

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.

Map# 5

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 				<ul style="list-style-type: none"> Too small, extend along street car route are they indiv or in Hist Dist?
LANDSCAPE ELEMENTS				
<ul style="list-style-type: none"> Adjacent to Balboa Park Mature Trees & Variety of Tree Species Retaining Walls & Fences Planting Strips along Sidewalks Hilly, Steep, Continuous Slope Spectacular Views to Downtown & Eastern Communities 				<ul style="list-style-type: none"> enhance/strengthen connection/relationship much deteriorated, not kept up especially from streets
<ul style="list-style-type: none"> 25th St Revitalization 				<ul style="list-style-type: none"> more 25th & Broadway bus stop to Broadway not in front of the Reyes, beside their parking lot
STREETSCAPE ELEMENTS				
<ul style="list-style-type: none"> Reiss Blvd is no-man's-land 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 				<ul style="list-style-type: none"> improve appearance & access to park along entire R of W change to period lighting that shields light from going into sky to increase capacity
<ul style="list-style-type: none"> Keep new landscape/streetscape low maintenance 				<ul style="list-style-type: none"> identify maintenance
BUILDING DESIGN ELEMENTS				
<ul style="list-style-type: none"> Roof lines vary greatly 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 Contemporary conform to PDD guidelines 				<ul style="list-style-type: none"> allow views from roofs consistent w/ bldg design lots of interruption w/ multitenants & large apts bldgs through Craftsman hillside bldgs w/ basement levels
<ul style="list-style-type: none"> Views across Hwy 94 from F Street 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 				<ul style="list-style-type: none"> are good, some got exceptions and they are disliked as not appropriate to neighborhood preserve! (lid over 94) change to setback
SITE DEVELOPMENT PATTERNS				
PUBLIC ART				
<ul style="list-style-type: none"> Chime Rail at 25th Street Bridge Fire Station 11 Sculpture 				<ul style="list-style-type: none"> wrong place, ugly execution, requires sticks (bad idea for kids) more of this type, need funds to maintain
OTHER				
<ul style="list-style-type: none"> Freeway Barrier Underpasses under I 5 & R 94 enhanced CUP - too many buildings have CUPs for group homes. 				<ul style="list-style-type: none"> Park lid over 94 from 22nd to 25th

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.

1. What are potential
Conservation Area Boundaries why?
2. What are key character defining
3. Attributes in your community.
What are your priorities for
Conservation

Map # 6

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 Bungalow court 	X		X	E side of 29th St btwn A & B was missed as part of potential court district
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 add street trees 			X	encourage consistency, enforce city's landscape ordinance MAD to concentrate on high maintenance in R of W
STREETSCAPE ELEMENTS				
<ul style="list-style-type: none"> Historic "Acorn" lamps with banners along Broadway and 30th Narrow sidewalks with eclectic landscape treatments Parkway strips 			X	same as area A, change to downward facing historic looking style consistent score patterns enhance landscaping
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 				Discourage more higher density than existing
SITE DEVELOPMENT PATTERNS				
<ul style="list-style-type: none"> 29th St commercial area 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 Views to Bay from areas along Hwy 94 - preserve 				change to Community Commercial from Neighborhood Commercial (high intensity auto traffic, several grandfathered businesses are CC type) Bad future should limit size/number in infill
PUBLIC ART				
<ul style="list-style-type: none"> Einstein Angle of Repose 				
OTHER				
<ul style="list-style-type: none"> Our map shows a different Area Delineation Underpasses under Hwy 94 should be enhanced for safe, attractive pedestrian access. Extend historic district to both sides of historic trolley route 				

AREA D

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.

Map #
5

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 				
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 				<p>X creates barrier from rest of neighbor</p> <p>X</p> <p>Improve landscaping along entire length of C St.</p>
STREETScape ELEMENTS				
<ul style="list-style-type: none"> Safe routes to schools 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 				<p>X</p> <p>X underground in streets & alleys</p> <p>X add canyon access / enhance cul-de-sacs</p> <p>add connections to other parts of neighborhoods, trails / bridges</p> <p>more pedestrian</p> <p>create more pedestrian connections</p>
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? Constrained/ formed by the canyons and slope A few large scale developments (school, industrial, etc.) Small lots 				<p>X create green barrier btwn areas and C Street</p> <p>open space adjacent to Hwy 15</p> <p>Hwy 15</p>
PUBLIC ART				
<ul style="list-style-type: none"> None immediately recognizable 				
OTHER				
<ul style="list-style-type: none"> More sidewalks & parkways in eastern boundaries One way streets Delevan Street 32nd & Slope Connect 32nd Canyon at Cedar Street w/ trail, tunnel? 				<p>problems with too narrow</p> <p>X incentive to redevelop as residential (from warehouses)</p> <p>X zoning not appropriate</p>

include requirement for preserved openspace / parkland w/ trail access through canyon to other residential areas