

AREA A Table 8

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.

Conservation zones/district:
 Street defines ~~area~~ ^{area} -
 Should include parcels on both sides.

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"> ✓ ✓ 	Keep (expand across streets) Expand current to include additional potential area
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 	<ul style="list-style-type: none"> ✓ 		<ul style="list-style-type: none"> ✓ ✓ ✓ 	we need more trees - similar species - & keep mature trees in place conserve & expand - permeable maintain view corridors. Work w/ topography
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 		<ul style="list-style-type: none"> ✓ 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	- bigger, better, more keep SDGE utility boxes out of park strips can't have less parking appropriate for view corridors. need to add this element we like moveable seating on 25th & in commercial area
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 		<ul style="list-style-type: none"> ✓ ✓ 	<ul style="list-style-type: none"> ✓ ✓ ✓ 	engage w/ street Preserve what we have but don't stifle creative infill. # Contemporary architecture can successfully co-exist w/ historic fabric.
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 		<ul style="list-style-type: none"> ✓ 		residentially area, not good commercial area, always desirable like corner stores. Prefer no parking in front - but mitigate w/ trees or landscaping needs publicity or <u>relocation</u> who knows it's there? Have never noticed
PUBLIC ART				
<ul style="list-style-type: none"> Chime Rail at 25th Street Bridge Fire Station 11 Sculpture 				needs publicity or <u>relocation</u> who knows it's there? Have never noticed
OTHER				
The proposed conservation zone should include historic districts & Also, 2 street defines an area. Designation should include parcels on both sides.				

WE LOVE THIS

example - 25th street in or 25th break up experience

AREA B

Table 8

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.

Support tenancy / develop connectivity w/ rest of community
 - Unifying themes: ~~non-generic~~ lights, trees, banners, trees all the way to Fern 30th

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				Socio Socio / economic / culturally
<ul style="list-style-type: none"> No identified historic district Fewer than 10 Historic Sites 				So diverse - we like that. Probably not enough contributors for a district. - Want to keep distinctly "golden hill" style homes - maintain connection w/ rest of community -
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 				not sure how lack of landscaping in some portions: would like to preserve ten course parking between between street / sidewalk Redefine to bring back continuity w/ rest of G.H. (to make more walkable)
STREETSCAPE ELEMENTS				
<ul style="list-style-type: none"> Historic "Acorn" lamps with banners along Broadway and 30th Narrow sidewalks with eclectic landscape treatments 				"Unifying themes" needs better gateway treatment - then Banners to add to identity *Bring ferns all the way down 30th non-generic lights/trees
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 	✓	✓	✓	Some terrible designs - disengaged from street, + by extension, community "Ornamentation of good design but but generic boxes contribute nothing. mix of size / type support to diverse socio / economic / cultural diversity, but the big large apt complex work against this. (there is a threshold past which they reach point of diminishing returns).
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 	✓	✓	✓	discourages unwelcoming pedestrian environment Want develop to engage street, not look within (save apt bungalow courts) limited street parking -
PUBLIC ART				
<ul style="list-style-type: none"> Einstein Angle of Repose 				Want original artist to "spruce it up"
OTHER				

anything we can do to unify community w/ rest of area - lights - banners - non-generic

AREA C Table 8

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.

Small/indep. businesses

oops for pocket plazas

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 				<p>character defining on Fern, we need more on other streets, like 30th</p> <p>Best characteristic. Need to preserve & improve sidewalks</p>
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 				<p>These all contribute to walkability. We need to promote these elements here & elsewhere</p>
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 				<p>These are positive in residential</p> <p>Commercial areas have different defining characteristics.</p>
SITE DEVELOPMENT PATTERNS				
<ul style="list-style-type: none"> Small blocks and lots Consistent setbacks Detached garages Mostly single-family land uses 				
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 				<p>→ contribute to community character.</p>
OTHER				
				<p>Conservation area guidelines should preserve contributors but allow non-contributing properties to be redeveloped tastefully.</p>

Table 8 AREA D

"Canyon area"

Coastal access interpreted as canyon access?

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.

expans

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 				There are some historic streets part of old subdivisions that should be preserved; educate about how comm. developed
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 				<ul style="list-style-type: none"> create access views are great to south and east unexpected sea views use native elements like river rock <p>canyons connections</p>
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 				<ul style="list-style-type: none"> provide sidewalks that relate well to canyon access points - use native trees/shrubs/plants with interp signage defines character - Bury sooner than 2003! Make sure above-ground equip better designed <p>provide trail 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) 				<ul style="list-style-type: none"> Provide tools for people to repair existing houses in a way compatible w/historic nature
SITE DEVELOPMENT PATTERNS				
<ul style="list-style-type: none"> Rural feel? Not really. Constrained/ formed by the canyons and slope Yes, good. A few large scale developments (school, industrial, etc.) Small lots 				
PUBLIC ART				
<ul style="list-style-type: none"> None immediately recognizable 				Utility boxes? Maybe use in pocket parks or expanded PROW sidewalks
OTHER				