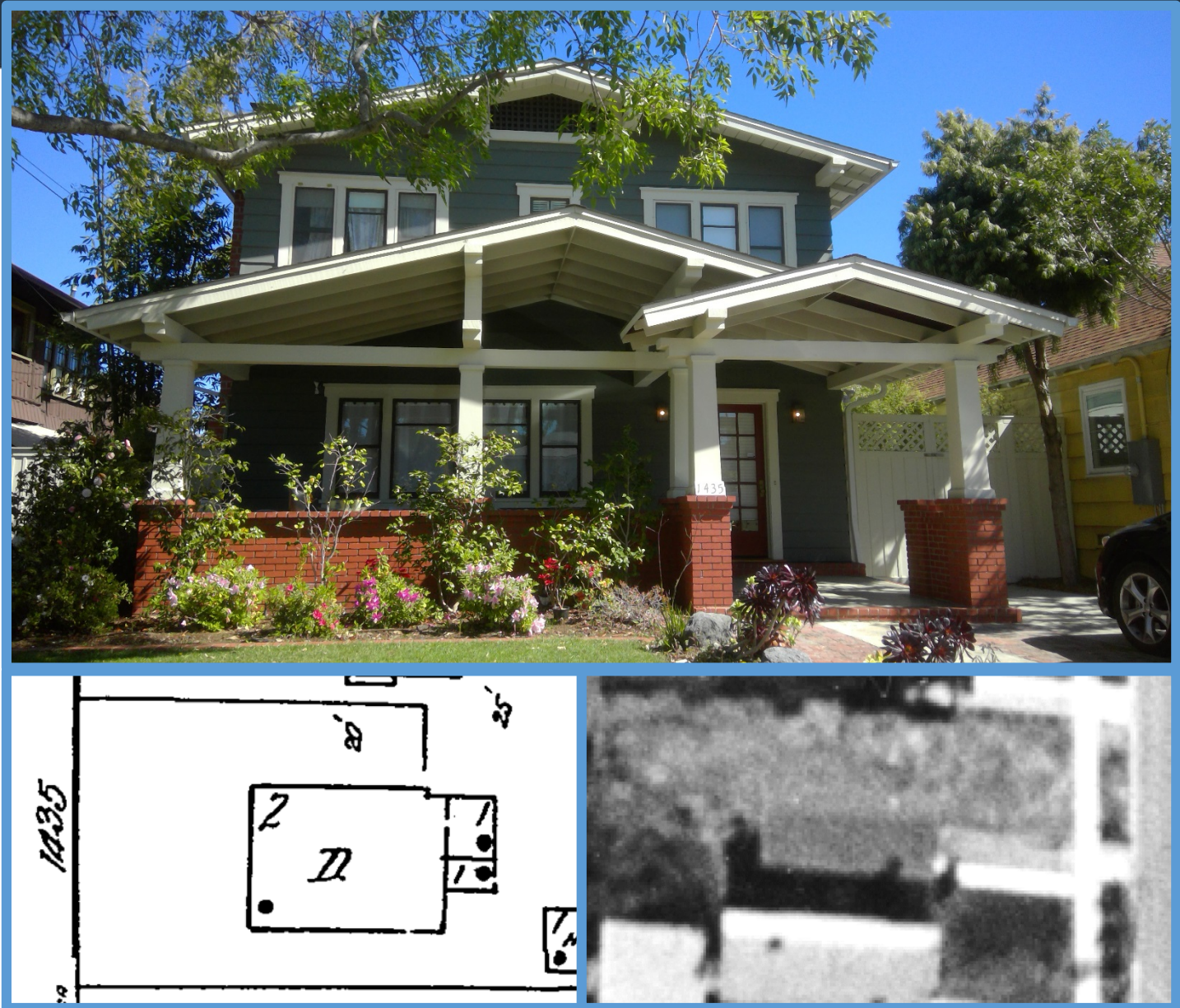
- Primary:
  - Replacement of Porch in Different Appearance and Configuration, Alteration of the Entry Door, and the Alteration of the Side Windows Post-1990s





## 1435 Granada Avenue

- Primary:
  - Original Side Porch Completely Enclosed Between 1972 and 1996.
  - New Full Width Front Façade Porch Constructed Between 1972 and 1996.





## 1547 Granada Avenue

- Primary:
  - Replacement of Siding
  - Replacement of Windows with Vinyl in Altered Openings
- Secondary:
  - Replacement of Porch Supports with Differing Dimensions





## 1619 Grove Street

- Primary:
  - Replacement of the Wood Windows with Vinyl in Altered Openings
- Secondary:
  - Replacement of the Chimney with Different Profile
  - Side and Rear Additions

