

Planning Department

Interim Protections for Potential Historic Districts

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Presentation Overview

What are Potential Historic Districts?

Why are Interim Protection Measures Needed?

How will the Proposed Measures Work?

Where will the Proposed Measures be Implemented?

Questions



What are Potential Historic Districts?

Understanding Historic Districts

What is a Historic Resource?

- Building, Site, Structure, Object, Landscape or District
- Meet One or More of the City's Designation Criteria
 - A: Special Element of Development
 - B: Significant Person or Event
 - C: Architecture
 - D: Work of a Master
 - E: Eligible for or Listed on State or National Register
- Must Retain Integrity
 - Not Significantly Altered Since Its Period of Significance



What are Potential Historic Districts?

Understanding Historic Districts

What is a Historic District?

- The Sum of Its Parts
- Individual Buildings May Not Be Significant In Their Own Right
- Collectively Convey Significance Under Designation Criteria



What are Potential Historic Districts?

Understanding Historic Districts

Components of a Historic District

- Defined Geographic Boundary
- Period of Significance
- Contributing Resources (Buildings)
 - Built Within Period of Significance and Retain Integrity
 - Convey Why District is Significant
- Non-Contributing Resources (Buildings)
 - Built Within Period of Significance and Do Not Retain Integrity
 - Built Outside Period of Significance
 - Do Not Convey Why District is Significant



What are Potential Historic Districts?

Historic Survey in Support of CPU

Survey Varieties

- Reconnaissance
 - General Historic Context of the Survey Area
 - A "Windshield Survey" Noting the General Distribution of Buildings and Structures; Does Not Provide Parcel-Specific Information
- Intensive
 - Identifies Precisely and Completely all Historic Resources in the Area
 - Detailed Background Research
 - Thorough Inspection and Documentation of all Historic Properties
 - Produce all the Information Needed to Evaluate and List

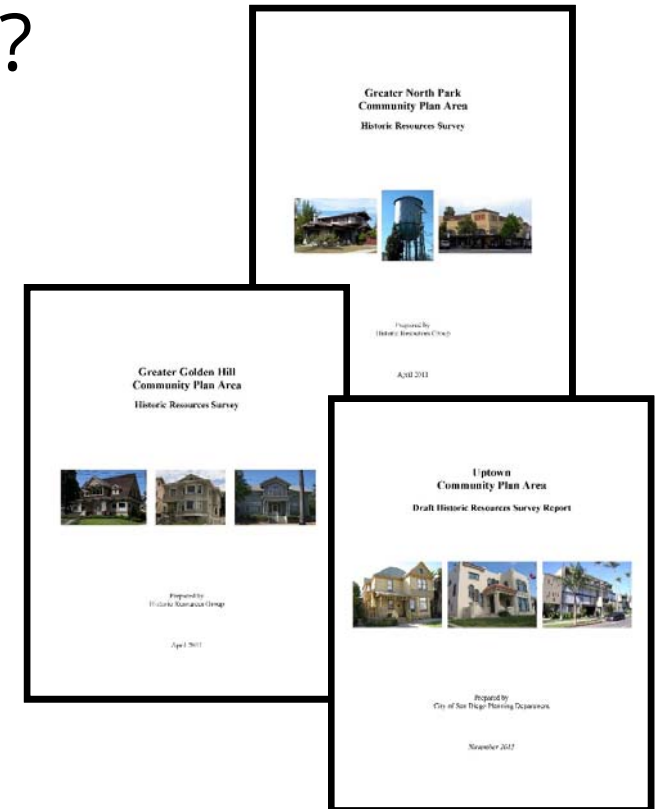


What are Potential Historic Districts?

Historic Survey in Support of CPU

CPU Historic Resources Survey

- Prepared by Consultant & Managed by Historic Staff
- Reconnaissance Survey < Intensive Survey
- Based On Historic Context Statement
- Identified Location of Potential Historic Resources
 - Individual Resources
 - Districts (Including Contributing and Non-Contributing Resources)
- Foundation for Future Analysis
- Public Input
- Findings Informed Land Use Plan



What are Potential Historic Districts?

Historic Survey in Support of CPU

Potential Historic Districts Identified

- Six Identified by Consultant's Detailed Reconnaissance Survey
 - 28th Street Residential
 - 30th and University Commercial
 - Kalmia Place
 - Park Boulevard Apartment (East)
 - Shirley Ann Place Expansion
 - Spalding Place



What are Potential Historic Districts?

Historic Survey in Support of CPU

Potential Historic Districts Identified

- Five Identified by the Community
(Verified by Staff Via Windshield Survey)
 - Altadena/ Carmel Heights/ Frary Heights
 - Park Villas
 - St. Louis Heights/ Lynhurst/ O'Nealls Terrace/ Wallace Heights
 - Valle Vista Terrace
 - Wabash Mesa

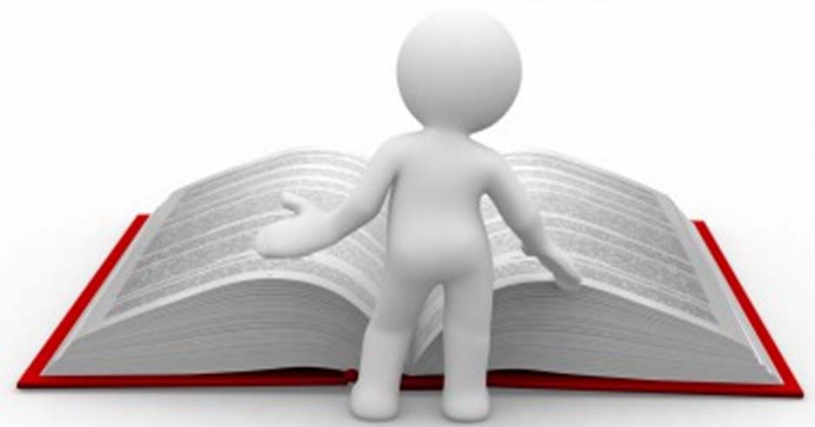


Why are Interim Protection Measures Needed?

Existing Regulations

Historical Resources Regulations (SDMC Chapter 14, Article 3, Division 2)

- Designated Historic Resources
 - Designated by the Historical Resources Board
- Potential Historic Resources
 - “Over 45 Review” (SDMC 143.0212), Triggered by Permit Application
 - Buildings Are Only Evaluated for Individual Significance
 - Does Not Protect Buildings that are NOT Individually Significant, but May Still Contribute to a Potential Historic District



Why are Interim Protection Measures Needed?

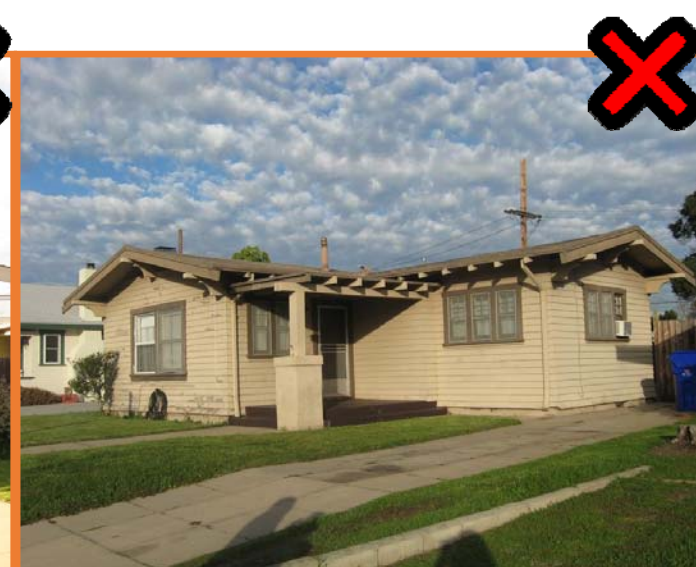
Existing Regulations



Individually Significant & District Contributor



District Contributor Only
Altered



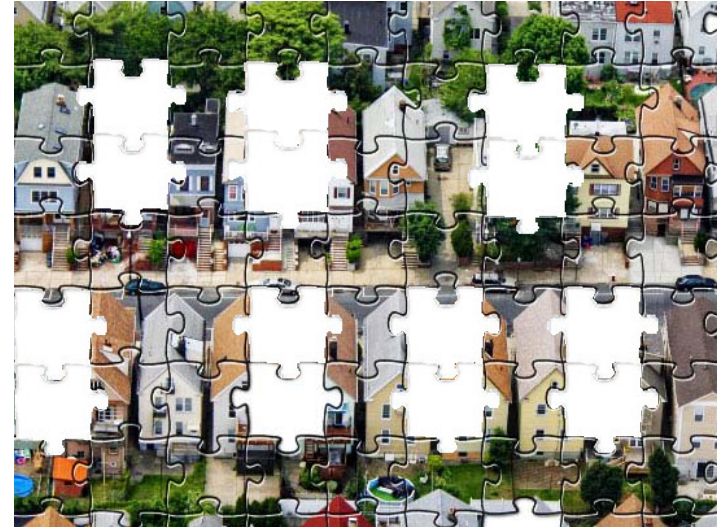
District Contributor Only
Not Individually Significant

Why are Interim Protection Measures Needed?

How Potential Historic Districts Erode

The Potential Resource is the District as a Whole

- Comprised of Contributing and Non-Contributing Resources
- General Threshold for Contributing Resources Approx 65%
- Not All Contributing Properties in a Potential Historic District are Individually Significant
 - Not Protected by "Over 45 Review"
 - Substantial Alteration or Demolition Cannot be Prevented
- As Contributing Properties are Significantly Altered and Become Non-Contributing, the Percentage of Contributing Resources Drops, and the District is Eventually Lost



Why are Interim Protection Measures Needed?

How Potential Historic Districts Erode

What is a Significant Alteration?

- Demolition
- Additions
 - Large and/or Prominently Placed
- Changing Window and Door Openings
- Siding
 - Wholesale Replacement
 - Repair that is Not In-Kind
- Roofing
 - Replacement that is Not In-Kind or Historically Appropriate
- Cumulative Modifications
 - Several Minor Modifications that Have a Significant Overall Impact



Why are Interim Protection Measures Needed?

Purpose of Interim Protection Measures

Protect the Potential Historic Resource – The District

- Prevent Loss of Potential Contributing Resources



How Will the Interim Protection Measures Work?

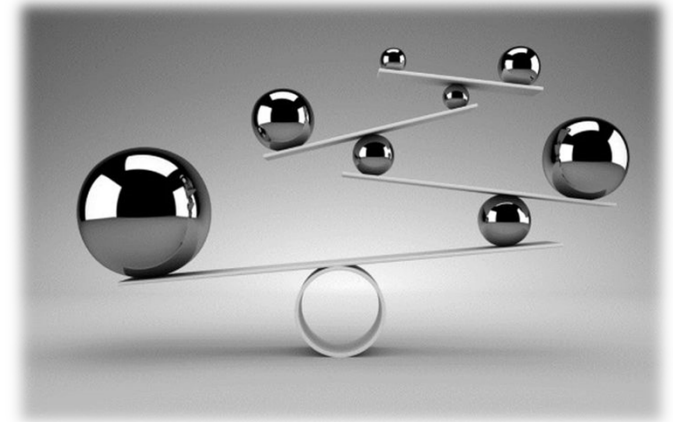
Policy Considerations

Significance Not Yet Established

- Intensive Survey Work and Processing Required to Designate
 - 1-2 Years & Approx \$85,000 Per District
- Inequitable to Hold Potential Resources to Designated Resource Standard

Regulatory Balance

- Clarity & Certainty for Public
 - Quantitative Requirements
 - Easy to Understand
- Work within Building Permit Process for Compliant Projects
- Provide Discretionary Process for Deviations



How Will the Interim Protection Measures Work?

What Will Be Regulated and How?

Potential Historic District Overlay Zone (PHDOZ)

- New Zoning Overlay
- Adopted by Council Concurrent with CPU
- Provides Quantitative Development Standards
 - Compliance With Development Standards = Building Permit
 - Deviation From Development Standards = Neighborhood Development Permit (Process 2)
- Implemented by Historic Resources Staff



How Will the Interim Protection Measures Work?

What Will Be Regulated and How?

What Will Be Regulated?

- Improvements Requiring a Permit
 - Building Permit Exemptions Will Not Be Changed
- Property Must Be 45 Years Old or Older
 - All Identified Potential Contributing Resources are ≥ 45 Years Old
 - Work Exempt Under 143.0212(a)(1)-(4) Would Not Require PHDOZ Review



How Will the Interim Protection Measures Work?

What Will Be Regulated and How?

What Will Be Regulated?

- Property Must Be a Potential Contributing Resource
 - Non-Contributing Resources Will Not Be Regulated
- Property Must Be Residential (Single or Multi-Family)
 - 93% of Potential Contributing Properties are Residential
 - Non-Residential Properties Will Not Be Regulated



How Will the Interim Protection Measures Work?

What Will Be Regulated and How?

How Will Potential Contributing Resources Be Regulated?

- No Exterior Modifications Allowed to Front 2/3 of the Original Building Footprint
 - Exceptions:
 - In-Kind Repair/Replacement
 - Restoration to Historic Appearance/Condition
- Back 1/3 and Any Existing Rear Additions May Be Modified or Expanded



How Will the Interim Protection Measures Work?

Deviations

Deviations From the Development Standards May Be Permitted Through Neighborhood Development Permit

- Process 2, May Be Appealed to the Planning Commission
- Approval is Subject to the Following Findings:
 - All feasible measures to protect and preserve the integrity of the potential historical district have been provided by the applicant; **and**
 - The proposed deviation is the minimum necessary... and all feasible measures to mitigate... have been provided by the applicant; **and**
 - The proposed project will not result in a loss of integrity within the potential historic district which would render it ineligible for historic designation.



Where Will the Interim Protection Measures Be Implemented?

Considerations

Varying Levels of Survey Work

- CPU Historic Resources Survey-Identified Potential Historic Districts
 - Detailed Reconnaissance Survey
 - Provided Preliminary Context and Period of Significance
 - Identified Potential Contributing and Non-Contributing Resources
- Community-Identified Potential Historic Districts
 - Windshield Survey
 - No Preliminary Context or Period of Significance
 - No Identification of Potential Contributing and Non-Contributing Resources



Where Will the Interim Protection Measures Be Implemented?

Potential Historic District Overlay Zone (PHDOZ)

- Because of Insufficient Information Available for Community-Identified Potential Historic Districts, Interim Regulation of these Areas is Not Feasible at this Time
- PHDOZ Shall be Limited to Potential Historic Districts Identified in the CPU Historic Resources Survey
 - 28th Street Residential
 - Kalmia Place
 - Park Boulevard Apartment (East)
 - Shirley Ann Place Expansion
 - Spalding Place
- Community-Identified PHD Data Will Be Retained in the Historic Preservation Element and Historic Survey Appendices
 - Could Be Added to PHDOZ in the Future Through Detailed Reconnaissance Survey and Council Action



Interim Protection Measures

Issue

- Potential Historic Districts (PHDs) Were Identified Through CPU Historic Resources Survey
- Municipal Code Does Not Currently Address/Protect Potential Historic Districts

Solution

- Potential Historic District Overlay Zone (PHDOZ) Will Provide Interim Protection of these Areas
- Interim Protection Measures of PHDOZ Would Apply to:
 - PHDs Identified Through Detailed Reconnaissance Survey
 - Residential Properties 45 Years Old or Older Identified as Potential Contributing Resources
 - Work that Requires a Permit
- Projects that Comply with Development Standards Processed Through Building Permit
- Projects that Deviate from Development Standards Processed Through Process 2 Neighborhood Development Permit



Questions?

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Where Will the Interim Protection Measures Be Implemented?

Potential Historic District Overlay Zone (PHDOZ)

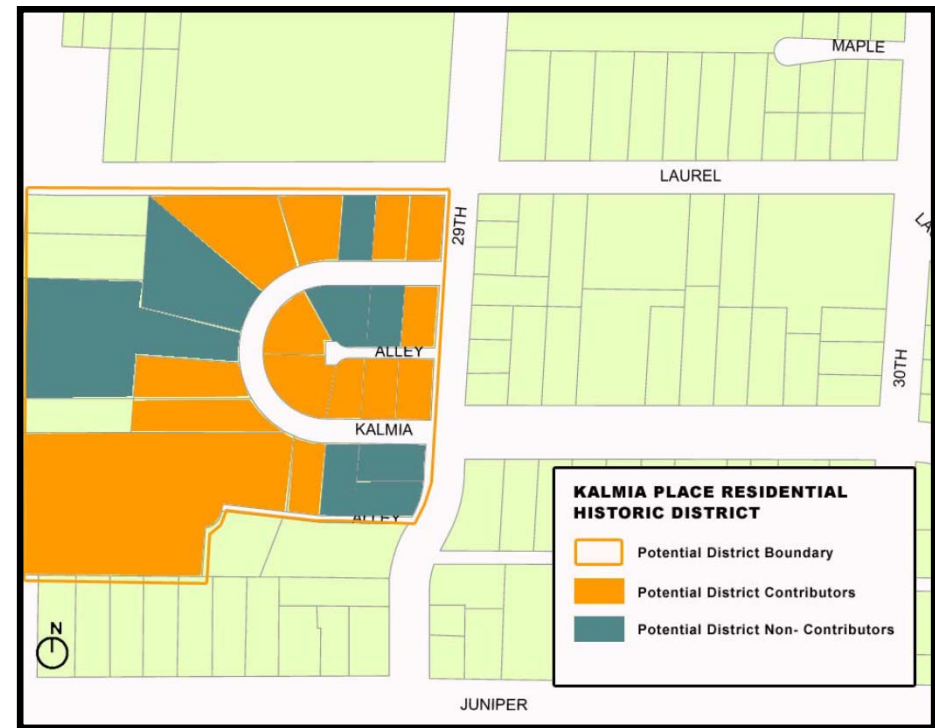
28th Street Residential
Potential Historic District



Where Will the Interim Protection Measures Be Implemented?

Potential Historic District Overlay Zone (PHDOZ)

Kalmia Place
Potential Historic District



Where Will the Interim Protection Measures Be Implemented?

Potential Historic District Overlay Zone (PHDOZ)

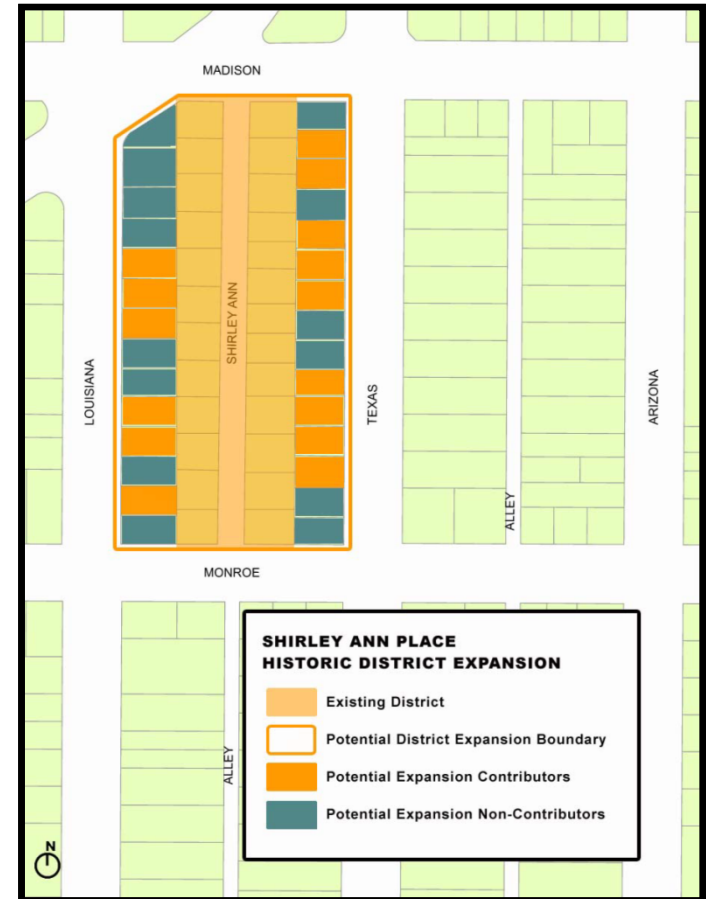
Park Boulevard Apartment (East)
Potential Historic District



Where Will the Interim Protection Measures Be Implemented?

Potential Historic District Overlay Zone (PHDOZ)

Shirley Ann Place Expansion
Potential Historic District



Where Will the Interim Protection Measures Be Implemented?

Potential Historic District Overlay Zone (PHDOZ)

Spalding Place
Potential Historic District

