



POTENTIAL HISTORIC DISTRICTS – *Uptown, North Park, and Golden Hill*

Over time, older homes in Uptown, North Park, and Golden Hill have been modified to the point where they are no longer considered historically significant as an individual building, but still may contribute to the significance of a potential historic district. Additionally, homes which may not be distinctive enough to meet criteria for individual historic designation may nevertheless contribute to the significance of a potential historic district. The loss of these contributing structures could impact a potential historic district's eligibility for future historic designation. The proposed potential historic district regulations would provide supplemental protections until a more detailed historic district survey can be completed. Below is an overview of the proposed supplemental protections.

Potential Historic Districts Identified

As part of the process to update the community plans for Uptown, North Park, and Golden Hill, the City hired a historic consultant to prepare a detailed historic reconnaissance survey to identify buildings that could be historic individually or contribute to a potential historic district (PHD).

Proposed Regulations

Current potential historic resource review for individual significance (“over 45-year” review)

About 95% of the residential buildings within the PHDs are over 45 years old. Under the City's current historic regulations, buildings over 45 years old must be reviewed for individual historic significance, and not whether they may contribute to a potential historic district. If found significant, current City regulations limit the type of improvements that can be made to the structure.

Proposed PHD Regulations

The proposed PHD regulations would only apply to residential buildings. If a residential building within a PHD was determined by City staff to not be individually significant under the “over 45-year” review, the proposed PHD regulations would be used to determine if the building contributed to the PHD using the historic reconnaissance survey as a baseline for establishing historic significance. The PHD regulations would not apply if City staff determines that the building does not contribute to the PHD. If, however, the structure was found to be a contributor, the PHD regulations would limit modifications within the front 2/3rds of the original building footprint. The PHD would not place any limitations on modifications in the rear 1/3rd of the building footprint or accessory buildings.

Exceptions to the PHD Regulations

The proposed PHD regulations would not apply if the following modifications were proposed within the front 2/3rds of the original building footprint (refer to Muni Code Section 129.0203):

- Modifications that would repair existing historic materials or restore the building to its historic appearance;

- Modifications or repairs that are limited to an electrical or plumbing/mechanical permit that would not change the exterior;
- In kind roof repair and replacement;
- In kind foundation repair and replacement, except for structures with decorative block or cobblestone foundation;
- Replacement windows in existing window openings that do not require any changes to the exterior wall;
- Installation of fences that are 6 feet in height or less;
- Painting.

Discretionary Review Process

If a modification that was not exempted, was proposed in the front 2/3rds of the original building footprint, a Neighborhood Development Permit (NDP) would be required. A NDP is a discretionary process which the City would use to review the proposed project to determine whether or not the modification would result in a substantial loss of integrity within the PHD, which would render it ineligible for historic designation. A NDP can be approved by City staff.

Summary

The proposed PHD regulations would only apply to modifications that are not exempt and to residential buildings determined to contribute to the historic significance within a PHD. If a modification was not exempt and did not comply with the supplemental regulations, then a discretionary review process subject to findings could be used for City staff to allow the modification.

PHD Approval Process

The proposed PHD regulations will be considered by the Planning Commission and City Council as part of the hearing process for the Draft North Park, Golden Hill, and Uptown Community Plans and associated implementing regulations. With the approval of the City Council, the City would undertake a multi-year effort to prepare detailed historic district surveys for each PHD needed to nominate the PHDs for designation as official historical districts.