

Historic Districts

- 4 Proposed Thematic Districts
- 19 Proposed Geographic Districts
- Cultural Landscape Features evaluated for individual significance or included as contributors to districts
- Districts will NOT be established with survey adoption
- Need to follow HRB District Policy 4.1 to establish districts
 - Significance statement
 - Intensive level survey (DPR 523A, B & D Forms)
 - Owner consent & notification
 - 2 HRB hearings

Four Proposed Thematic Historic Districts

- Victorian Architecture (1871-1918)
 - HRB Criteria: A,C,D,F (c,i)
 - 474 potential contributors

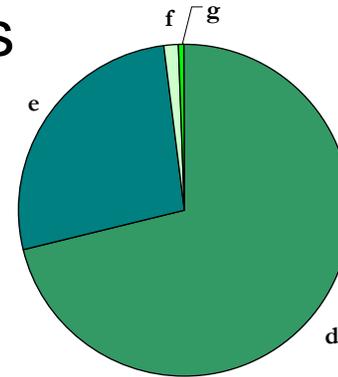


Figure 3.16: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (338)
- e. Multi-Family Residential (127)
- f. Commercial (7)
- g. Institutional/Religious (2)

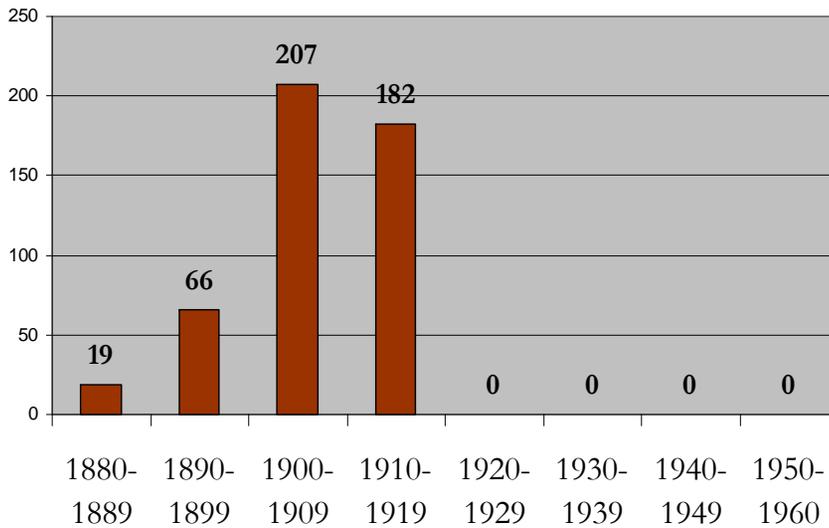


Figure 3.18: Potential Historic Resources by Decade.

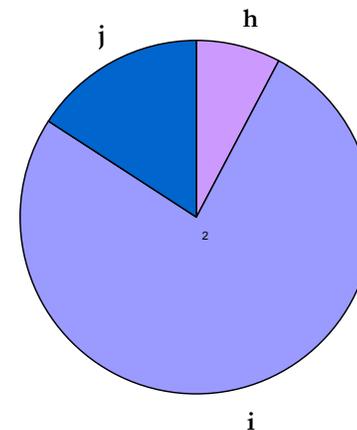
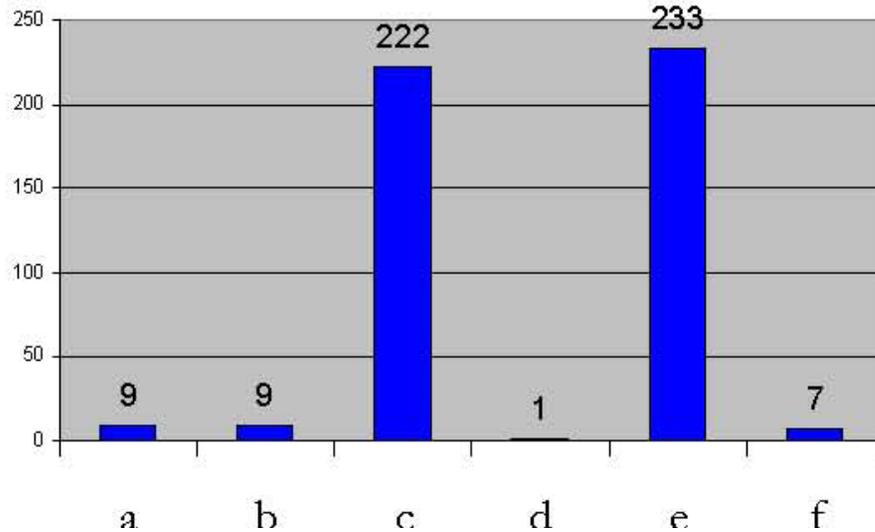


Figure 3.17: Potential Historic Resources by Integrity.

- h. Unaltered (37)
- i. Minimally Altered (362)
- j. Heavily Altered (75)

Victorian District Contributors



Victorian Style Group Frequency Distribution

- a. Folk Victorian
- b. Italianate
- c. Queen Anne
- d. Second Empire
- e. Victorian Vernacular
- f. Victorian Wooden False Front



Figure 20: Queen Anne Free Classic, c.1905



Figure 21: Queen Anne Free Classic, 1908
(071504-14) – 4076 Albatross Street



Figure 19: Queen Anne Spindlework, 1887
(090805-54) – 136 Juniper Street

ARCHITECTURE ELEMENT

*Proposed Victorian
Thematic Historic District*

Architecture Style

- Victorian
Folk Victorian, Italianate, Queen Anne, Second Empire, Stick, Victorian Vernacular, Victorian Wooden False Front

Proposed Districts

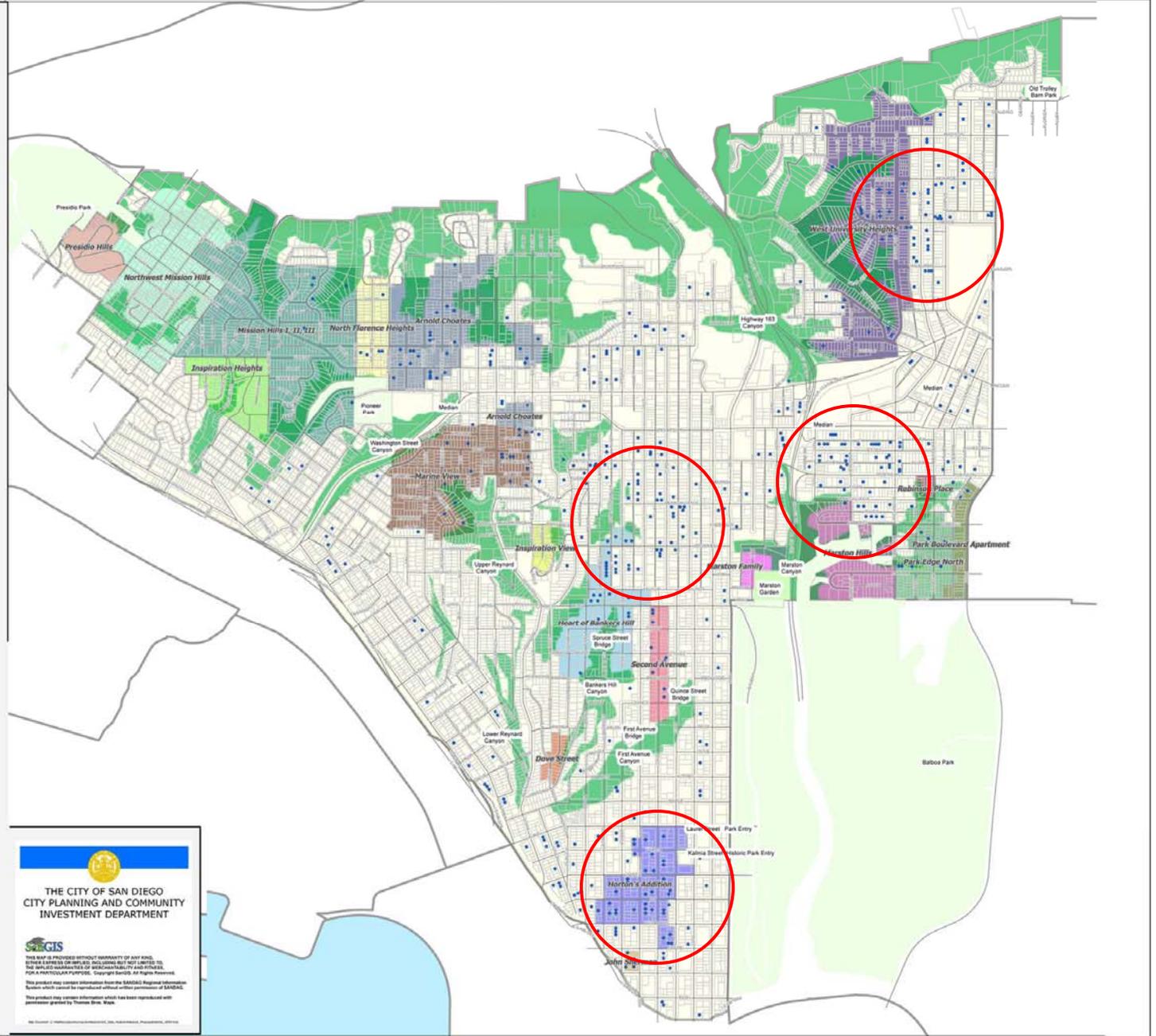
- | | |
|-------------------------|----------------------------|
| ■ Arnold Choates | ■ Mission Hills I, II, III |
| ■ Dove Street | ■ North Florence Heights |
| ■ Heart of Bankers Hill | ■ Northwest Mission Hills |
| ■ Horton's Addition | ■ Park Boulevard Apartment |
| ■ Inspiration Heights | ■ Park Edge North |
| ■ Inspiration View | ■ Presidio Hills |
| ■ John Sherman | ■ Robinson Place |
| ■ Marine View | ■ Second Avenue |
| ■ Marston Family | ■ West University Heights |
| ■ Marston Hills | |

Thematic Districts

Bungalow and Apartment Courts, Kate Olivia Sessions, Modernism, Victorian

Canyons and Parks

- Parks
- Canyons



Proposed Victorian Thematic District

Bungalow Courts and Garden Apartment Courts (1900-1960)

- Criteria A, C, F (c,e,i,j)
- 144 potential contributors

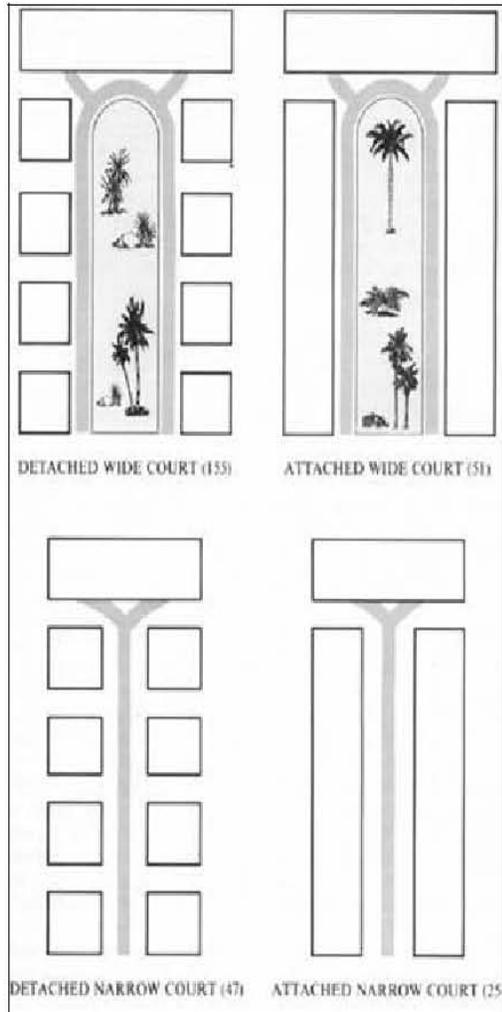


Figure 4: Court layouts

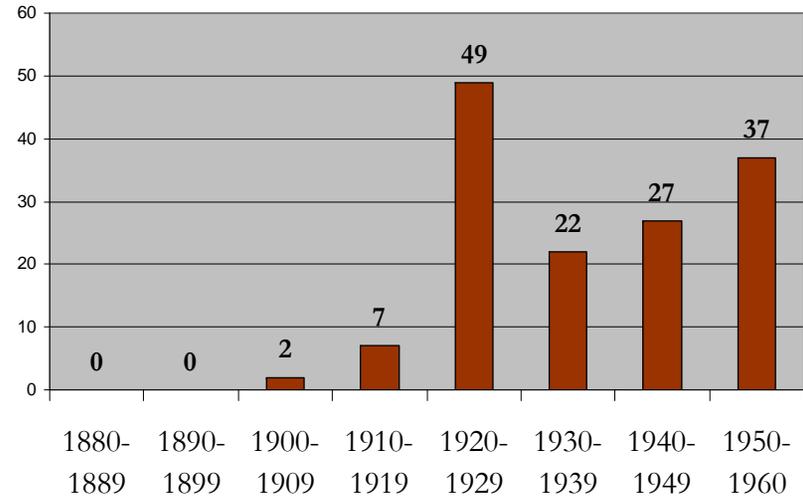


Figure 3.5: Potential Historic Resources by Decade.

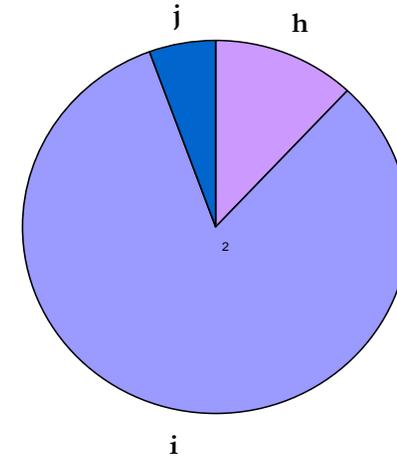


Figure 3.3: Potential Historic Resources by Integrity.

- h. Unaltered (17)
- i. Minimally Altered (119)
- j. Heavily Altered (8)

Modernism (1935-present)

- HRB Criteria A,C,D,F (f,g,h,i)
- 432 potential contributors

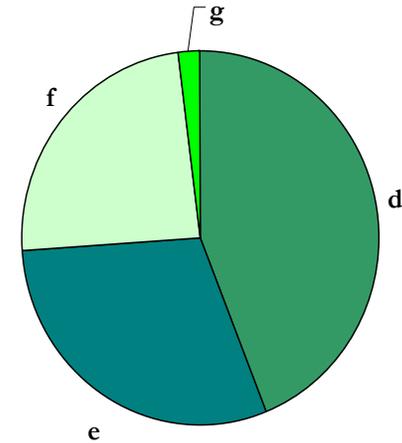


Figure 3.10: Potential Historic Resources by Building Type (Resource Attributes).
 d. Single Family Residential (189)
 e. Multi-Family Residential (131)
 f. Commercial (104)
 g. Institutional/Religious (9)

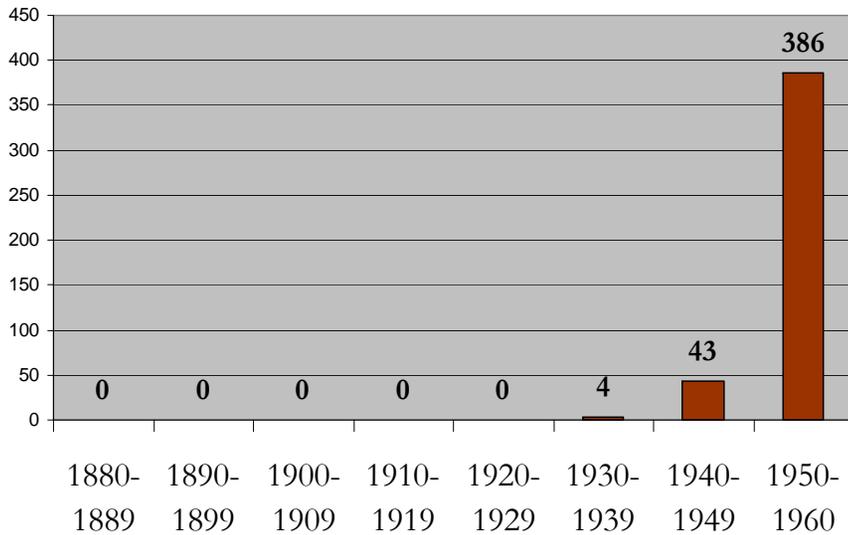


Figure 3.12: Potential Historic Resources by Decade.

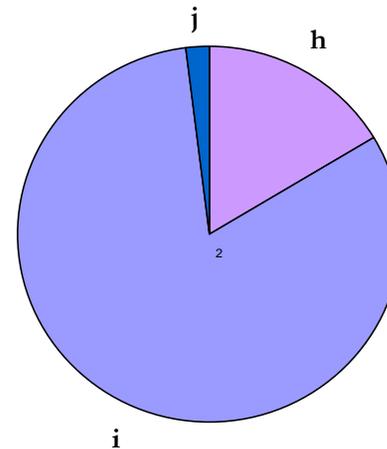


Figure 3.11: Potential Historic Resources by Integrity.
 h. Unaltered (71)
 i. Minimally Altered (354)
 j. Heavily Altered (8)

ARCHITECTURE ELEMENT

*Proposed Modernism
Thematic Historic District*

Architecture Style

- Art Moderne
International
- Contemporary
Contemporary, Deconstructivist,
Neo-Swiss Chalet, Ranch, Split Level Ranch

Proposed Districts

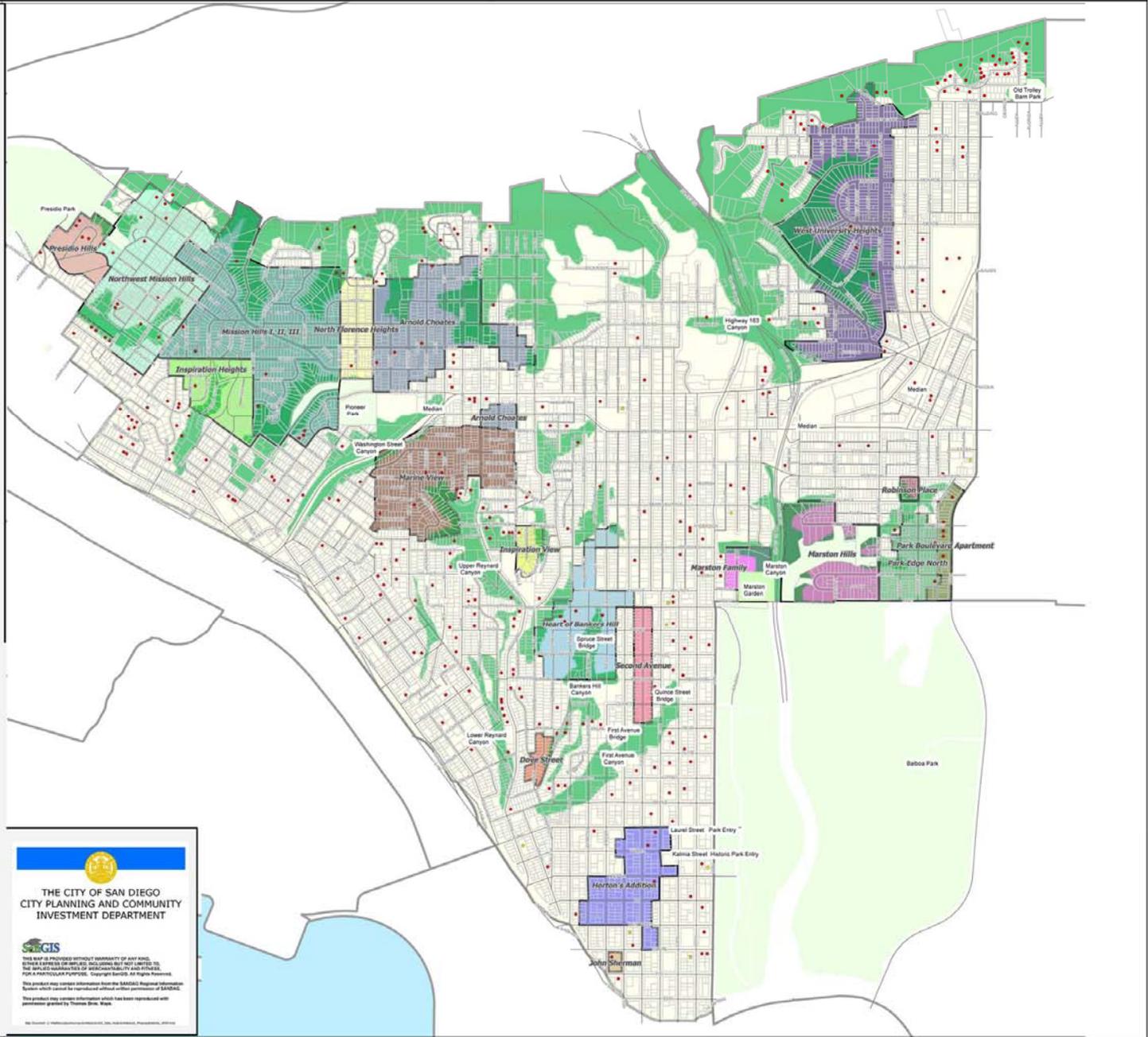
- | | |
|--|--|
| ■ Arnold Choates | ■ Mission Hills I, II, III |
| ■ Dove Street | ■ North Florence Heights |
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| ■ Marston Hills | |

Thematic Districts

Bungalow and Apartment Courts, Kate Olivia Sessions,
Modernism, Victorian

Canyons and Parks

- Canyons
- Parks



Proposed Modernism Thematic Historic District

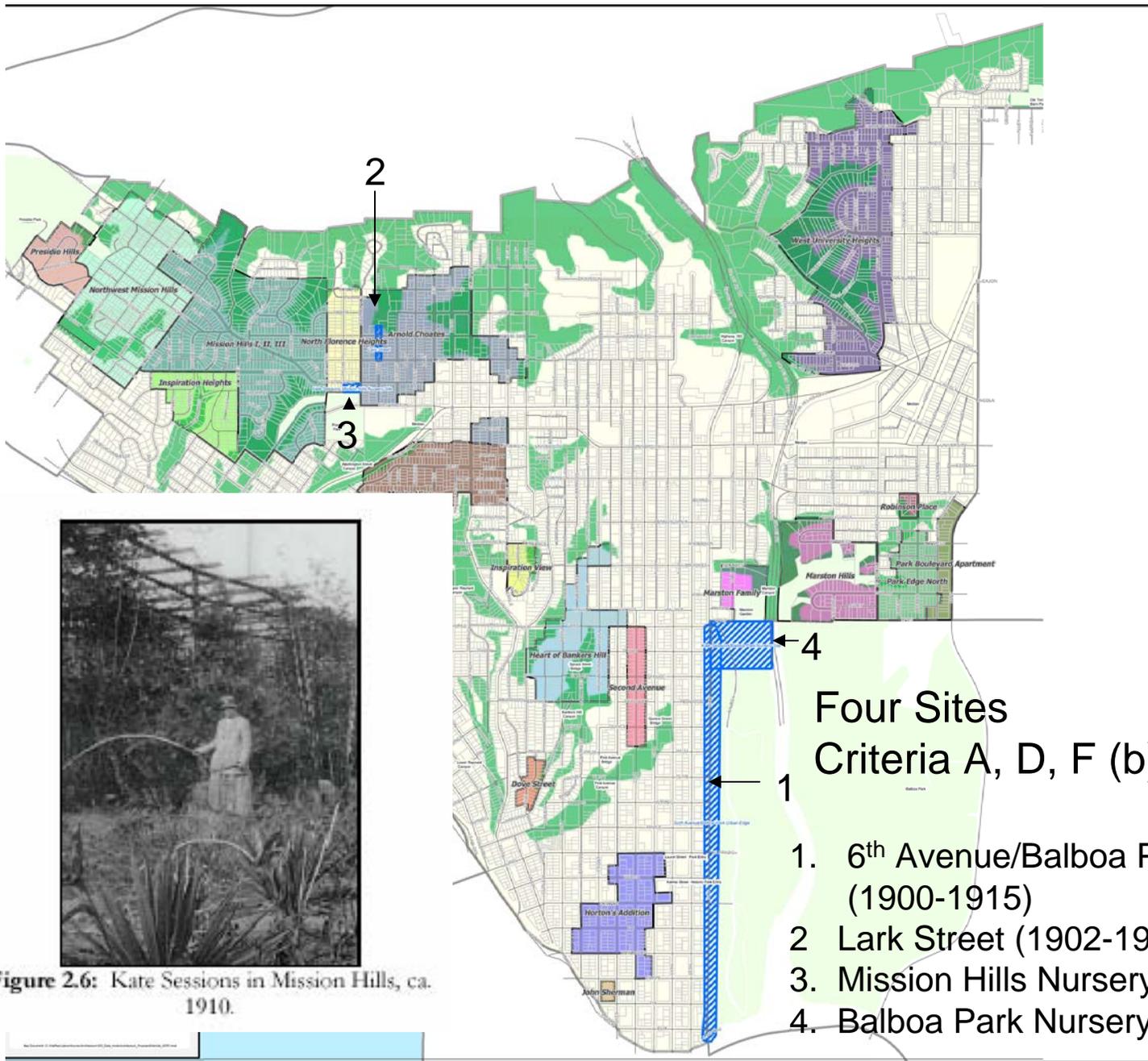
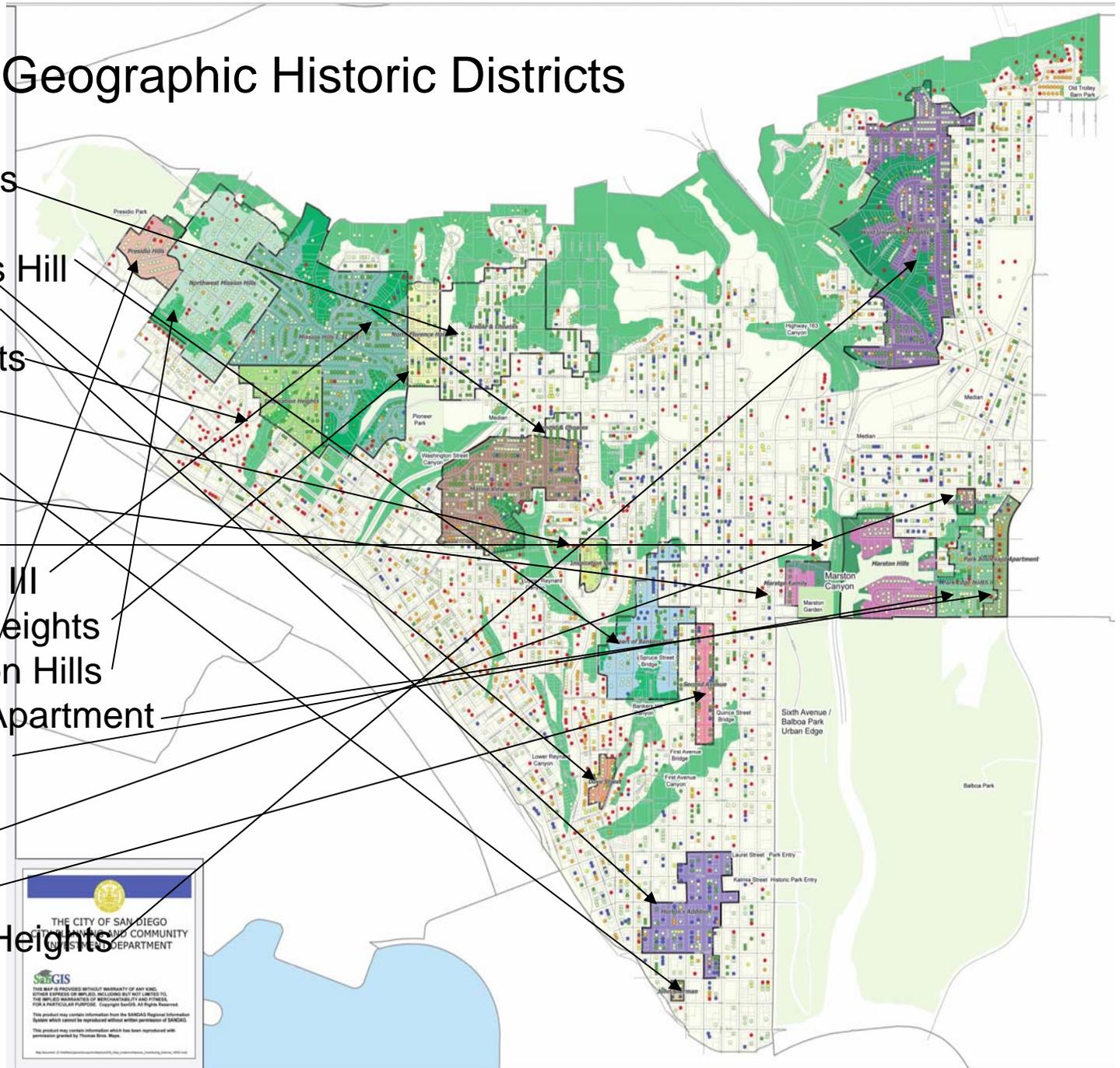


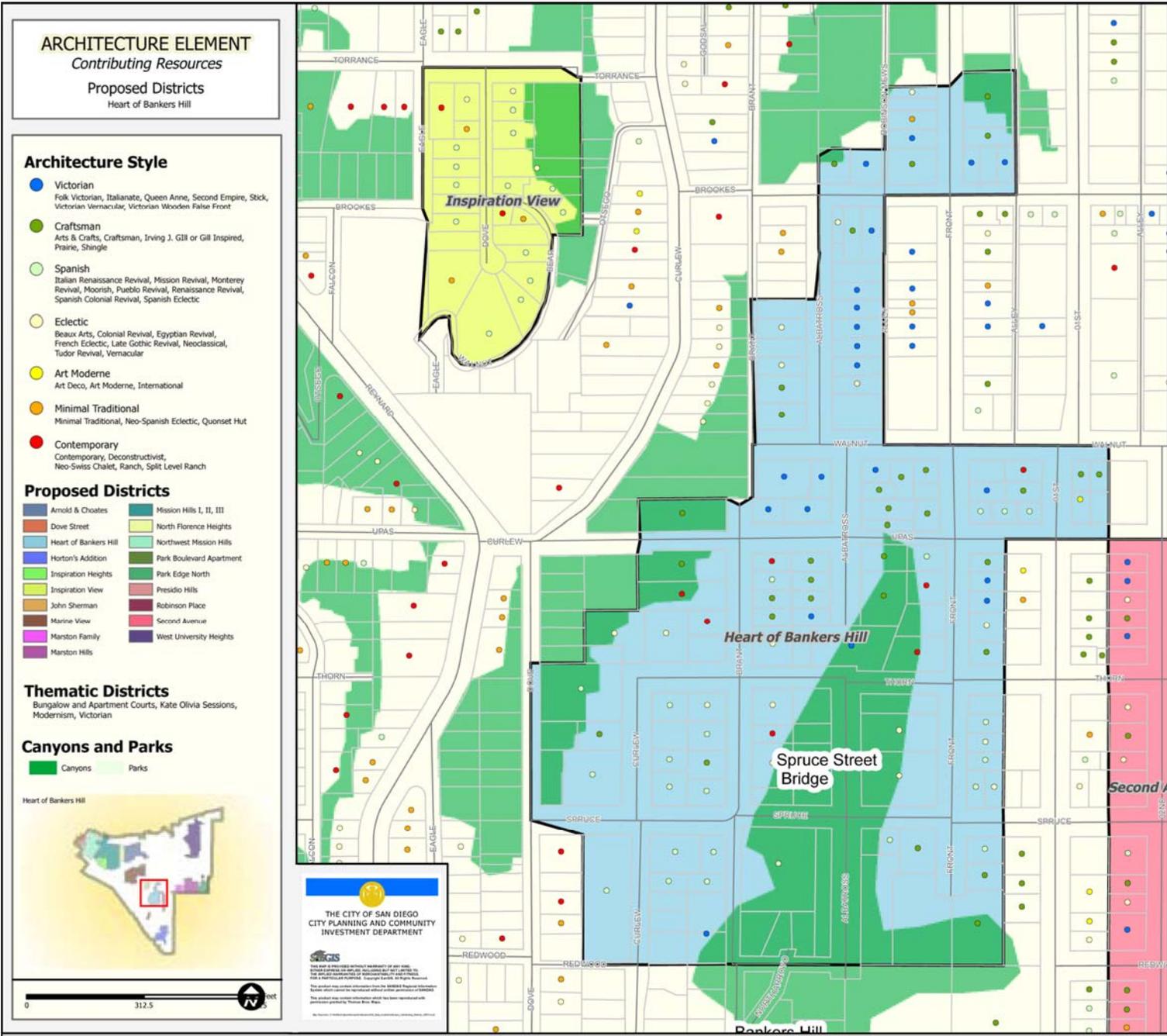
Figure 2.6: Kate Sessions in Mission Hills, ca. 1910.

Proposed Kate Sessions Thematic District (1892-1925)

19 Proposed Geographic Historic Districts

- Arnold & Choate's
- Dove Street
- Heart of Banker's Hill
- Horton's Addition
- Inspiration Heights
- Inspiration View
- John Sherman
- Marston Family
- Marston Hills
- Mission Hills I, II, III
- North Florence Heights
- Northwest Mission Hills
- Park Boulevard Apartment
- Park Edge North
- Presidio Hills
- Robinson Place
- Second Avenue
- West University Heights





Proposed Heart of Bankers Hill Geographic Historic District

Heart of Bankers Hill Proposed Geographic Historic District Statistics

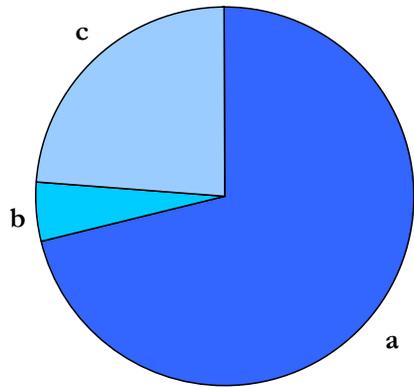


Figure 3.36: Contributing vs. Non-Contributing Resources.

- a. Potential Historic Resources (89)
- b. Non-Contributing: Significant Alteration (6)
- c. Non-Contributing: Out of Date Range (30)

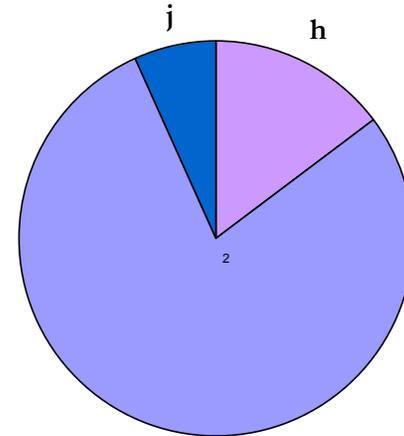


Figure 3.38: Potential Historic Resources by Integrity.

- h. Unaltered (13)
- i. Minimally Altered (70)
- j. Heavily Altered (6)

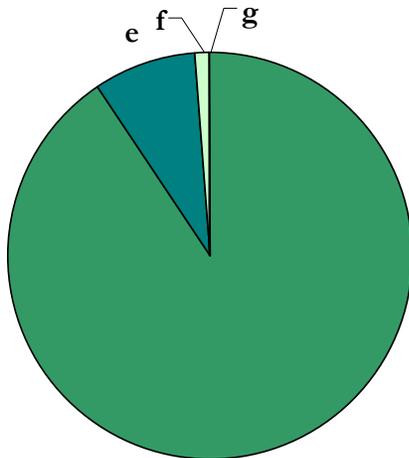


Figure 3.37: Potential Historic Resources by Building Type (Resource Attributes).

- d. Single Family Residential (80)
- e. Multi-Family Residential (8)
- f. Commercial (1)
- g. Institutional/Religious (0)

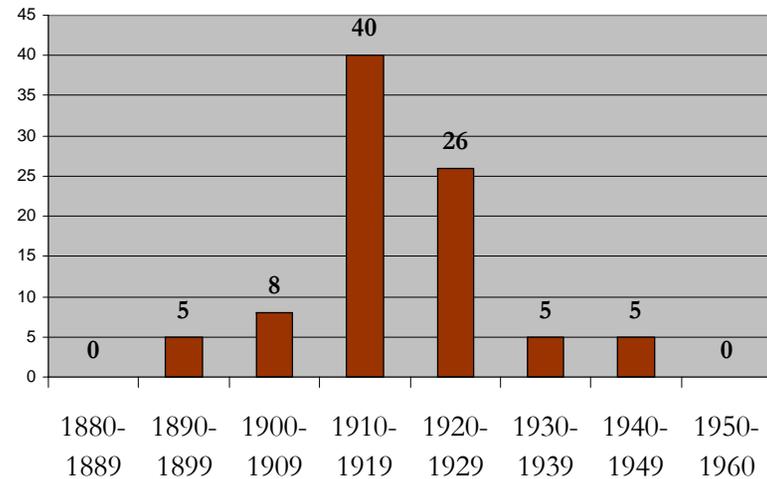


Figure 3.39: Potential Historic Resources by Decade.

Conservation Areas

- 6 Conservation Areas identified during survey
- Defined as areas with established community character but insufficient integrity and/or historical significance to meet HRB district designation criteria
- Because HRB has no jurisdiction over Conservation Areas, they were removed from survey, but...
- They are being forwarded to planning staff for use in future Community Plan Update or Amendment

Next Steps

- Survey to HRB on March 22, 2007 for recommendation to City Council
- Recommend its use for planning purposes, including as part of a Community Plan Update or Amendment

Uptown Survey Use in Planning

- To develop an opportunity and constraints analysis for new development
- To determine community character from existing historic fabric
- To strengthen and enhance community character in historic areas with design guidelines or form based codes for new construction
- To establish priorities for conservation, rehabilitation and restoration
- To develop strategies, like Transfer of Development Rights, that enable preservation and new development to comfortably co-exist
- To adjust zoning densities for compatibility with historic preservation
- To provide a mechanism for resolution where preservation and development conflict (Site Development Permit, CEQA, Mitigation Bank)

Uptown Survey

Staff implementation procedures

- Notify relevant City Departments of the survey adoption
Train key staff in survey findings implementation and data base use
- Electronically coordinate Development Services Department and City Planning and Community Investment Department GIS mapping layers
- Use survey findings in DSD “Over 45-year” review process (LDC 143.0212)
- Prepare & process intensive level surveys to designate the potentially significant individual and district resources as staff time and community interest permits
- Use survey findings to evaluate potential historic districts in the North Park Survey that straddle Community Plan boundaries
- Routinely update the Uptown Historical Survey Access database to reflect changing conditions, new information and the passage of time