

AREA A

This area is characterized by late 19th century, early 20th century development that follows traditional neighborhood development patterns with a great deal of compatible uses and structures. There is a fair amount of consistency in development scale and proportions that fit the large, estate, "mansion" homes that predominate the area. This area has a large number of historic designated sites and a designated Golden Hill Historic District. The area also has mature landscape, significant views and a continuous slope. Commercial development tends to be corner stores and pockets of development along 25th.

AST 2400 BIK Northside
 IS ST @ 2500 BIK No/So side
 E ST @ 2400 BIK

Table 2

boundaries preservation

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
<ul style="list-style-type: none"> Existing Designated Historic District More than 20 Historic Sites 				✓ Truth/Fact is most is multi-unit residential owned by landlords - investors. they need pressure to preserve ✓ re-survey for more historic sites, preserve character
LANDSCAPE ELEMENTS				
<ul style="list-style-type: none"> Mature Trees & Variety of Tree Species Retaining Walls & Fences Planting Strips along Sidewalks Hilly, Steep, Continuous Slope Spectacular Views to Downtown & Eastern Communities 		✓ ✓ ✓ ✓		preserve decorative fencing - no chain link
STREETScape ELEMENTS				
<ul style="list-style-type: none"> Golden Hill Gateway Signs Historic 'Acorn' Lamps with Banners Non-Contiguous Sidewalks with Parkways On-Street Parking & Diagonal Parking Wide Streets (1 lane of traffic each way) Street Furnishings along Commercial Opportunities for Pocket Plazas 	✗ ✗ ✗ ✗ ✗ ✗	✓ ✓ ✓ ✓ ✓ ✓		banish distasteful tacky (not needed) preserve some, & make some streets more narrow & make some streets wider But, should match era of building, no metal prison benches keep what we have as commercial
BUILDING DESIGN ELEMENTS				
<ul style="list-style-type: none"> Large Single-Family Homes of similar/consistent size, scale, height Front Porches, Stoops & Landscape Yards face Street Fronts High Level of Ornamentation, Detailing & Materials on Buildings Variety of Architectural Styles, though Predominantly of Victorian Era 2-story mostly, but higher floor-to-floor heights than other neighborhoods 		✓ ✓ ✓ ✓ ✓ ✓		✓ zoning control ✓ decorative ✓ preserving historical Architecture
SITE DEVELOPMENT PATTERNS				
<ul style="list-style-type: none"> Houses are raised above street Garden/ Retaining walls at property lines Commercial, Institutional & Multi-Family on Street / Block Corners Multi-Family tends to be at zero lot-line Few Garages Face Street Narrow Driveways Small/ Medium size lots with larger corner lots Combination of "Strip Commercial" with parking in the front & Corner Stores 	✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓		gardening yes, walls if needed if historical ok ✓ Fewer driveway encroachments = more ped. friendly = more in character of our Neighborhood most walk
PUBLIC ART				
<ul style="list-style-type: none"> Chime Rail at 25th Street Bridge Fire Station 11 Sculpture 				✓ what is chime rail? - it should be identified as a walkway
OTHER				
				- Owners of historic property will be more motivated to preserve if area is designated Historic - if too many "modern" like structures go up Historic prop owners will let their properties dwell

Table 2

AREA B

This area is characterized by mid to late 20th century development of the "Post-War" period, containing a majority of the more contemporary, larger-scaled apartment complexes in the community. Buildings tend to be inward-focused and auto-oriented, with many parking spaces, garages and driveways on the street front. Development is eclectic and diverse, with a mix of apartments, bungalow courts, granny flats and single-family residences. The landscape also tends to be eclectic and sporadic.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
<ul style="list-style-type: none"> No identified historic district Fewer than 10 Historic Sites 				
LANDSCAPE ELEMENTS				
<ul style="list-style-type: none"> Sporadic & Eclectic Overgrown in some areas Plenty of fences and gates Hilly, with many variations in slope 				
STREETScape ELEMENTS				
<ul style="list-style-type: none"> Historic "Acorn" lamps with banners along Broadway and 30th Narrow sidewalks with eclectic landscape treatments 				
BUILDING DESIGN ELEMENTS				
<ul style="list-style-type: none"> Predominantly multi-family of the mid to late 20th century Gated buildings with internal garages Little ornamentation in building design Eclectic combination of apartment complexes with bungalow courts, granny flats and single-family residences 				
SITE DEVELOPMENT PATTERNS				
<ul style="list-style-type: none"> Development occurs internal to the block, with dwellings tucked in the back of the lot and along alleys Parking in the front yard is common No consistent street orientation Many driveways and curb cuts 				
PUBLIC ART				
<ul style="list-style-type: none"> Einstein Angle of Repose 				
OTHER				
<p><i>preserve single family homes no more diagonal parking</i></p>				

AREA C

This area includes the South Park neighborhood and is characteristic of early 20th century streetcar development, with a traditional neighborhood design that includes compact blocks, small-scale, single-family homes with consistent street orientation, front porches, stoops and detached garages. Many streets have continuous rows of street trees and landscape treatments along pedestrian-oriented sidewalks. Commercial development in this area is primarily storefront, "Main Street" type commercial. Several historic designated sites exist in this area. While craftsman styles are highly identifiable, Prairie, Mission Revival and Spanish Eclectic architectural styles also exist. The topography of this area is relatively flat compared to other areas in the community, making it highly walkable and bike friendly.

Other things
 what are you talking about
 new unhistoric

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
<ul style="list-style-type: none"> Potential Historic District / Conservation Area More than 30 Historic Sites 			✓ ✓	
LANDSCAPE ELEMENTS				
<ul style="list-style-type: none"> Continuous street trees Consistent front yard setbacks Fences, hedges, garden walls, gates Palm trees throughout Relatively flat and walkable Some buildings are raised above the street with retaining walls along the sidewalk edge Variety of rich plants on the street 		✓ ✓ ✓ ✓	✓ ✓	
STREETScape ELEMENTS				
<ul style="list-style-type: none"> Sidewalk cafes, street furniture and amenities along commercial storefronts Bike racks and benches Special pavers and sidewalk treatments Narrow Streets with parking on each side Good street connectivity Variety of plant material & stone 			✓ ✓ ✓	does not fit in
BUILDING DESIGN ELEMENTS				
<ul style="list-style-type: none"> Storefront, "Main Street" commercial Buildings are oriented to the street & pedestrians Garages are detached and/ or tucked in rear of lot Small-Scale single-family homes predominate with some granny flats and accessory structures Front porches & stoops Consistent size, scale and bulk of buildings Use of siding, rock, shingle & wood trellis 				
SITE DEVELOPMENT PATTERNS				
<ul style="list-style-type: none"> Small blocks and lots Consistent setbacks Detached garages Mostly single-family land uses 				in "commercial land/roads" low cost small business friendly
PUBLIC ART				
<ul style="list-style-type: none"> Artistically designed street furniture (benches, trash cans, bike racks) Unique signs characteristic of era Murals on sides of buildings 				is this a joke? how do you distinguish from a sign
OTHER				
				needs noise abatement still has a few rings on curbs from where people tied their horses

AREA D

Table 2

This area is characterized by development that is adapted to steep slopes and canyons, with mostly small-scale, single-family homes that are oriented to the street and modest in detailing and materials. There is no distinguishable style that dominates the area, although a few expressive and unique houses are scattered throughout. Many landscape elements are used, most notably, the use of rock material around the base of buildings, garden walls and sidewalks. Streets are the narrowest in the community, with some winding streets and interesting dead-ends along the canyons. Landscape planting is lush and wraps in and around blocks and streets.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
<ul style="list-style-type: none"> No identified historic districts Fewer than 5 Historic Sites 			✓	look more closely for historic they are smaller
LANDSCAPE ELEMENTS				
<ul style="list-style-type: none"> Canyons are the key defining element Sporadic and eclectic landscape Lush planting that wraps around blocks and streets Steep slopes and views to bay and eastern neighborhoods Site walls, garden walls, retaining walls Private driveways Fences, gates, stone walls, hedges Some mature trees interspersed with shrubs Use of rock material/ stone 			✓ ✓ ✓ ✓	control retaining walls/ found preserve street interaction
STREETScape ELEMENTS				
<ul style="list-style-type: none"> Lack sidewalks in some areas around canyons Non-contiguous sidewalks with planting strips Narrow, winding streets with parallel parking on each side Overhead power lines Interesting dead-ends at canyons Several bridges over canyons 	✓ ✓		✓ ✓ ✓ ✓	preserve historic sidewalks no diagonal parking underground very high priority some issue where?
BUILDING DESIGN ELEMENTS				
<ul style="list-style-type: none"> Small-lot, small scale single-family homes Bungalow type houses with modest design details and materials Little if any commercial uses Residential "bedroom community" feel Buildings are raised above and below the street, in response to steep slopes Most houses face the street with front lawns Garages are tucked behind Front porches, stoops (simple, not ornate) 	✓			
SITE DEVELOPMENT PATTERNS				
<ul style="list-style-type: none"> Rural feel? <i>small town feel</i> Constrained/ formed by the canyons and slope A few large scale developments (school, industrial, etc.) Small lots 				<p>and keep it that way</p>
PUBLIC ART				
<ul style="list-style-type: none"> None immediately recognizable 				
OTHER				
				<p>neighborhood is full informal affordable. houses locally owned business small town feel right balances diversity, economic design</p>