

HISTORIC DISTRICT PROCESSING PRIORITIZATION FACTORS

In determining how to process the 35 potential historic districts identified within the Uptown, North Park and Golden Hill planning areas; the Planning Department developed a number of prioritization factors, weighted in order of importance, as follows:

1. Priority for Planning Group

Consider potential historic districts which the respective Community Planning Groups wish to prioritize, as well as any preferred order.

2. Survey-Identified vs. Community-Identified

Survey-identified districts have a more developed outline of potential significance, and may be the strongest candidates for designation.

3. Volunteer Effort Currently Underway

There are at least 2 efforts underway by community volunteers to prepare nominations (South Park and Inspiration Heights). Prioritization efforts should consider shifting the survey burden from the volunteers to the City.

4. Redevelopment Interest

In an effort to provide greater certainty to all parties, consider areas where interest in redevelopment is high due to underlying zoning and allowable density.

Once the potential historic districts are ranked based upon these prioritization factors, the following issues will be taken into consideration when developing the work program:

1. Program Capacity

The City's capacity to process nominations is constrained by a number of factors, including funding; staffing; consultant availability/scheduling; and of the workload placed on the Historical Resources Board, which is a volunteer board that meets monthly. Based on historical precedent and best estimates, it is likely that no more than 3 districts can be processed in a single fiscal year.

2. Equal Representation of Communities

In an effort to allow each community to have equal representation in the processing of potential districts, the City may take forward one from each planning area each year. Once all districts in a planning area are processed, the work program would alternate 2 in one planning area and 1 in the other.

3. Size of the Potential Historic District

Potential historic districts range in size from 11 properties to 458 properties. All district nominations require research; development of a narrative that includes a context statement, period of significance, statement of significance and boundary justification; and survey of each property within the boundary. Processing 3 large potential historic districts in a single year will not be feasible due to the amount of survey work required. Additionally, processing 6 small potential historic districts in a single year will not be feasible due to the amount of work required in researching the area and preparing the required narrative. Therefore, the size of the potential historic districts must be taken into consideration in order to find the right balance. Potential historic districts have been identified as small, medium and large, as follows:

- Small: Less than 50 properties
- Medium: 50-200 properties
- Large: Greater than 200 properties

STAFF RECOMMENDATION FOR HISTORIC DISTRICT PROCESSING PRIORITIZATION

FY	DISTRICT	PLANNING AREA	SIZE
2018	South Park*	Golden Hill	LG
	Heart of Banker's Hill*	Uptown	MED
	Shirley Ann Expansion*	North Park	SM
2019	Culverwell & Taggart's	Golden Hill	LG
	Horton's Addition*	Uptown	MED
	Spalding Place*	North Park	SM
2020	Arnold & Choate's*	Uptown	LG
	Park Boulevard Apartment West & East*	Uptown/North Park	SM/SM (68 tot)
	Kalmia Place	North Park	SM
2021	Marine View*	Uptown	LG
	Valle Vista Terrace*	North Park	MED
	Second Avenue*	Uptown	SM
2022	30 th Street & University	North Park	MED
	28 th Street Residential	North Park	MED
	Marston Family*	Uptown	SM
2023	Hillcrest*	Uptown	LG
	Marston Hills*	Uptown	MED
	St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights	North Park	MED
2024	Altadena/Carmel Heights/Frary Heights	North Park	LG
	Inspiration Heights	Uptown	MED
	Park Villas	North Park	SM
2025	Mission Hills Expansion	Uptown	LG
	Wabash Mesa	North Park	MED
	Robinson Place	Uptown	SM
2026	West University Heights	Uptown	LG
	Presidio Hills	Uptown	MED
	John Sherman	Uptown	SM
2027	Northwest Mission Hills	Uptown	LG
	North Florence Heights	Uptown	MED
	Dove Street	Uptown	SM
2028	Park Edge North	Uptown	MED
	Inspiration View	Uptown	SM
	Avalon Heights	Uptown	SM
	Allen Terrace	Uptown	SM

***Community Planning Group Priority**