

Uptown, North Park, Golden Hill Community Plan Updates Historic Surveys



Cluster Update Advisory Committee Meeting
Hall of Champions
March 20, 2010



City Planning & Community Investment Department

Outline

- General Plan and Historic Preservation Element Goals
- Historic Surveys and Community Plan Updates
- Overview of Historic Resource Surveys
- Scope of Surveys for Uptown, North Park, and Golden Hill
- Historic Context Statements and Property Types

General Plan and Historic Preservation

- Strengthen historic preservation planning
- Actively identify, document, evaluate, designate and preserve historical resources
- Promote financial and development incentives for historic property owners
- Develop a historic preservation sponsorship program
- Foster greater public participation and education
- Increase opportunities for cultural heritage tourism

General Plan and Historic Preservation

- Emphasis on early consideration of historical resources and conflict resolution
- Expanded discussion of historical districts
- Use of conservation areas as an urban design tool



Historic Surveys and Community Plan Updates

Goals of Historic Surveys

- Develop contexts specific to each community
- Identify potential historic sites and districts
- Inform planning process
- Assist with development of Historic Preservation Element of Community Plans

What is a survey?

A process of identifying and gathering data on a community's historic resources.

– National Park Service



What is the purpose of a survey?

To gather the information needed to plan for the wise use of a community's resources.

– National Park Service



Components of a survey

- Background research
- Historic context
- Field survey
- Reporting of survey data



Survey Approach

- Historical research (local histories; historical photographs; maps)
- Baseline information (property addresses; dates of construction; designated landmarks/districts)
- Fieldwork (built resources; public right-of-way; photography)



What is an historic context?

Narrative that describes the broad patterns of historical development in a community that may be represented by its built environment.

– National Park Service



Purpose of an Historic Context

To define important patterns in the development of a community over time that may be represented by its existing historic resources.

– National Park Service



Historic Context Statement

- Organized by themes (e.g. Early town settlement; Agricultural industry; Postwar residential development)
- Identifies property types (e.g. Residential districts; Mid-century office buildings; Craftsman architecture)
- Combines historical research and field observations
- Emphasizes existing built resources
- Critical to understanding the significance of a community's built environment

Types of Surveys

Reconnaissance

- Purpose: to characterize the area generally as the basis for more detailed survey efforts

Intensive

- Purpose: to gather all information needed for future evaluation and/or designation

Reconnaissance Survey

Reconnaissance

- A “once over lightly” inspection of an area
- “Windshield survey” – noting property types, architectural styles, street patterns
- General historical research – aerial photos, historical maps, written histories
- Intensive level survey to follow for potential districts

Surveys in land use planning

- Foundation for future designation of landmarks and/or historic districts
- Tool used in considering the impacts of proposed development, demolition, or new construction
- Provides valuable information for updating local plans (specific plans, community plans)



Scope of North Park Survey

- Information from Previous Surveys
 - 2004 North Park Survey
 - 1996 Mid-City Survey
- Preparation of Historic Context Statement
- Fieldwork
 - Reconnaissance Level
 - Identify Potential Individual Sites and Districts
 - Assign California Historical Resource Status Codes
- Public Participation
- Survey Report
- Workshops and Meetings with Historical Resources Board

Scope of Golden Hill Survey

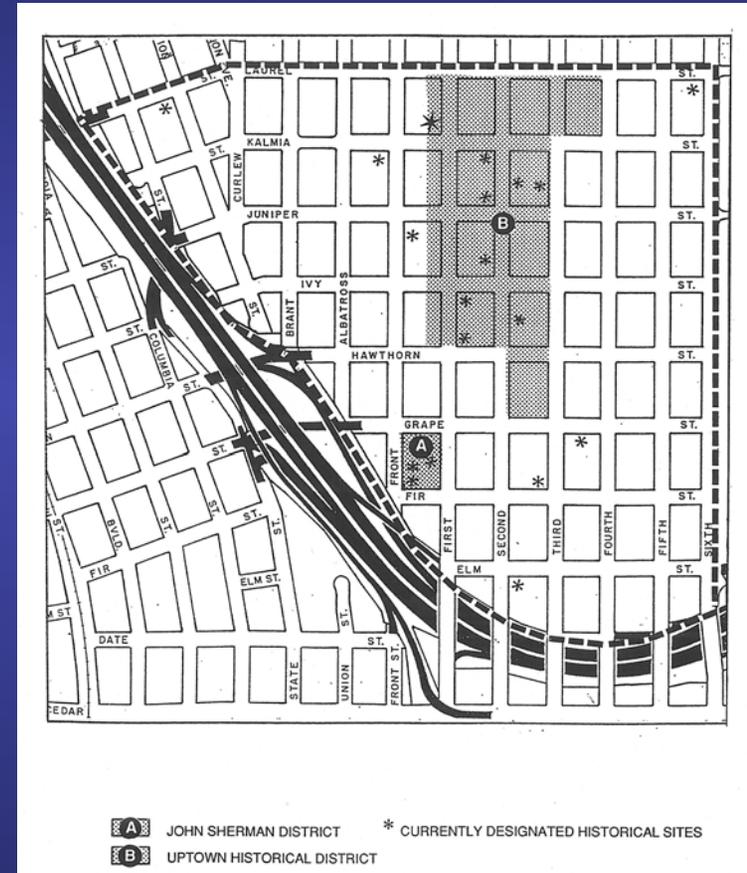
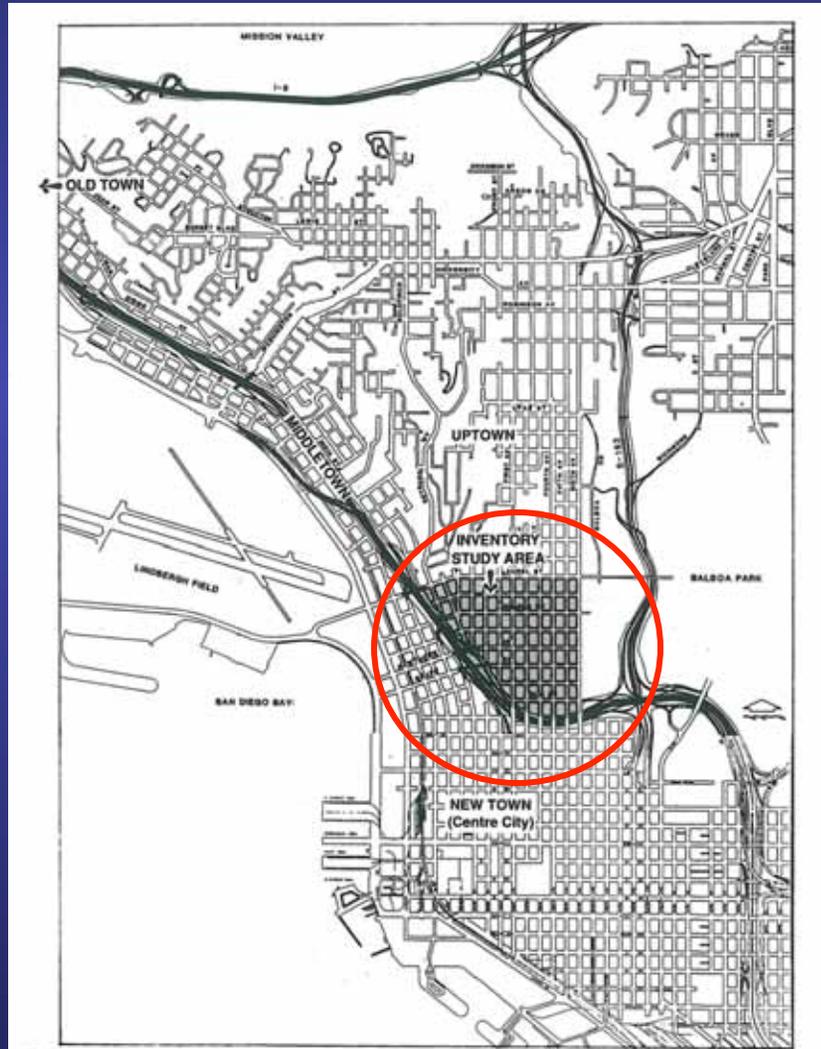
- Previous Surveys
 - 1984 Golden Hill Planned District
- Historic Context prepared by City
- Fieldwork by HRG
 - Reconnaissance level
 - Focus on potential historic districts
 - Assign California Historical Resource Status Codes
- Public Participation
- Survey Report
- Workshops and Meetings with Historical Resources Board

Scope of Uptown Survey

- Previous Surveys
 - 2007 Survey
 - 1993 Uptown Cultural Resource Inventory
- Historic Context
- Fieldwork
 - Focus on potential districts
 - Assign California Historical Resource Status Codes
- Public Participation
- Survey Report
- Workshops and Meetings with Historical Resources Board

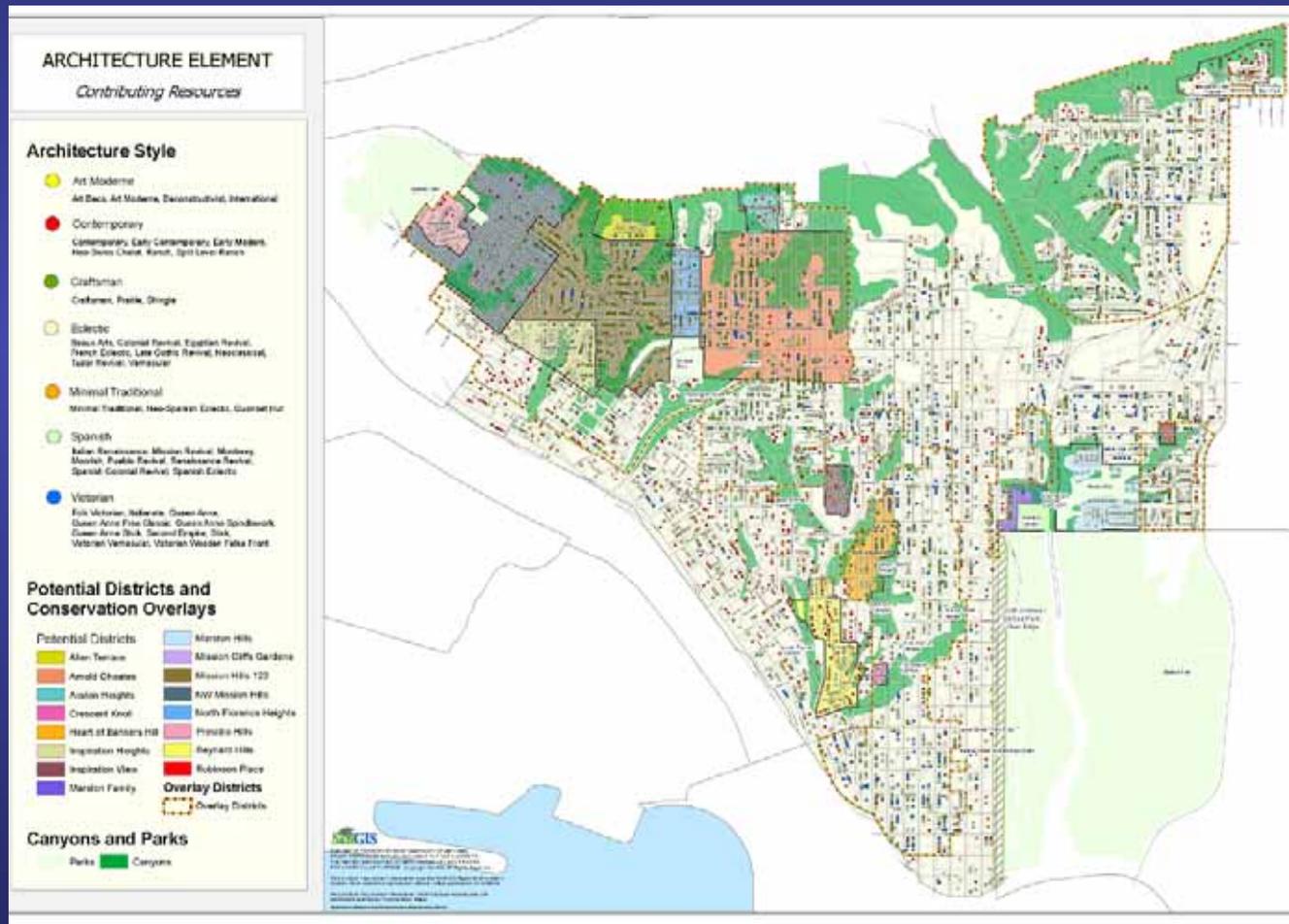
Scope of Uptown Survey

1993 Survey



Scope of Uptown Survey

2007 Survey

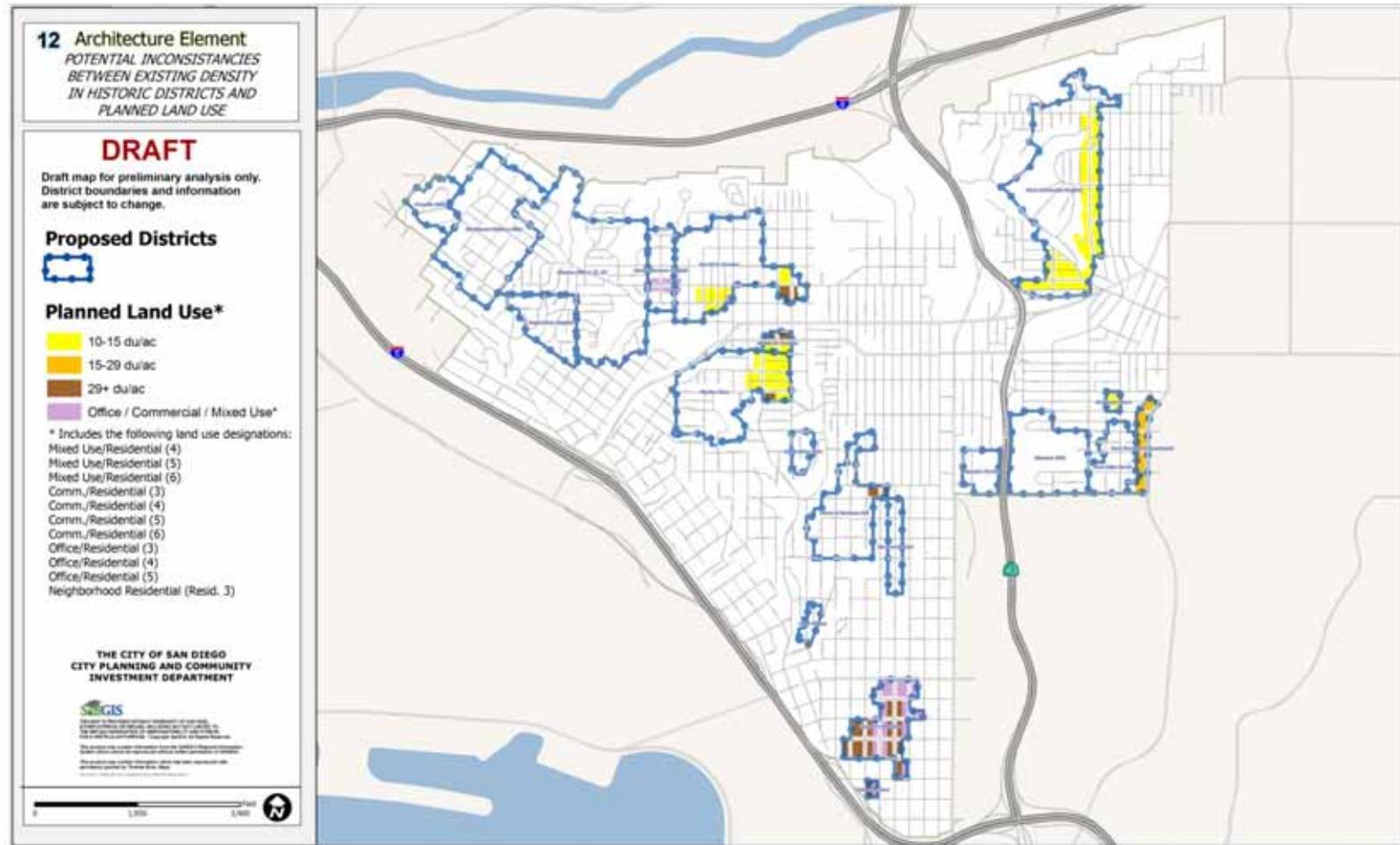


Scope of Uptown Survey

Data from 2007 that will be used

- Architectural Style and Date of Construction
- Potential geographic historic district boundaries with contributors and non-contributors
- Areas of potential land use conflict will inform fieldwork
- Information on potential conservation areas provided to urban design teams

Scope of Uptown Survey



Scope of Uptown Survey

Data from 2007 that will not be used

- Historic context
- Status Codes
- Thematic Historic Districts
 - Multiple-property listings
- Individual determinations
 - Over 45 year review process

North Park Historic Context

Themes

- Early Settlement of Greater North Park: 1893-1906
- Development of North Park: 1907-1929
- Great Depression and World War II: 1930-1945
- Post World War II Development: 1946-1970

North Park Historic Context

Early Settlement of Greater North Park: 1893-1906

- North Park as an Agricultural Community



North Park Historic Context

Development of North Park: 1907-1929

- Early Residential Development (streetcars, subdivisions, 1915 Exposition)
- Early Multi-Family Residential Development (bungalow courts, Park Bl apartment housing)
- Early Commercial Development (early commercial nodes along streetcar lines)



North Park Historic Context

Development of North Park: 1907-1929 (cont.)

- Infrastructure Systems (water, sewer, gas, electricity)
- Civic & Institutional (schools, churches, post offices, police and fire, libraries...)



North Park Historic Context

Great Depression and World War II: 1930-1945

- Residential Development (impact of the Depression, 1935 Exposition, World War II)
- Multi-Family Residential Development (modern courts)
- Commercial Development (auto-oriented corridors, service stations)
- Civic & Institutional



North Park Historic Context

Post World War II Development: 1946-1970

- Residential Development (standardized tract housing)
- Multi-Family Residential Development (infill apartment houses)
- Commercial Development (changes along University and El Cajon)
- Civic & Institutional



North Park Historic Context

Initial Findings

- Primarily single-family residences, developed between 1920 and 1940
- Multi-family residences interspersed
- Predominant styles: Craftsman, Spanish Colonial Revival, Minimal Traditional
- Commercial nodes and corridors along transportation lines (streetcar and auto)



North Park Historic Context

Initial Findings

- Potential individual sites
- Residential courts
- Pre-1900 residences
- Conservation Areas



North Park Historic Context

Potential Districts

- Kalmia Place
- Park Boulevard Multi-Family Residential
- 28th Street Residential
- Craftsman Residential District (Dryden)
- Spalding Place
- 30th/University Commercial

Golden Hill Context

Themes

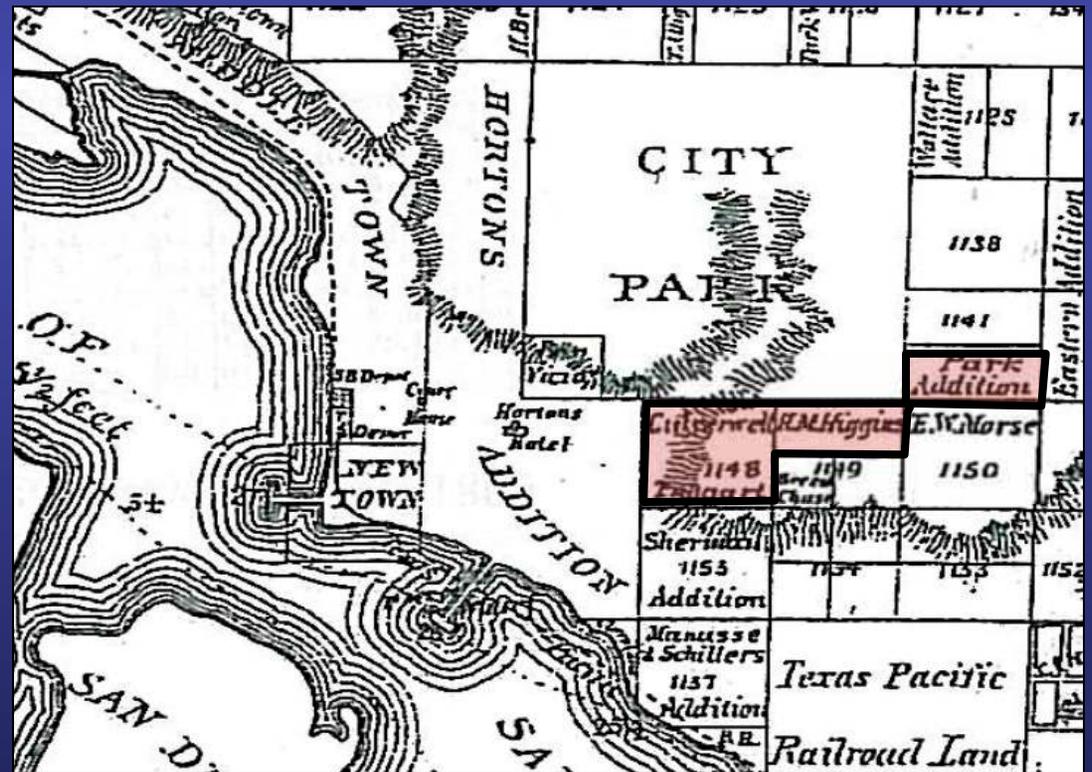
- Early History of Greater Golden Hill: 1769 – 1885
- Elite Residential District: 1885 – 1905
- Streetcar Development: 1905 – 1930
- Era of Transitions: 1930 - 1970



Golden Hill Context

Early History of Greater Golden Hill: 1769 – 1885

- Culverwell and Taggarts Addition, 1869
- Park Addition, 1870
- H.M. Higgins, 1872



Golden Hill Context

Elite Residential District: 1885 – 1906

*“As the sun rolls down and is lost to sight,
Tinting the scene with its golden light,
The islands dime and the fading shore,
The ebbing tide through our harbor door,
The drooping sails of an anchoring fleet,
The shadowy city at our feet,
With the mountains’ proud peaks so lofty
and still,
‘Tis a picture to see from Golden Hill.”*



Golden Hill Context

Streetcar Development: 1905 – 1930

- South Park Addition and Bartlett Estate Company
- Streetcar routes along 30th and 25th
- Planning for 1915 Exposition



Golden Hill Context

Streetcar Development: 1905 – 1930



Golden Hill Context

Era of Transitions: 1930 – 1970

- Area primarily developed by 1930
- Influx of workers due to defense industry
- Impacts of freeway construction



Golden Hill Context

Anticipated findings

- Potential Historic District in South Park
- Confirmation of proposed expansion to Golden Hill Historic District
- Assist with definition of conservation areas



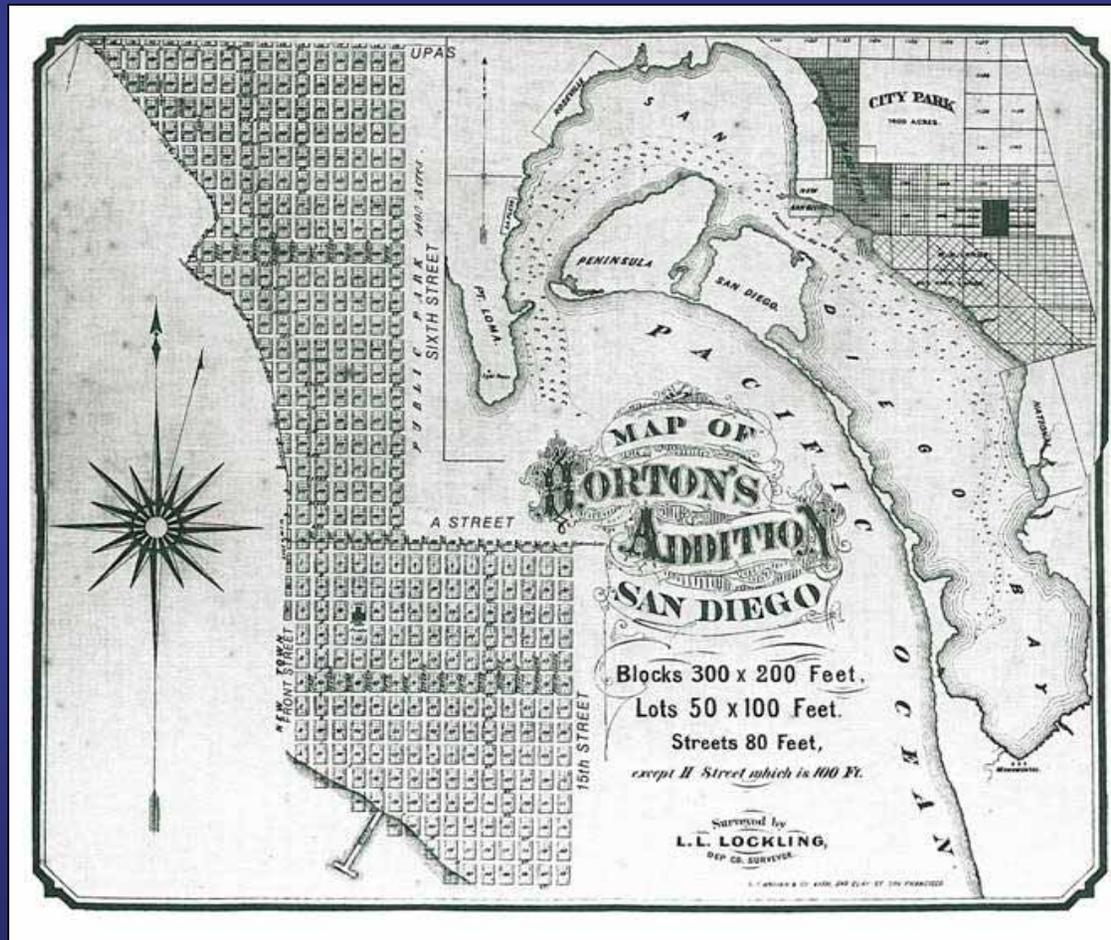
Uptown Context

Themes

- Early History: 1769 – 1885
- Railroad Boom and Early Residential Development: 1885 – 1909
- Panama-California Exposition and Streetcar Suburbs: 1909 – 1929
- Great Depression and World War II: 1929 – 1948
- Suburbanization, Automobile, and Modernism: 1948 – 1970
- A Diverse Neighborhood in Transition: 1970 - present

Uptown Context

Early History: 1769 – 1885



Uptown Context

Railroad Boom and Early Residential Development: 1885 – 1909



Images Courtesy of San Diego Historical Society

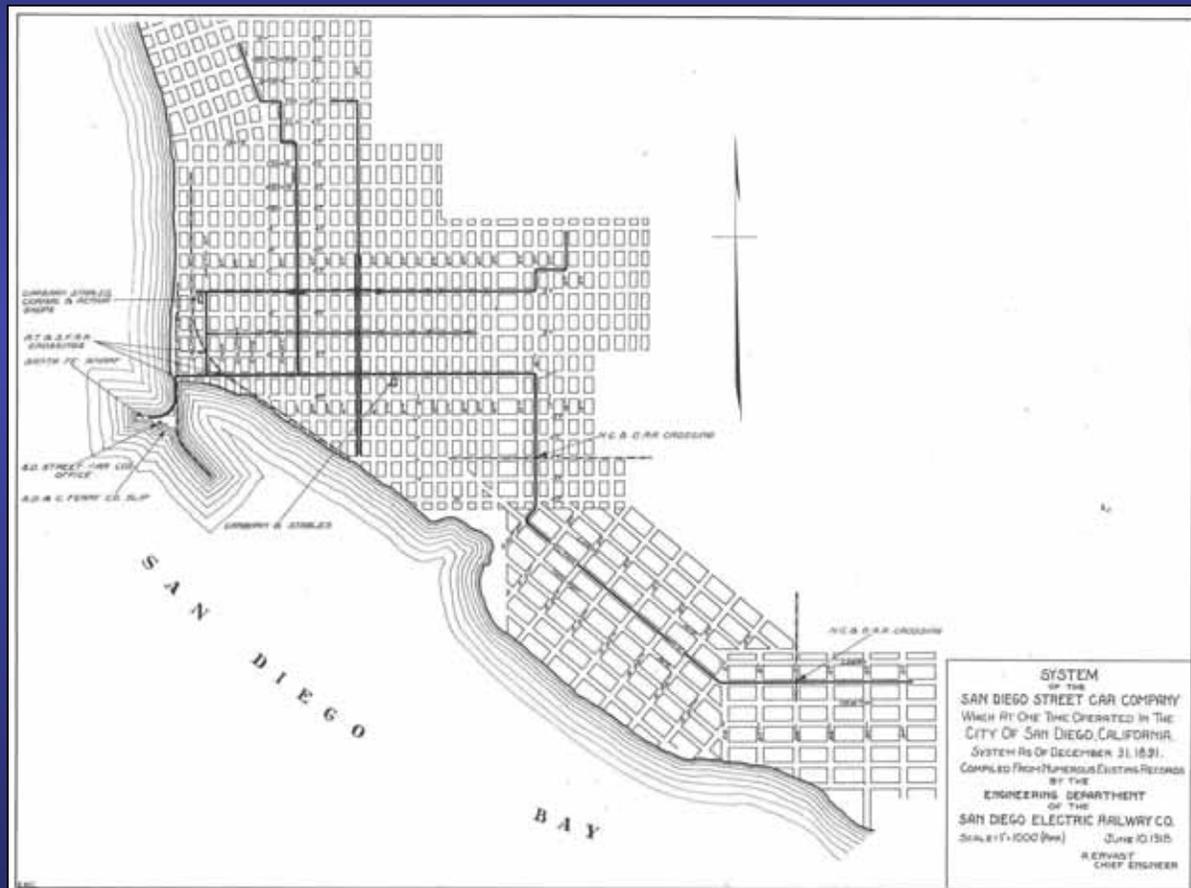
Uptown Context

Railroad Boom and Early Residential Development: 1885 – 1909



Uptown Context

Railroad Boom and Early Residential Development: 1885 – 1909



Uptown Context

Railroad Boom and Early Residential Development: 1885 – 1909



Uptown Context

Railroad Boom and Early Residential Development: 1885 – 1909



Image Courtesy of San Diego Historical Society



Uptown Context

Railroad Boom and Early Residential Development: 1885 – 1909



Uptown Context

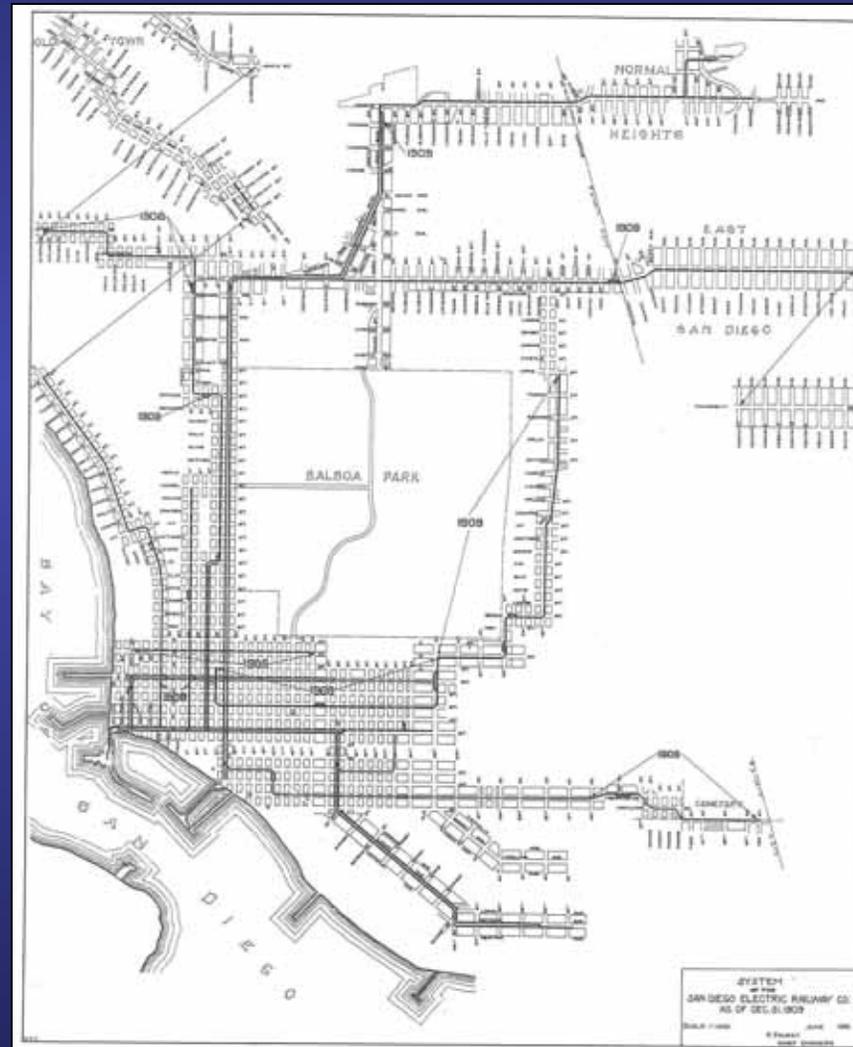
Panama-California Exposition and Streetcar Suburbs:
1909 – 1929

- Single-family Residential
- Multi-family housing
- Commercial
- Institutional



Uptown Context

Panama-California Exposition and Streetcar Suburbs:
1909 – 1929



Uptown Context

Panama-California Exposition and Streetcar Suburbs:
1909 – 1929



Uptown Context

Panama-California Exposition and Streetcar Suburbs:
1909 – 1929



Uptown Context

Panama-California Exposition and Streetcar Suburbs:
1909 – 1929



Uptown Context

Panama-California Exposition and Streetcar Suburbs:
1909 – 1929



Uptown Context

Panama-California Exposition and Streetcar Suburbs:
1909 – 1929



Uptown Context

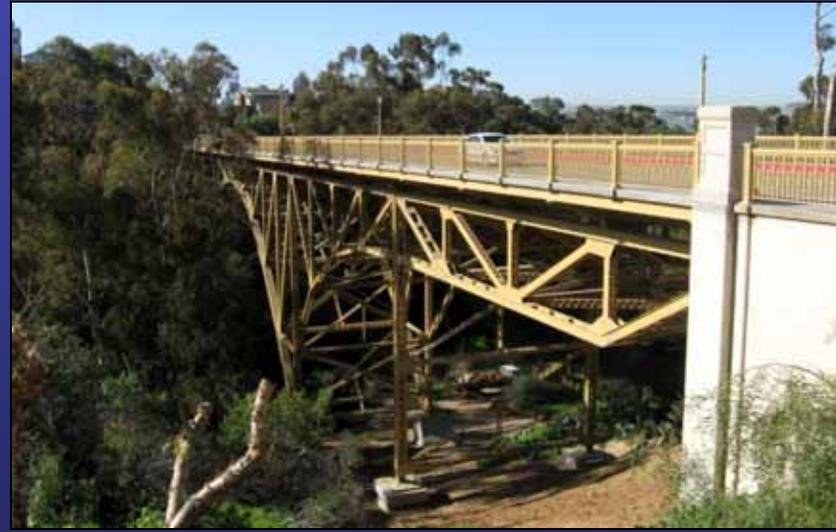
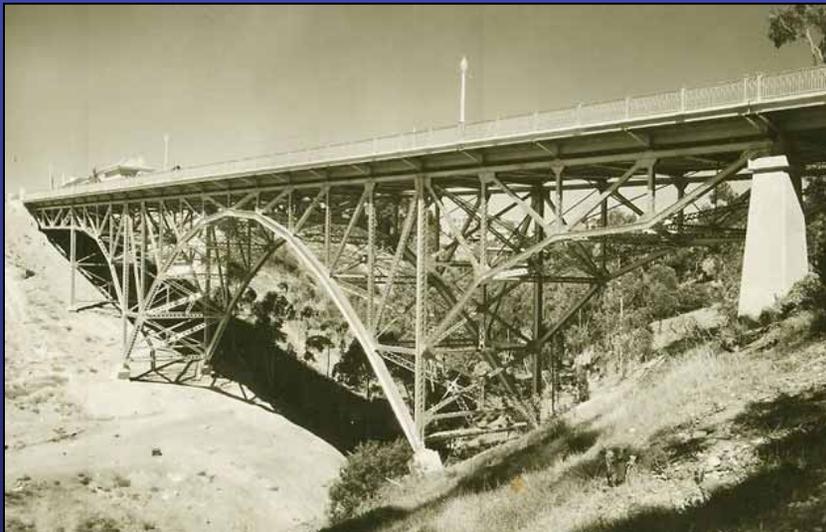
Panama-California Exposition and Streetcar Suburbs:
1909 – 1929



Uptown Context

Great Depression and World War II: 1929 – 1948

- Slow down in construction
- Single-family and Multi-family Residential
- Infrastructure improvements



Uptown Context

Great Depression and World War II: 1929 – 1948



Uptown Context

Great Depression and World War II: 1929 – 1948



Uptown Context

Suburbanization, Automobile, and Modernism: 1948 - 1970

- Single-family and Multi-family Residential
- Commercial
- Institutional



Uptown Context

Suburbanization, Automobile, and Modernism: 1948 - 1970



Uptown Context

Suburbanization, Automobile, and Modernism: 1948 - 1970



Uptown Context

Suburbanization, Automobile, and Modernism: 1948 - 1970



Uptown Context

Suburbanization, Automobile, and Modernism: 1948 - 1970



Uptown Context

Suburbanization, Automobile, and Modernism: 1948 - 1970



Uptown Context

A Diverse Neighborhood in Transition: 1970 - present

- Influence of gay community
- Residential infill
- Revitalization of business districts



Uptown Context

Anticipated findings

- Confirmation of proposed historic districts
- Address identified areas of conflict through the planning process
- Assist with definition of conservation areas



Public Input

Community Planning Resources | Planning Department - Windows Internet Explorer

http://www.sandiego.gov/planning/community/cpu/identifyhistres.shtml

File Edit View Favorites Tools Help

Community Planning Resources | Planning Department

THE CITY OF SAN DIEGO Home Contact the City

Business | City Hall | Community | Departments | Information | Leisure | Services A-Z | Visiting Search

PLANNING DEPARTMENT

PLANNING DEPARTMENT HOME ABOUT US PROGRAMS & PROJECTS GENERAL PLAN COMMUNITY PLANNING BOARDS & COMMISSIONS GET INVOLVED DOCUMENT LIBRARY SITE MAP

Community Planning

Identify Potential Historical Resources

As part of the Community Plan Update process, the City of San Diego needs your help to identify historic resources that are important in your community. Historic resources include buildings, structures, objects, archaeological sites, landscapes, traditional cultural properties, and districts. These places may be important for a variety of reasons such as architecture, landscape design, ethnic heritage, social history, residential development, and commercial or industrial uses. In considering what places to identify, think about what qualities and characteristics of these places make them important.

Use the form below to submit a potential historical resource.

Name of Resource

Address or Location **(Required)**
(If no street address, provide nearest intersection.)

Community **(Required)**
Select Community

Description **(Required)**

Local intranet 100%

<http://www.sandiego.gov/planning/community/cpu/identifyhistres.shtml>

Public Input

What can you do to help?

1. Review historical society archives
2. Review city building files
3. Research old newspapers
4. Look for historic photographs