

Planning Department

Info Item A

Briefing on the Historic District Process

April 27, 2017

Historical Resources Board

Presentation Overview

- ◆ **Understanding Historic Districts**
- ◆ **The Process for Establishing a New Historic District and the Board's Role**
- ◆ **Schedule**
- ◆ **Questions**



Understanding Historic Districts

A Geographically Defined Concentration Of Resources

- Collectively Convey Significance Under Designation Criteria.
- Individual Buildings May Not Be Significant In Their Own Right.

The Sum of Its Parts

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

All Properties Regulated

- Contributors More, Non-Contributors Less.



Establishing Historic Districts

Initially Identified Through Reconnaissance Survey...

- General Historic Context of the Survey Area
- A "Windshield Survey" Noting the General Distribution of Buildings; Does Not Provide Parcel-Specific Information



...Verified Through Intensive Survey

- Identifies Precisely and Completely all Historic Resources in the Area
- Detailed Background Research
- Thorough Inspection and Documentation of all Historic Properties
- Produce all the Information Needed to Evaluate and List

Establishing Historic Districts

Components of a Historic District

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



Establishing Historic Districts

Historic Context Statement

- Places the Historical and Architectural Development of the District Within a Broader Neighborhood, City -Wide, and Sometimes State or National Context.

Statement Of Significance

- Evaluates the Historic District Under the City's Designation Criteria A-E.

Period Of Significance

- Captures the Period of Time Reflected in the Statement of Significance.

Geographic Boundary Description And Justification

- Must be Based Upon a Shared Relationship Among the Properties Constituting the District, as Established by the Historic Context and Statement of Significance.
- Contiguous, May be Adjusted Based on Concentrations of Contributing Resources.



Establishing Historic Districts

Survey

- Each Property Documented on DPR Forms

Classification of Contributing Resources

- Built Within Period of Significance and Retain Integrity
- Convey Why District is Significant

Classification of Non-Contributing Resources

- Built Outside Period of Significance
- Built Within Period of Significance and Do Not Retain Integrity
- Do Not Convey Why District is Significant



Establishing 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 All Framing and Walls 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
- Replacing One Siding Type with Another (i.e. Stucco to Wood, Wood to Aluminum, etc.)
- Significant Cumulative Modifications

Establishing Historic Districts

Contributing Properties with Modifications

1



2



Establishing Historic Districts

Contributing Properties with Modifications

3



4



Establishing Historic Districts

Non-Contributing Properties with Modifications

1



2



Establishing Historic Districts

Non-Contributing Properties with Modifications











3



4



FORT STOCKTON LINE HISTORIC DISTRICT INTEGRITY ANALYSIS

Photo	St #	Street Name	APN	Date	Style	HRB #	APP Status Code	APP C/N/C	APP Integrity	STAFF Status Code	STAFF C/N/C	STAFF Integrity	In-Kind Roof Replacement	Non-Historic Paint	Security Bars	Window Screens	Non-Historic Awnings	Landscape Features & Overgrowth	Inconsistent Roofing	Non-Historic Stucco Texture and/or Application	Added Veneers	One or More Windows Replaced in Same Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch with Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor and/or Consistent Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch	Inconsistent Additions and/or Remodeling
	1816	Fort Stockton Drive	44343120	C. 1913	Craftsman		5B	C	Good	5D3	C	Good to Fair										X				X				
	1830	Fort Stockton Drive	44343121	1912	Craftsman		5D1	C	Good to Fair	5D3	C	Good	X		X															
	1834	Fort Stockton Drive	44343109	1913	Craftsman		5B	C	Good	5B	C	Good to Fair								X										
	1835	Fort Stockton Drive	44343226	1913	Arts and Crafts	712	5B	C	Good	5B	C	Good																		
	1845	Fort Stockton Drive	44343227	1924	Spanish Eclectic	775	5B	C	Good to Fair	5B	C	Good to Fair																		X
	1846	Fort Stockton Drive	44343108	1913	Neoclectic		6L	NC	Poor	8Z	NC	Poor	X									X				X	X			X
	1854	Fort Stockton Drive	44343105	1912	Craftsman		5B	C	Good	5B	C	Good	X			X														
	1855	Fort Stockton Drive	44343228	1913	Craftsman		5B	C	Good	5B	C	Good	X																	
	1859	Fort Stockton Drive	44343229	1913	Craftsman		5B	C	Good	5D3	C	Good to Fair								X					X					
	1860	Fort Stockton Drive	44343103	1921	Spanish Eclectic		5B	C	Good	5D3	C	Good to Fair				X			X											

Establishing Historic Districts

District Processing

- Policy Subcommittee
- Property Owner Workshop
- Property Owner Polling
- First Hearing at HRB
- Second Hearing at HRB
- Appeal



Work Program Schedule

Processing Year	District	Survey or Community Identified	Number of Properties	Community
2017 (Year 1)	South Park	Community/Survey	385	Golden Hill
	Spalding Place	Survey	14	North Park
	Valle Vista Terrace	Community	89	North Park
2018 (Year 2)	Park Boulevard Apartment*	Survey	33	North Park
	Shirley Ann Place Expansion	Survey	26	North Park
2019 (Year 3)	Culverwell & Taggart's	Community/Survey	245	Golden Hill
	Park Villas	Community	48	North Park
2020 (Year 4)	Altadena	Community	400	North Park
	Kalmia Place	Survey	20	North Park
2021 (Year 5)	28 th Street	Survey	45	North Park
	St. Louis Heights	Community	135	North Park
2022 (Year 6)	30 th Street Commercial	Survey	128	North Park
	Wabash Mesa	Community	82	North Park
*Includes the western side of Park Boulevard, in Uptown				

2017 Schedule

District	Policy Subcommittee Review	Property Owner Workshop	HRB First Hearing	HRB Second Hearing
Spalding Place	May	May	June	July
Valle Vista Terrace	July	July	August	September
South Park	June	August	September	October

Questions?

