



POTENTIAL HISTORIC DISTRICTS

Communities of Uptown, North Park & Golden Hill

Potential Issue of Concern

Over time, homes of historic importance have been modified or improved to the point where they are no longer ‘individually significant,’ 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 designation may nevertheless contribute to the significance of a potential historic district. The loss of these potential contributing structures could significantly and adversely impact the district’s eligibility for future historic designation.



Potential Historic Districts Identified

In support of the CPU process, a detailed reconnaissance survey was completed that identified 26 potential historic districts (PHD) in the three communities (19 in Uptown, 6 in North Park and 1 in Golden Hill). The analysis included a basis for the PHDs potential significance and identification of potential contributing and non-contributing resources. Additionally, a historic survey completed in 1996 identified a PHD in South Park and in west Golden Hill (Culverwell & Taggart’s Addition). These identified PHDs will be subject to the supplemental regulations identified below.

Eleven additional PHDs were identified by community members (4 in Uptown and 5 in North Park) based on a cursory windshield survey. However, a detailed reconnaissance survey would need to occur in order to properly identify potential contributing and non-contributing resources. Until further analysis can be completed, these additional PHDs are not being considered for further regulations as part of the CPU process.

- The LGBTQ Historic Context Statement is currently underway and will verify the presence of a potential historic district within Hillcrest. Future intensive level survey work can build off of the results of the LGBTQ Historic Context Statement.

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- Additionally, the San Diego Normal School/San Diego City Schools Education Complex Historic District, which is institutional in use, was identified by the community through survey evaluation by an independent consultant. The San Diego Normal School/San Diego City Schools Education Complex Historic District is owned by the San Diego Unified School District and is not subject to the City's zoning and overlay requirements.

Proposed Supplemental Regulations Identified

- **45-year review**

An estimated 95% of the structures within the PHDs are currently subject to review for 'individual significance' under the City's Historic Ordinance and new development for potentially significant structures is reviewed for consistency with the US Secretary of the Interior Standards. No changes are proposed to the current ordinance.

- **Applicable to residential structures only**

It is estimated that over 93% of the structures within the PHDs are low-density residential properties. Conversely, an estimated 95% of the proposed new growth is focused in commercial areas and higher density residential.

The draft Supplemental Regulations will only apply to single and multi-family residential structures within the PHDs that are currently subject to 45-year review. Commercial properties will not be subject to the Supplemental Regulations, but will continue to be subject to the 45-year review. In terms of impact, there are an estimated 2,700 residential structures in the consultant identified PHDs. Since 2003, less than 400 building permits were issued in those areas.

- **Supplemental Regulations**

Residential structures that are not individually significant, but are potential contributors (pursuant to the criterion described in the historic survey) will be subject to the following requirements.

- No modifications allowed to the front 2/3 of the original building footprint unless the modification will repair existing historic materials or restore the building to its historic appearance.
 - Exception: Improvements exempt from building permits pursuant to SDMC 129.0203, as well as improvements identified in SDMC 143.0212(a)(1)-(4) (same standard as applied to 45-year review).
 - Exception: Deviation may be approved through a Process 2 Neighborhood Development Permit. Projects will be reviewed for consistency with the US Secretary of the Interior Standards (similar to 45-year review) and the following findings must be made.
 - ✓ All feasible measures to protect and preserve the integrity of the potential historic district have been provided; and,
 - ✓ The proposed deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for any impacts to the potential historic district have been provided; 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.