

PLAN HILLCREST

Hillcrest FPA

Historic

Tonight's Team



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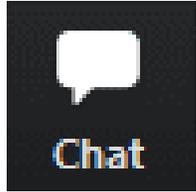
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Heritage Architecture
& Planning



David Marshall

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Principal Architect,
Heritage Architecture
& Planning

Feedback



Share thoughts with everyone



Raise Hand Function

Presentation and chat log will be uploaded

<https://www.planhillcrest.org/meetingsandupdates>

Subcommittee Agenda

1. Objectives of Plan Hillcrest and Hillcrest Historic District
2. Why a Historic District?
3. What is a Historic District?
4. Benefits and Requirements of a Historic District?
5. Hillcrest Historic District Findings
6. Historic District Examples
7. Historic District Design Requirements
8. Interpretive Plan Outline
9. Next Steps

Plan Hillcrest Objectives

**Celebrate
the Legacy
of the
LGBTQ+
Community**

Preserve
historical
resources
and create
inclusive
spaces



**Create
Public
Spaces &
Parks**

Connect
people to
businesses,
services, and
places to
recreate



**Strengthen
Connections**

Make it easier
to move
around and
access



**Support
Local
Business**

Ensure a
thriving and
sustainable
business
district

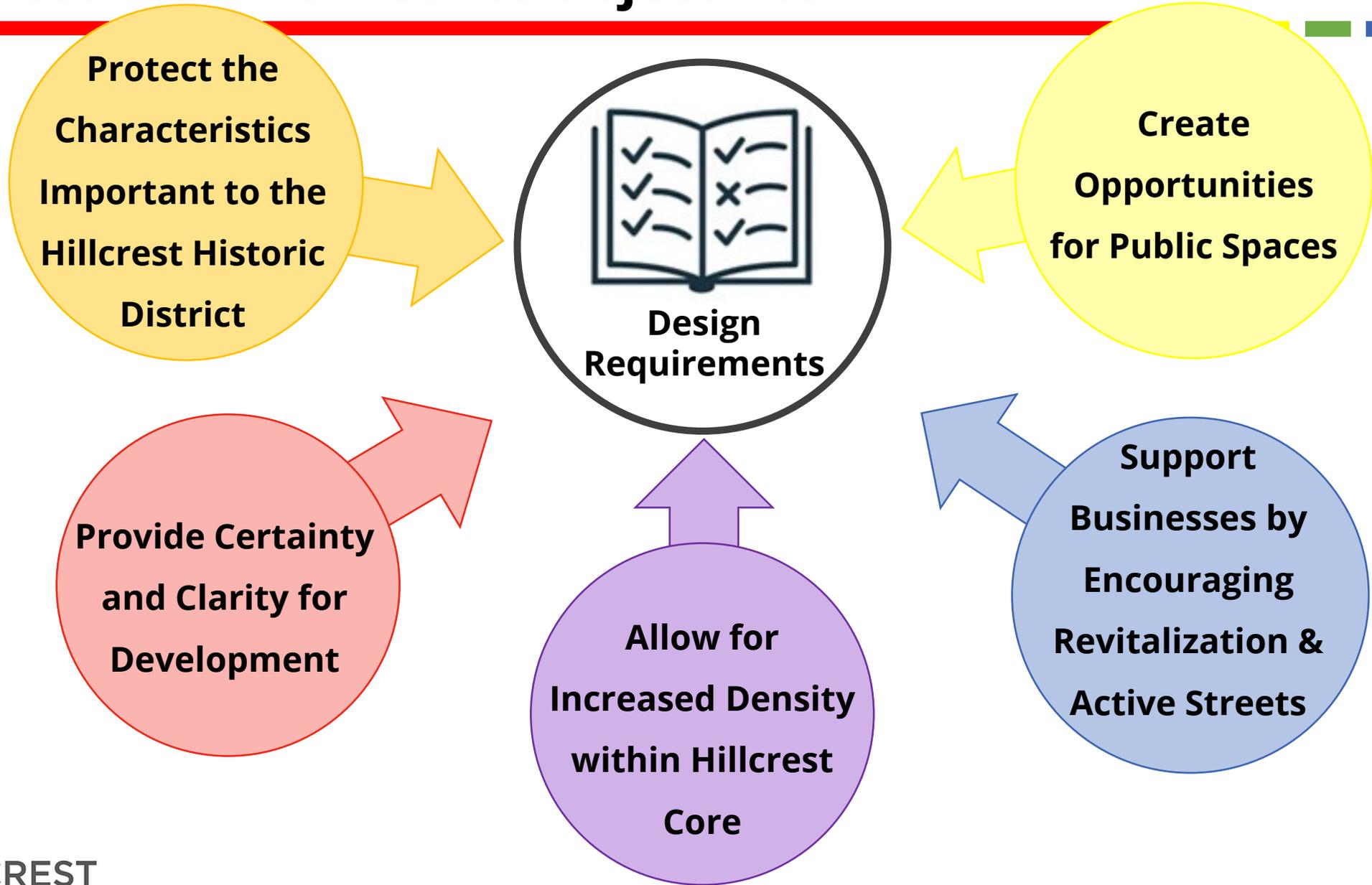


**Address
Housing
Needs**

Increase
housing
opportunities
near transit



Hillcrest Historic District Objectives



Why a Historic District?



2016 Uptown Community Plan

- Identified in the Reconnaissance Survey through Stakeholder Outreach.
- Plan Includes Policies to Intensively Evaluate and Process Eligible Resources and Districts.

2016 Citywide LGBTQ Historic Context Statement

- Identified Themes and Property Types Important to LGBTQ History Across the City.

Plan Hillcrest FPA

- Implements 2016 Uptown Plan Policies.
- Builds Upon Citywide LGBTQ Historic Context Statement by Focusing on the Heart of the City's LGBTQ+ Community.
- Comprehensive Planning Effort.

What is a Historic District?

A Geographically Defined Concentration Of Resources

- Individual Buildings May Not Be Significant In Their Own Right.
- Collectively Convey Significance Under Designation Criteria.

The Sum of Its Parts

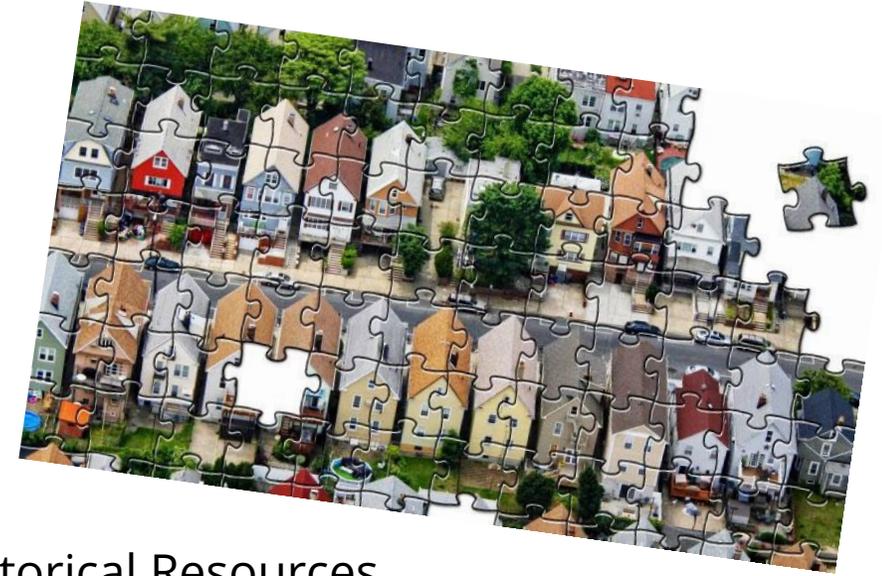
- Contributing Resources that Convey why the District is Significant.
- Non-Contributing Resources that Do Not.

Designation Process

- Property Owner Outreach, Review by Policy Subcommittee of Historical Resources Board (HRB) and Two HRB Hearings.
- Designation can be Appealed to City Council.

All Properties Regulated

- Contributors More, Non-Contributors Less.
- Design Requirements Provide Consistency and Clarity.



Benefits & Requirements of Historic Districts



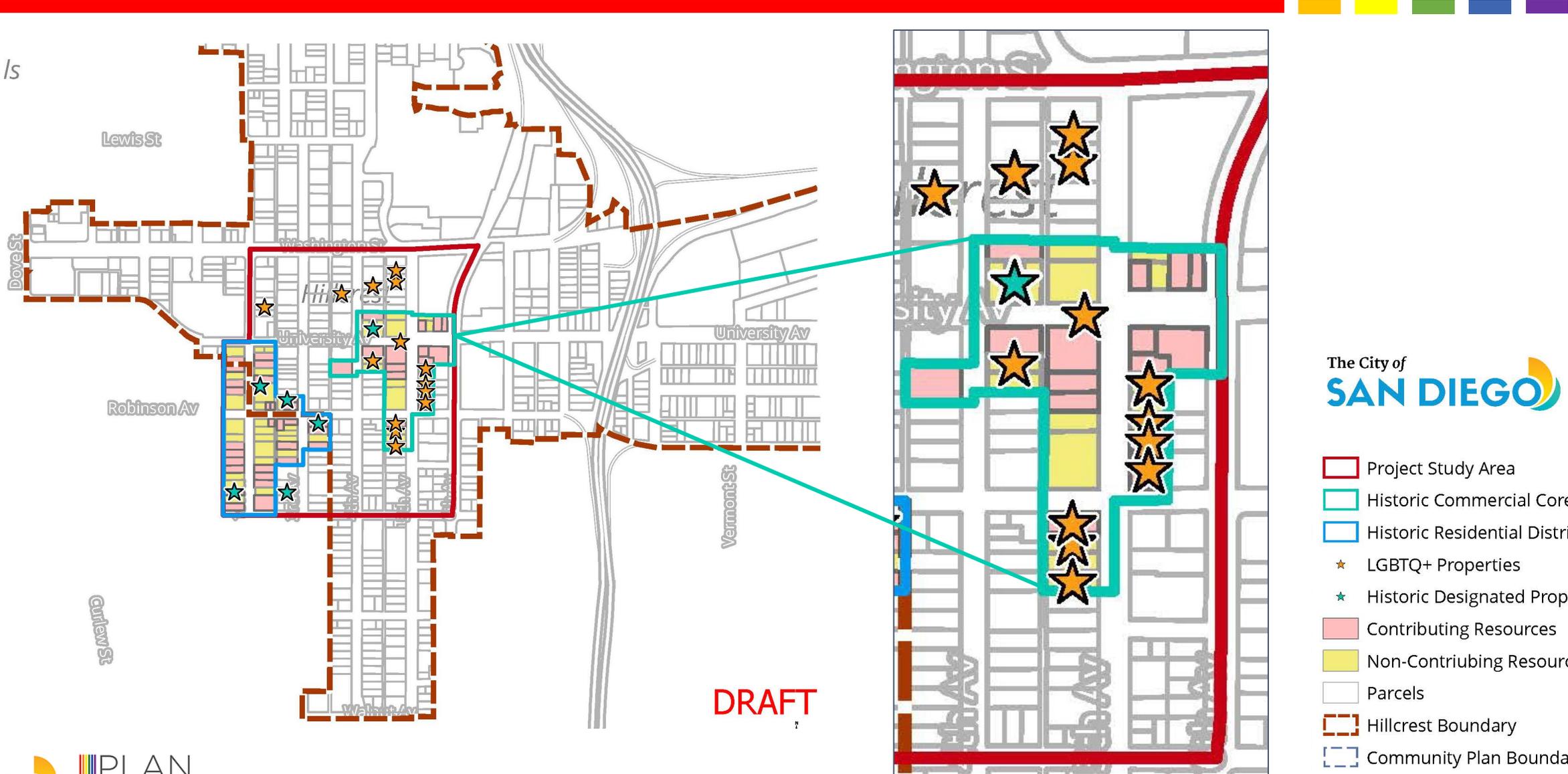
Requirements

- All Exterior Improvements Require Historic Review for Consistency.
- Projects Reviewed for Compliance with Design Requirements & Historical Resources Regs:
 - Projects that Comply are Processed Ministerially with a Building Permit.
 - Projects that Do Not Comply Require a Site Development Permit.
- Nearly All Projects Impacting Historic Properties & Districts are Approved as a Building Permit.

Benefits

- Historic Square Footage Excluded from Parking Requirements.
- Projects that Comply with Historic Regulations and Design Requirements Can Have Development Incentives Through NDP.
 - Proposing to Amend Regulations to Provide One Incentive Ministerially Through Building Permit.
- Mills Act Contract and Possible Property Tax Reduction Available for Contributing Resources.
- Historic Districts Contribute to Creating a Sense of Place and Revitalization of Neighborhoods.

Historic District Findings



- Project Study Area
- Historic Commercial Core District
- Historic Residential District
- ★ LGBTQ+ Properties
- ★ Historic Designated Properties
- Contributing Resources
- Non-Contributing Resources
- Parcels
- Hillcrest Boundary
- Community Plan Boundaries

Commercial Core / LGBTQ+



- 1909-1990
- Hillcrest's Streetcar Suburb
- Great Depression / World War II Era
- LGBTQ+
 - Social Life
 - Community Organizations & Political Activism
 - Media, Arts, Culture
 - Business & Commerce



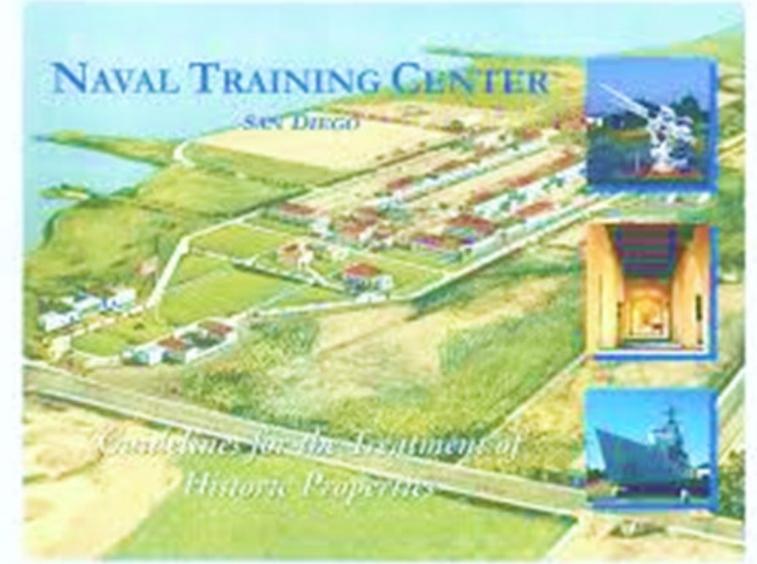
Commercial Core / LGBTQ+



Historic District Example



Historic District Example



Design Requirements

Hillcrest Historic Commercial Core LGBTQ+ District



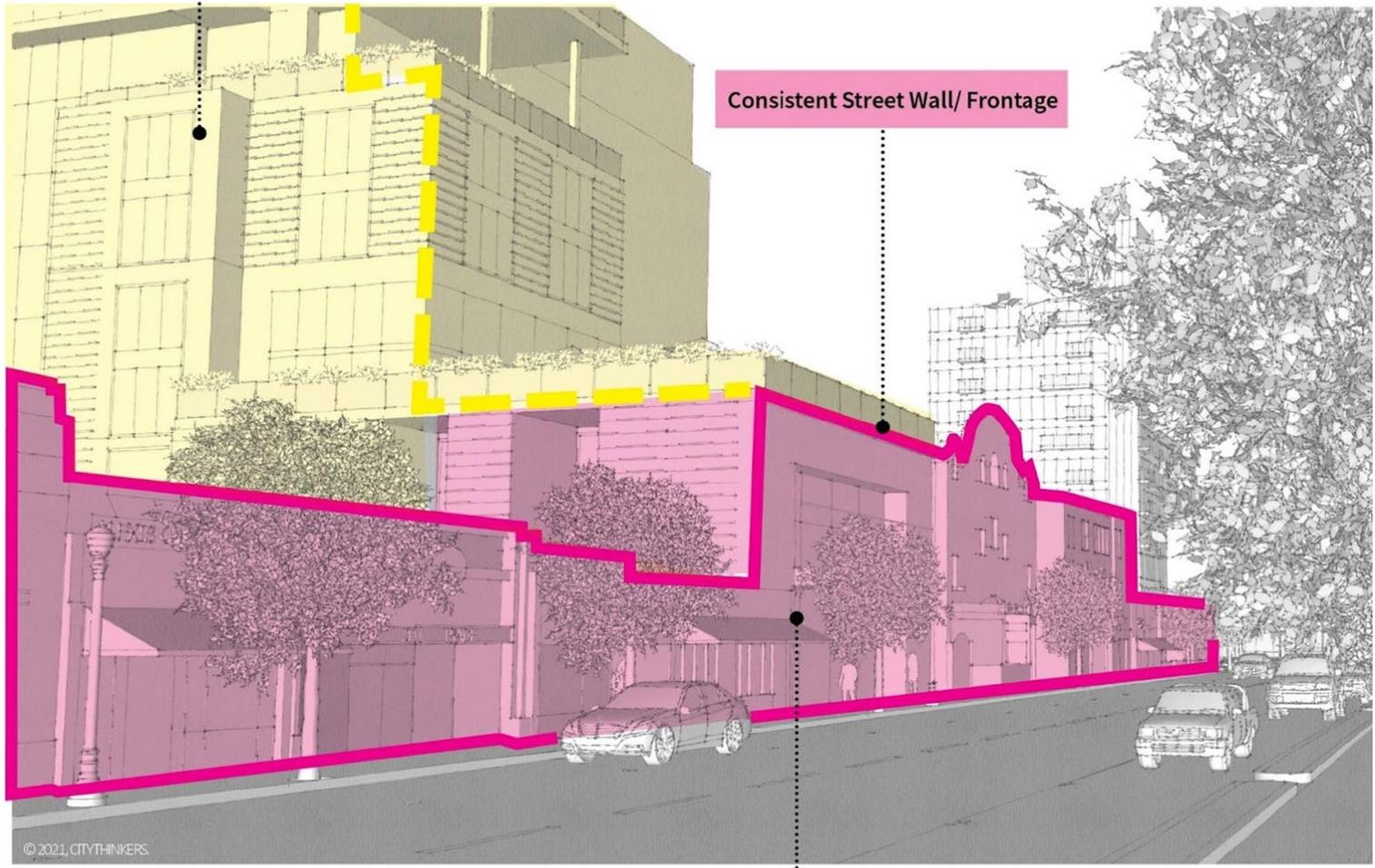
Massing, Setbacks & Relationship to Street



Additions and New Development

Residential Stepped Back from Street

Consistent Street Wall/ Frontage



Ground Floor Commercial Uses in First 30 Feet

Street Walls & Storefronts Recommended



Street Walls & Storefronts **Not Recommended**



Sidewalk Cafes Recommended



Sidewalk Cafes **Not Recommended**



Signage & Advertising Recommended



Signage & Advertising Not Recommended



Materials & Color Recommended



Materials & Color **Not Recommended**



Mural & Art Recommended



Interpretive Plan Outline

GOAL

Honor and celebrate the LGBTQ+ legacy in the community

Nurture its well-being

Promote economic opportunity

TOPICS

What is an Interpretive Plan?

Interpretive Plan Framework

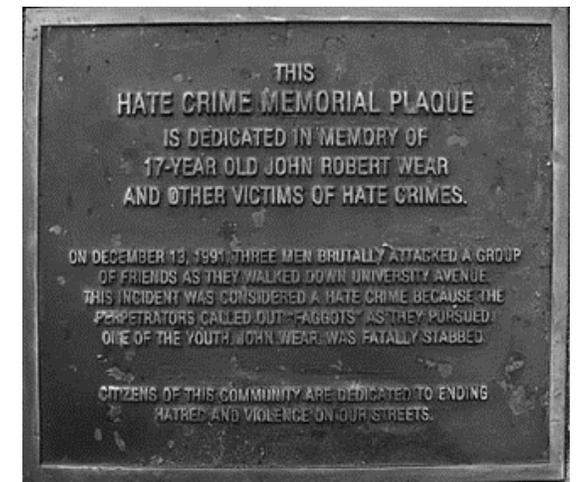
Interpretive Methods

Implementation

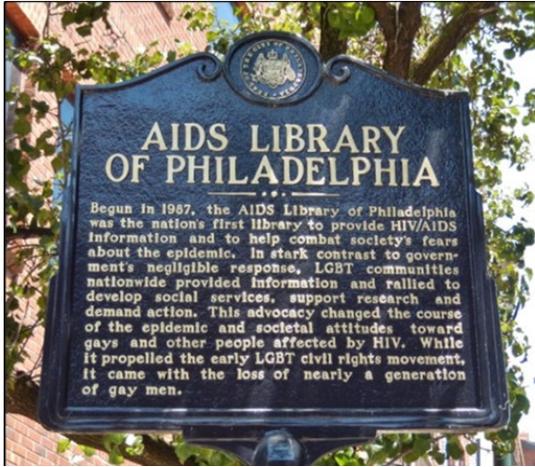


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Celebrating LGBTQ+ History & Culture



Celebrating LGBTQ+ History & Culture



Celebrating LGBTQ+ History & Culture



Historic Preservation Next Steps



Subcommittee Comment and Feedback:

- Any information regarding the properties within the district that you would like us to know.
- Thoughts and questions related to the Design Requirements.
- Ideas and suggestions related to how the Interpretive Plan can help honor and celebrate LGBTQ+ history and culture within the FPA.

Next Steps:

- May - July: Finalize historic district nomination and prepare draft Design Requirements.
- Summer: Develop the Interpretive Plan.
- Late Summer/Early Fall: Release Design Requirements with the draft of Plan Hillcrest.
- Fall: Initiate the historic district designation process, beginning with property owner outreach.

Next Steps



Uptown Planners Subcommittee Next Meeting:

May 19, 2022

Topic:

Choose Your Future Hillcrest Results