

C. HILLCREST HISTORIC DISTRICT

The purpose of these SDRs is to preserve the essential historic features and characteristics important to the significance of the Hillcrest Historic District, shown in Figure 12-3, while providing a clear path allowing for new development.

The Hillcrest Historic District has been determined significant and eligible for designation through a detailed and comprehensive evaluation resulting in a historic district nomination describing the significance of the district and documenting contributing and non-contributing resources as described in Chapter 11 Historic Preservation. That determination of significance is separate from and not dependent upon local historic designation. Local designation requires review and an action to designate by the City’s Historical Resources Board, which can be appealed to the City Council. The SDRs shall apply regardless of the outcome of the local historic designation process.

If the Hillcrest Historic District is designated and listed on the City’s Register of Historical Resources, the following SDRs will also supplement the Historical Resources Regulations in San Diego Municipal Code Chapter 14, Article 3, Division 2, and development that complies with these SDRs may be considered a minor alteration under the Historical Resources Regulations.

SDR-C.1: Regulations for Contributing Resources. Contributing resources are properties within the district that contribute to the architectural, historical and/or cultural/ LGBTQ+ significance of the historic district. Contributing resources have been identified in the Hillcrest Historic District nomination and the status of those properties as contributing resources shall apply unless the district is designated and listed on the City’s Register. If the district is designated and listed on the City’s Register, contributing resources will be established as part of the designation action. The following regulations apply to contributing resources:

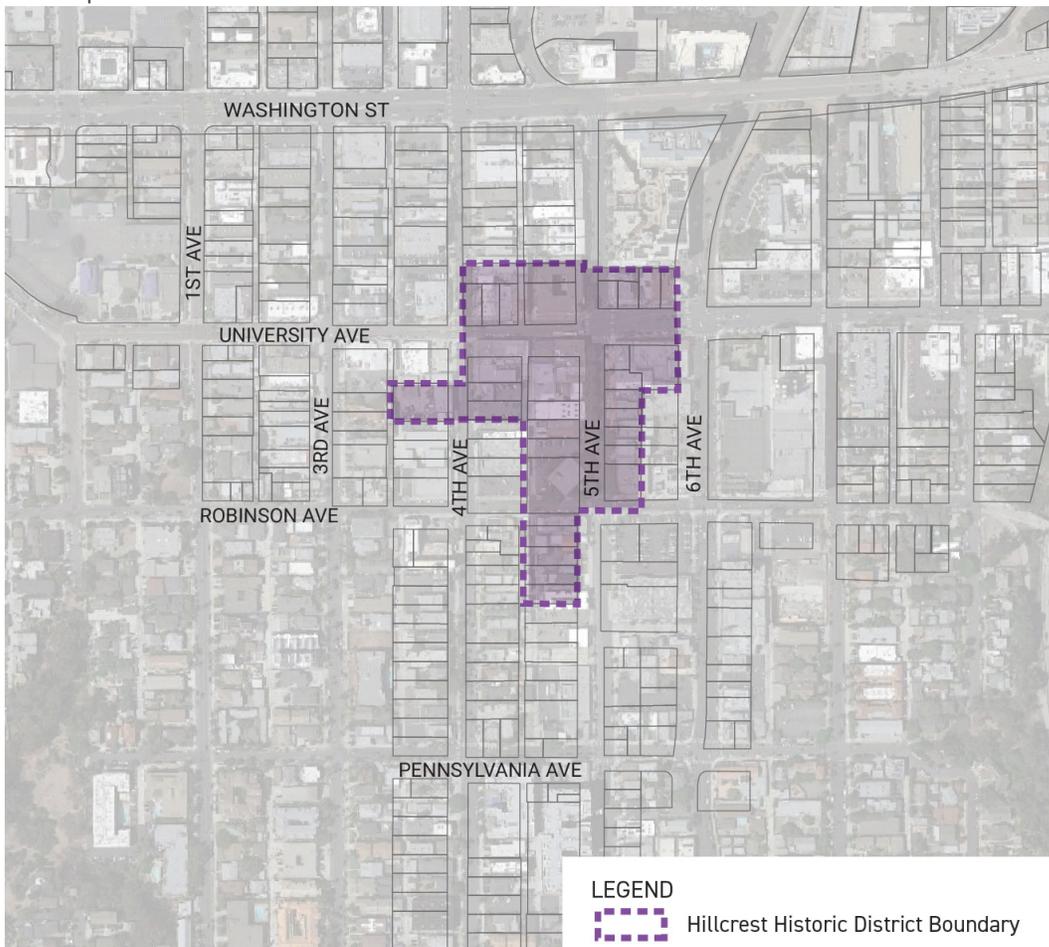


FIGURE 12-3: HILLCREST HISTORIC DISTRICT

1. Preservation of Historic Features:
 - a. Existing building facades along the *Street Wall(s)* shall be retained and preserved.
 - b. Exterior materials and features associated with the architectural, historical and/or cultural/LGBTQ+ significance of a contributing resource shall be retained in their current location/appearance or restored to their historic location/appearance based on historical documentation. Such elements are described on the Primary Record and Building, Structure and Object Record prepared for each property as part of the historic district nomination, and include, but are not limited to, the following elements:
 - i. Roofing and exposed roof elements such as rafter tails;
 - ii. Siding/cladding;
 - iii. Doors, windows, and storefront systems;
 - iv. Balconies and railings;
 - v. Decorative detailing and accents.
 - c. Large fixed storefront windows with simple glazing patterns may be replaced within the original openings with roll-up or slide-up doors that match the appearance of the original windows.
2. Additions and new construction shall comply with the building height and stepback regulations in SDR-C.3 and SDR-C.4.

SDR-C.2: Regulations for Non-Contributing Resources. Non-contributing resources are properties within the district that do not contribute to the significance of the historic district, either due to date of construction or loss of integrity. Non-contributing resources have been identified in the Hillcrest Historic District nomination and the status of those properties as non-contributing resources shall apply unless the district is designated and listed on the City's Register. If the district is designated and listed on the City's Register,

non-contributing resources will be established as part of the designation action. The following regulations apply to non-contributing resources:

1. Setbacks. Front and street side setbacks shall be zero feet, with buildings placed at the property line.
2. Street Walls:
 - a. The street frontages shall be defined by a maximum *Street Wall* of 30-feet.
 - b. A continuous *Street Wall* shall be provided for 75 percent of the building frontage along the street. Exceptions are provided for the following:
 - i. Parks and *Public Space* abutting the *parkway*; and
 - ii. Recessed entrances up to a maximum of 25 feet in width.
 - iii. Additions and new construction shall comply with the building height and *stepback* regulations in SDR-C.3 and SDR-C.4.

SDR-C.3: Building Height. Building height shall not exceed a maximum of 100 feet.

SDR-C.4 Building Stepback.

1. Along Fourth Avenue and Fifth Avenue, new development shall step back a minimum of 20 feet from the building façade of a contributing resource or the *Street Wall* of a non-contributing resource.
2. Along Robinson Avenue and University Avenue, new development shall step back a minimum of 10 feet from the building façade of a contributing resource or the *Street Wall* of a non-contributing resource.
3. A projecting balcony may encroach up to 5 feet into the required building stepback and have a maximum width of 8 feet.