

POTENTIAL HISTORIC DISTRICTS – *Uptown, North Park, and Golden Hill*

Over time, older homes in Uptown, North Park, and Golden Hill have been modified to the point where they are no longer considered historically significant as an individual building, but still may contribute to the significance of a potential historic district. Additionally, homes which may not be distinctive enough to meet criteria for individual historic designation may nevertheless contribute to the significance of a potential historic district. The loss of these contributing structures could impact a potential historic district's eligibility for future historic designation. The proposed potential historic district regulations would provide supplemental protections until a more detailed historic district survey can be completed. Below is an overview of the proposed supplemental protections.

Potential Historic Districts Identified

As part of the process to update the community plans for Uptown, North Park, and Golden Hill, the City hired a historic consultant to prepare a detailed historic reconnaissance survey to identify buildings that could be historic individually or contribute to a potential historic district (PHD).

Proposed Regulations

Current potential historic resource review for individual significance (“over 45-year” review)

About 95% of the residential buildings within the PHDs are over 45 years old. Under the City's current historic regulations, buildings over 45 years old must be reviewed for individual historic significance, and not whether they may contribute to a potential historic district. If found significant, current City regulations limit the type of improvements that can be made to the structure.

Proposed PHD Regulations

The proposed PHD regulations would only apply to residential buildings. If a residential building within a PHD was determined by City staff to not be individually significant under the “over 45-year” review, the proposed PHD regulations would be used to determine if the building contributed to the PHD using the historic reconnaissance survey as a baseline for establishing historic significance. The PHD regulations would not apply if City staff determines that the building does not contribute to the PHD. If, however, the structure was found to be a contributor, the PHD regulations would limit modifications within the front 2/3rds of the original building footprint.

The PHD would not place any limitations on modifications in the rear 1/3rd of the building footprint or accessory buildings.

Exceptions to the PHD Regulations

The proposed PHD regulations would not apply if the following modifications were proposed within the front 2/3rds of the original building footprint (refer to Municipal Code Section 129.0203):

- Modifications that would repair existing historic materials or restore the building to its historic appearance;
- Modifications or repairs that are limited to an electrical or plumbing/mechanical permit that would not change the exterior;
- In kind roof repair and replacement;
- In kind foundation repair and replacement, except for structures with decorative block or cobblestone foundation;
- Replacement windows in existing window openings that do not require any changes to the exterior wall;
- Installation of fences that are 6 feet in height or less;
- Painting.

Discretionary Review Process

If a modification that was not exempted, was proposed in the front 2/3rds of the original building footprint, a Neighborhood Development Permit (NDP) would be required. A NDP is a discretionary process which the City would use to review the proposed project to determine whether or not the modification would result in a substantial loss of integrity within the PHD, which would render it ineligible for historic designation. A NDP can be approved by City staff.

Summary

The proposed PHD regulations would only apply to modifications that are not exempt and to residential buildings determined to contribute to the historic significance within a PHD. If a modification was not exempt and did not comply with the supplemental regulations, then a discretionary review process subject to findings could be used for City staff to allow the modification.

PHD Approval Process

The proposed PHD regulations will be considered by the Planning Commission and City Council as part of the hearing process for the Draft North Park, Golden Hill, and Uptown Community Plans and associated implementing regulations. With the approval of the City Council, the City would undertake a multi-year effort to prepare detailed historic district surveys for each PHD needed to nominate the PHDs for designation as official historical districts.

HISTORIC DISTRICT PROCESSING PRIORITIZATION FACTORS

In determining how to process the 35 potential historic districts identified within the Uptown, North Park and Golden Hill planning areas; the Planning Department developed a number of prioritization factors, weighted in order of importance, as follows:

1. Priority for Planning Group

Consider potential historic districts which the respective Community Planning Groups wish to prioritize, as well as any preferred order.

2. Survey-Identified vs. Community-Identified

Survey-identified districts have a more developed outline of potential significance, and may be the strongest candidates for designation.

3. Volunteer Effort Currently Underway

There are at least 2 efforts underway by community volunteers to prepare nominations (South Park and Inspiration Heights). Prioritization efforts should consider shifting the survey burden from the volunteers to the City.

4. Redevelopment Interest

In an effort to provide greater certainty to all parties, consider areas where interest in redevelopment is high due to underlying zoning and allowable density.

Once the potential historic districts are ranked based upon these prioritization factors, the following issues will be taken into consideration when developing the work program:

1. Program Capacity

The City's capacity to process nominations is constrained by a number of factors, including funding; staffing; consultant availability/scheduling; and of the workload placed on the Historical Resources Board, which is a volunteer board that meets monthly. Based on historical precedent and best estimates, it is likely that no more than 3 districts can be processed in a single fiscal year.

2. Equal Representation of Communities

In an effort to allow each community to have equal representation in the processing of potential districts, the City may take forward one from each planning area each year. Once all districts in a planning area are processed, the work program would alternate 2 in one planning area and 1 in the other.

3. Size of the Potential Historic District

Potential historic districts range in size from 11 properties to 458 properties. All district nominations require research; development of a narrative that includes a context statement, period of significance, statement of significance and boundary justification; and survey of each property within the boundary. Processing 3 large potential historic districts in a single year will not be feasible due to the amount of survey work required. Additionally, processing 6 small potential historic districts in a single year will not be feasible due to the amount of work required in researching the area and preparing the required narrative. Therefore, the size of the potential historic districts must be taken into consideration in order to find the right balance. Potential historic districts have been identified as small, medium and large, as follows:

- Small: Less than 50 properties
- Medium: 50-200 properties
- Large: Greater than 200 properties

STAFF RECOMMENDATION FOR HISTORIC DISTRICT PROCESSING PRIORITIZATION

FY	DISTRICT	PLANNING AREA	SIZE
2018		Golden Hill	LG
	Heart of Banker's Hill*	Uptown	MED
		North Park	SM
2019		Golden Hill	LG
	Horton's Addition*	Uptown	MED
		North Park	SM
2020	Arnold & Choate's*	Uptown	LG
	Park Boulevard Apartment West & East*	Uptown/North Park	SM/SM (68 tot)
		North Park	SM
2021	Marine View*	Uptown	LG
		North Park	MED
	Second Avenue*	Uptown	SM
2022		North Park	MED
		North Park	MED
	Marston Family*	Uptown	SM
2023	Hillcrest*	Uptown	LG
	Marston Hills*	Uptown	MED
		North Park	MED
2024		North Park	LG
	Inspiration Heights	Uptown	MED
		North Park	SM
2025	Mission Hills Expansion	Uptown	LG
		North Park	MED
	Robinson Place	Uptown	SM
2026	West University Heights	Uptown	LG
	Presidio Hills	Uptown	MED
	John Sherman	Uptown	SM
2027	Northwest Mission Hills	Uptown	LG
	North Florence Heights	Uptown	MED
	Dove Street	Uptown	SM
2028	Park Edge North	Uptown	MED
	Inspiration View	Uptown	SM
	Avalon Heights	Uptown	SM
	Allen Terrace	Uptown	SM

***Community Planning Group Priority**

Issues Related to Historic Resources

A Program Environmental Impact Report was made available for a 45-day public review beginning May 31, 2016. Public review comments and responses to comments addressing the Environmental Impact Report are in the Final Environmental Impact Report. Public comments that specifically pertained to historic resources, their identification and preservation, and proposed regulations for potential historic districts which were received during Environmental Impact Report public review period are addressed below by topic.

Timing of Intensive Survey and Processing of all Potential Historic Districts

Designation of historic districts require additional, intensive level survey work documenting the history and significance of the district, as well as construction history of every property within the district. In addition, district processing procedures require property owner workshops and multiple public hearings. It is not feasible to complete this work for the potential historic districts in time for the adoption hearings for the CPUs. However, the City is developing a multi-year work program to prioritize and schedule processing of the historic districts. In the interim, the proposed supplemental regulations will provide protections to potential contributing resources not currently afforded by the existing regulations.

Proposed Supplemental Regulations for Potential Historic Districts vs Review for Consistency with the US Secretary of the Interior's Standards for the Treatment of Historic Properties

In developing the proposed supplemental regulations for the potential historic districts, it is the City's desire to provide straight-forward, clear and universal requirements that provide adequate protection of potential historic districts and preserve their eligibility for future designation. In addition, because the significance of the districts has not been definitively established through intensive survey evaluation and designation, the City believes it is inappropriate to apply the same requirements and standards to contributing properties to potential historic districts that would be applied to designated historic properties (U.S. Secretary of the Interior's Standards).

Municipal Code Requirements for Window Replacements

The Municipal Code currently requires permits for most window replacements, except replacement of windows in single family and duplex development that does not impact the opening or weather-resistive barrier. In addition, any and all window modifications to designated historic resources requires a permit. Modifying the Code to require permits for window replacements of any kind for all properties has far-reaching, citywide implications beyond the CPU areas. Therefore, it is more appropriate to consider this request as part of a future update to the Land Development Code.

LGBTQ History and Resources within Uptown

The City is currently undertaking a separate Historic Context Statement addressing LGBTQ history and historic resources City-wide. This effort will initially conclude in mid-fall. Once complete, this document will be used by City staff and members of the public to assist in the identification and evaluation of LGBTQ resources citywide, including Uptown.

Bungalow/Apartment Court Multiple Property Listings

The City has received input that the new supplemental regulations for potential historic districts should be applied to the Bungalow/Apartment Court Multiple Property Listings (MPL). However, an MPL is not a historic district, but rather a collection of individual properties with a shared theme and context, and are therefore adequately protected through the City's existing regulations for potential historic resources. Additionally, the supplemental regulations would not provide the protection desired by the community due to the resource type and configuration. The City has also received input that the Bungalow/Apartment Court MPLs should be cross-referenced and linked across planning area boundaries. Any future MPL for Bungalow/Apartment Courts will address the resource as a property type city-wide, and will not be limited by planning area boundaries. Once the context and statement of significance is developed and the MPL established, any Bungalow/Apartment Court in the City will be able to be evaluated and potentially designated under that MPL.