

Planning Department

# Interim Protections for Potential Historic Districts

March 2016

Kelley Stanco, Senior Planner & HRB Liaison

# 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

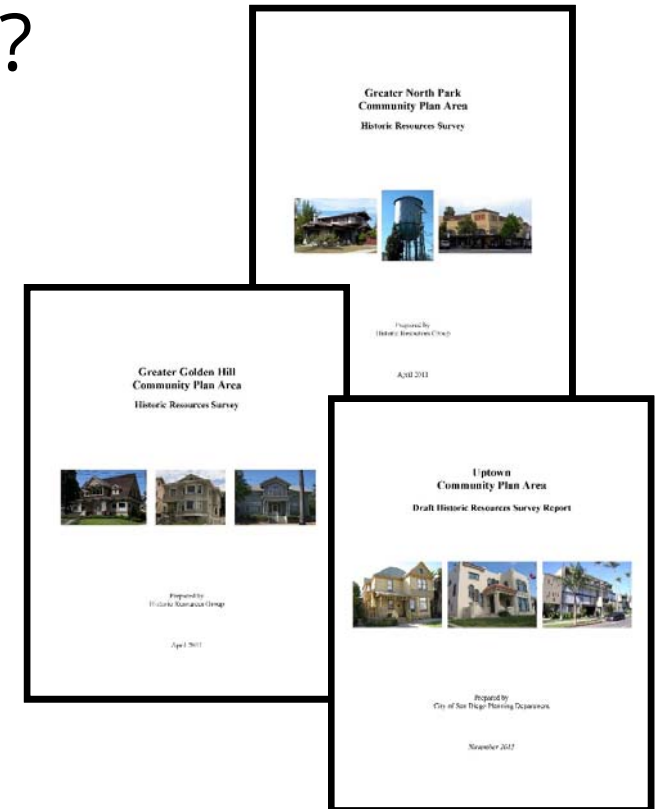


# What are Potential Historic Districts?

## 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

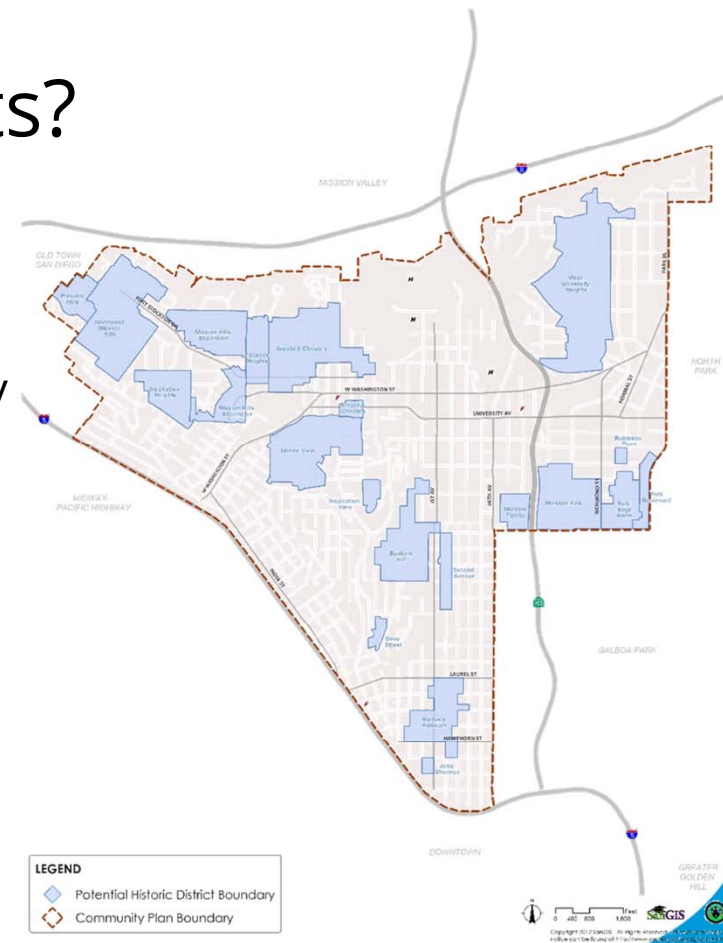


# What are Potential Historic Districts?

## Historic Survey in Support of CPU

### Potential Historic Districts Identified

- 19 Identified by Consultant’s Detailed Reconnaissance Survey
  - Arnold & Choate’s
  - Dove Street
  - Heart of Banker’s Hill
  - Horton’s Addition
  - Inspiration Heights
  - Inspiration View
  - John Sherman
  - Marine View
  - Marston Family
  - Marston Hills
  - Mission Hills Expansion
  - North Florence Heights
  - Northwest Mission Hills
  - Park Boulevard Apartment (West)
  - Park Edge North
  - Presidio Hills
  - Robinson Place
  - Second Avenue
  - West University Heights



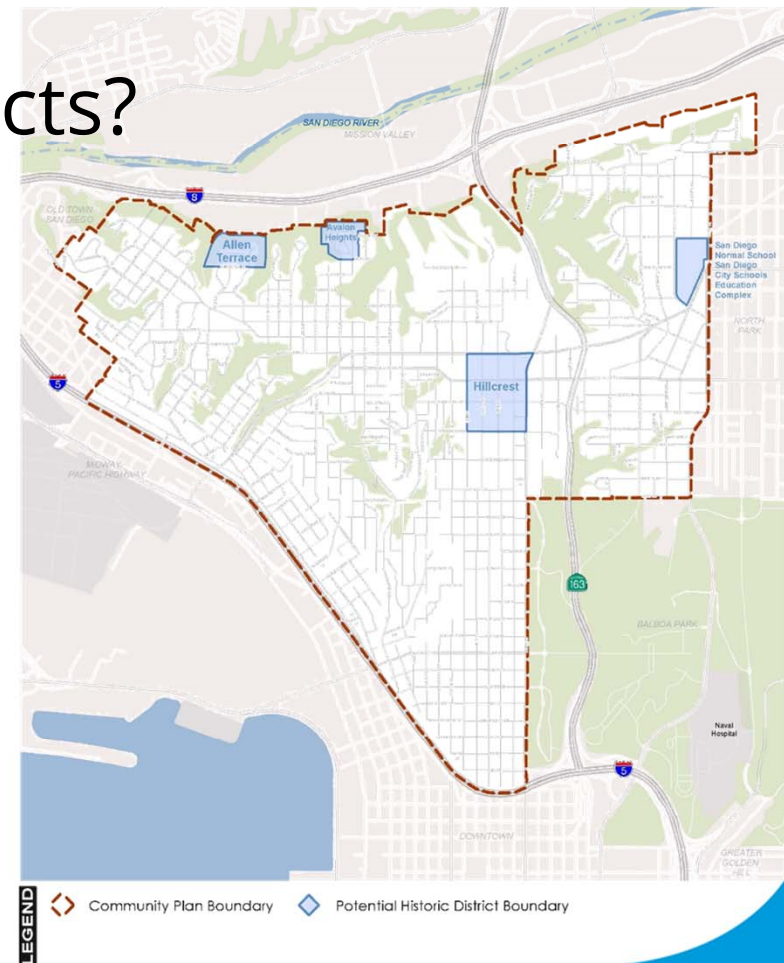


# What are Potential Historic Districts?

## Historic Survey in Support of CPU

### Potential Historic Districts Identified

- 4 Identified by the Community  
(Verified by Staff Via Windshield Survey)
  - Allen Terrace
  - Avalon Heights
  - Hillcrest
  - San Diego Normal School/San Diego City Schools Education Complex (Preliminary Evaluation)

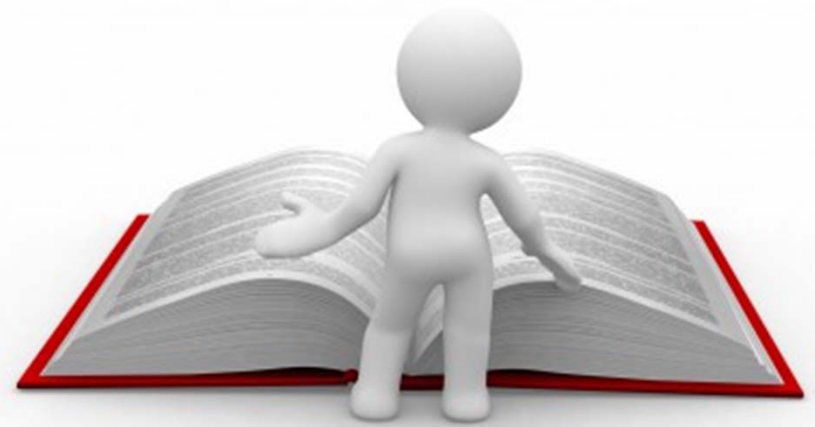


# Why are Interim Protection Measures Needed?

## 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



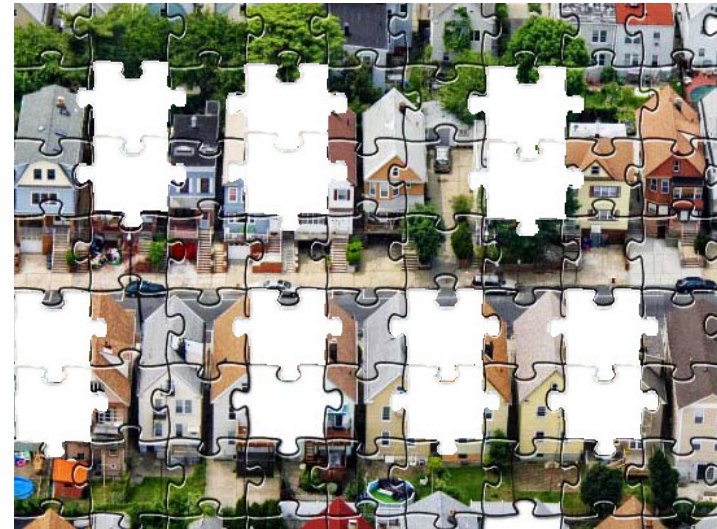
District Contributor Only  
Not Individually Significant

# 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

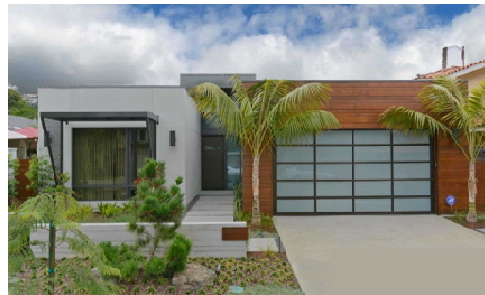
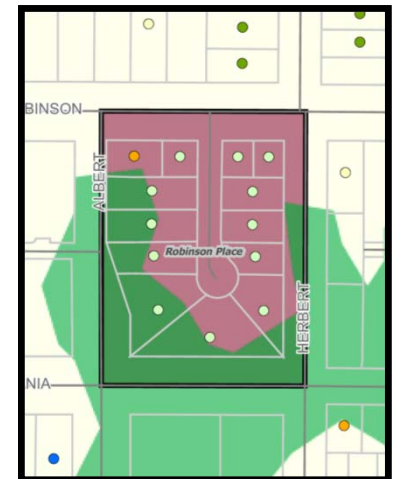


# Why are Interim Protection Measures Needed?

## 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?

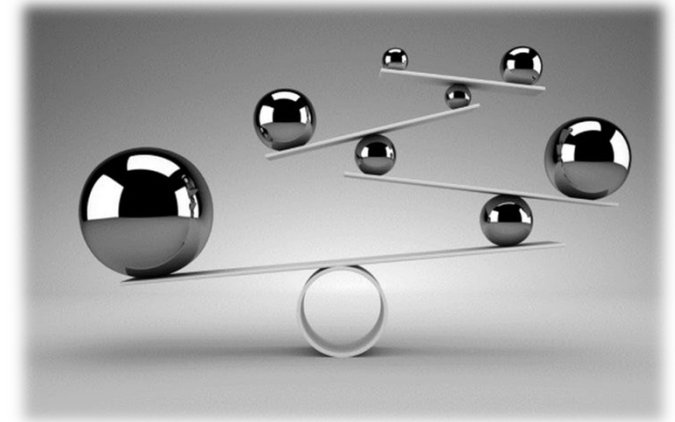
## Policy Considerations

### 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  $\geq 45$  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

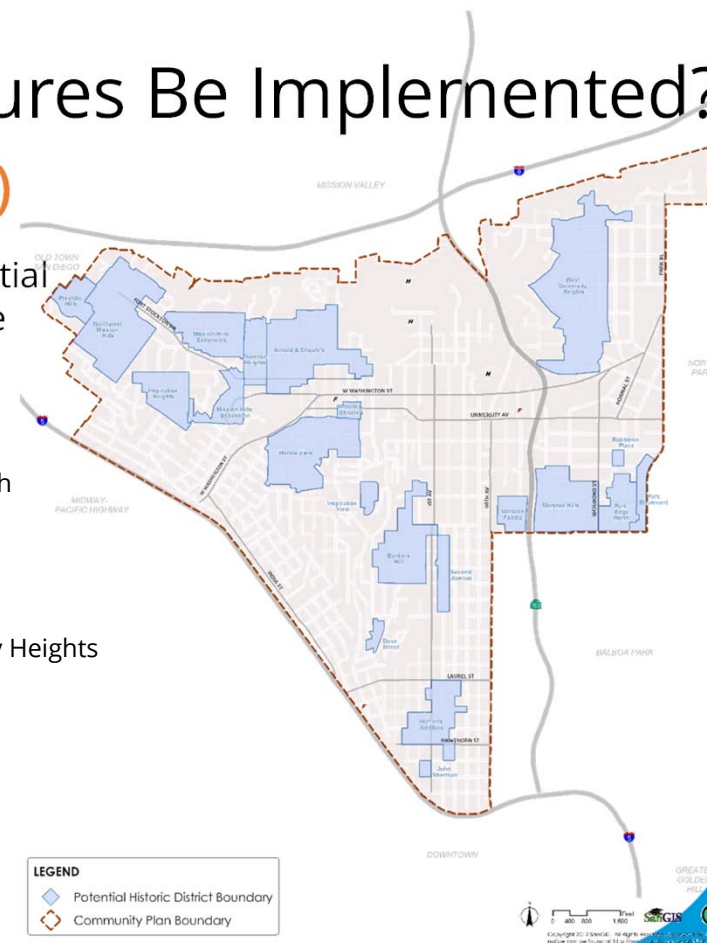
- CPU Historic Resources Survey-Identified Potential Historic Districts
  - Detailed Reconnaissance Survey
  - Provided Preliminary Context and Period of Significance
  - Identified Potential Contributing and Non-Contributing Resources
- Community-Identified Potential Historic Districts
  - Windshield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



# 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
  - Arnold & Choate's
  - Dove Street
  - Heart of Banker's Hill
  - Horton's Addition
  - Inspiration Heights
  - Inspiration View
  - John Sherman
  - Marine View
  - Marston Family
  - Marston Hills
  - Mission Hills Expansion
  - North Florence Heights
  - Northwest Mission Hills
  - Park Boulevard Apartment (West)
  - Park Edge North
  - Presidio Hills
  - Robinson Place
  - Second Avenue
  - West University Heights
- 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

SUMMARY



# Questions?

**Kelley Stanco**  
**Senior Planner**  
**619.236.6545**  
**[kstanco@san Diego.gov](mailto:kstanco@san Diego.gov)**

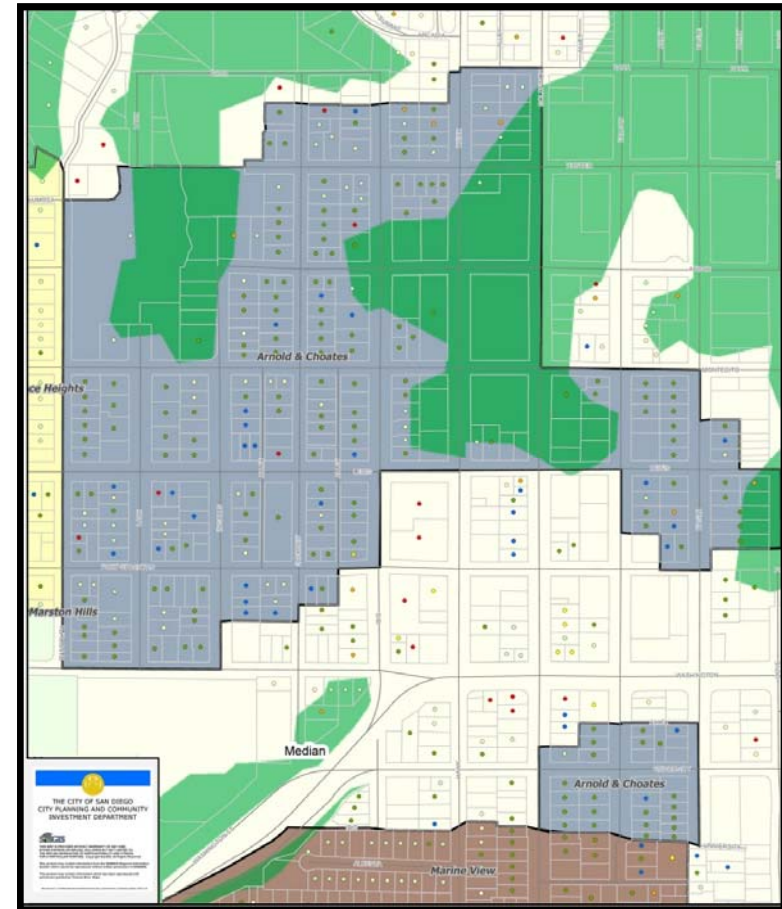




# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

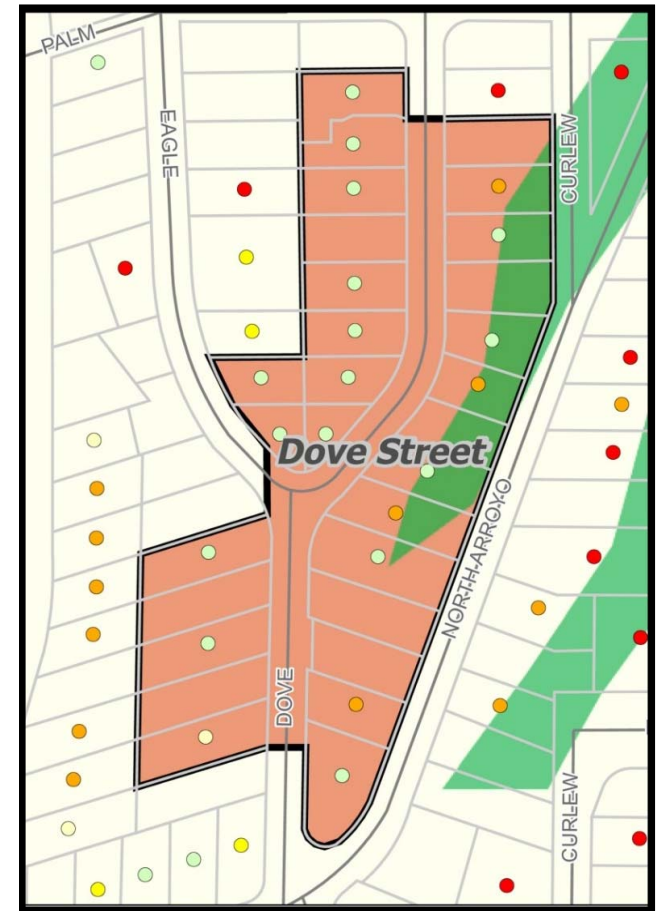
Arnold & Choate's



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

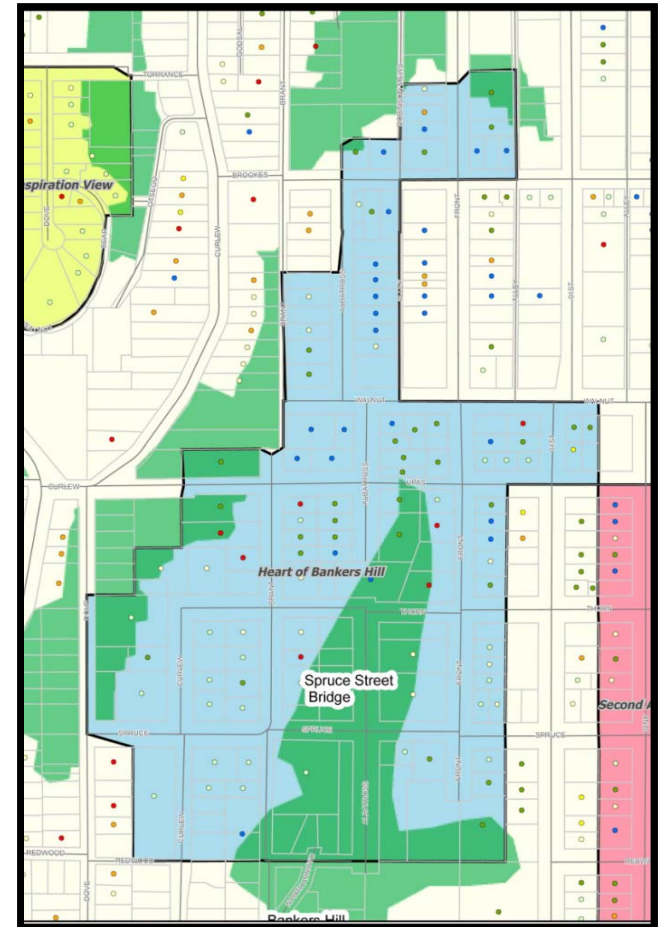
Dove Street



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

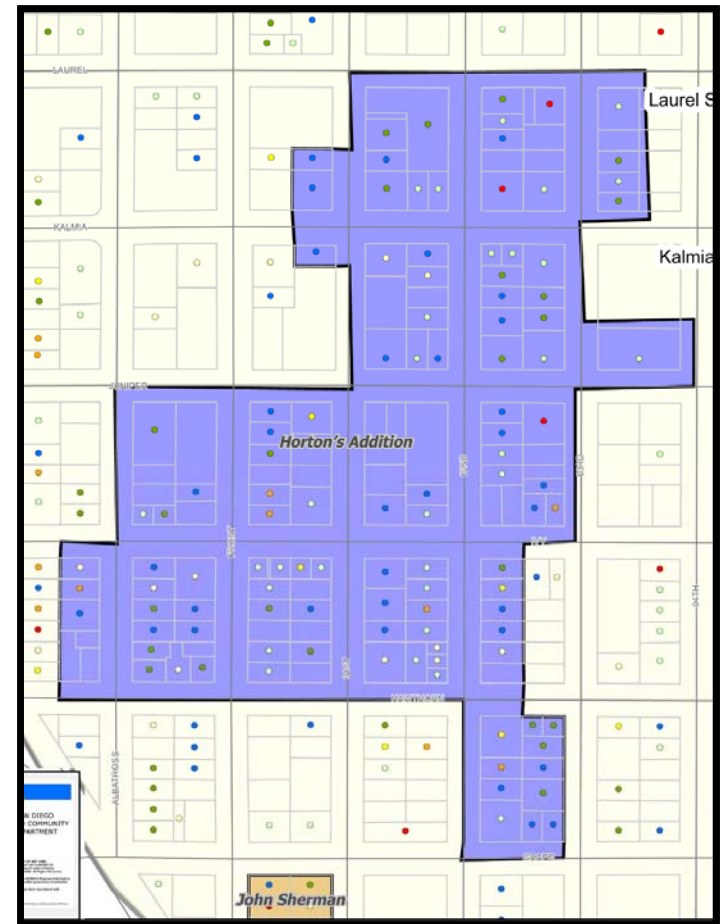
Heart of Banker's Hill



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

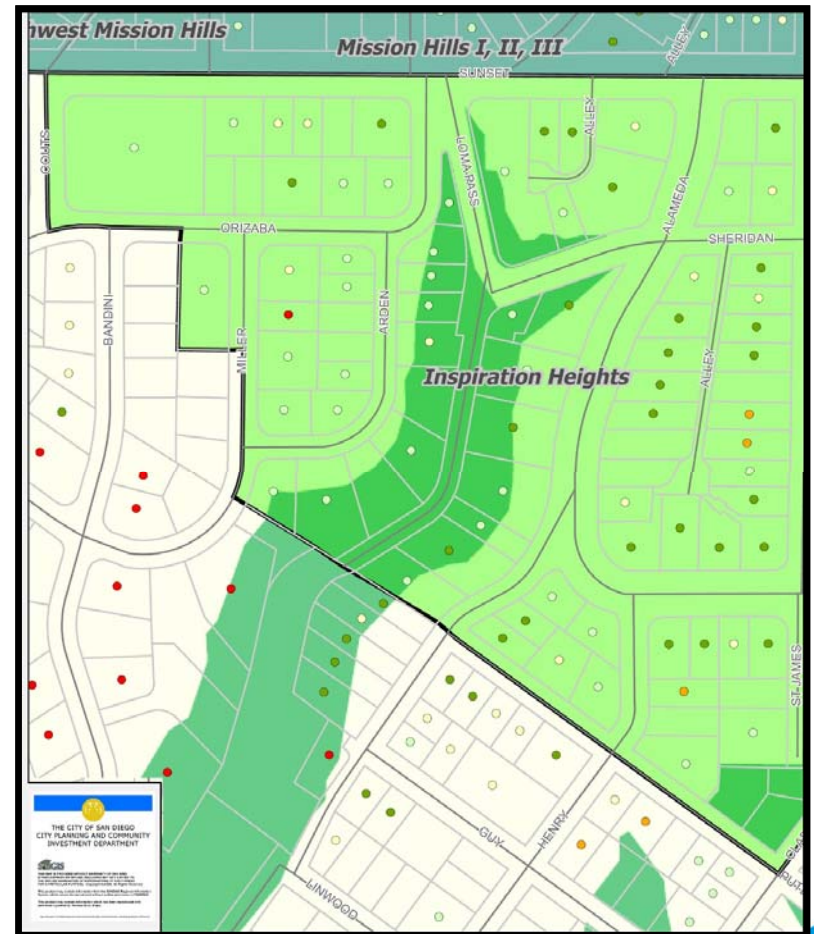
Horton's Addition



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

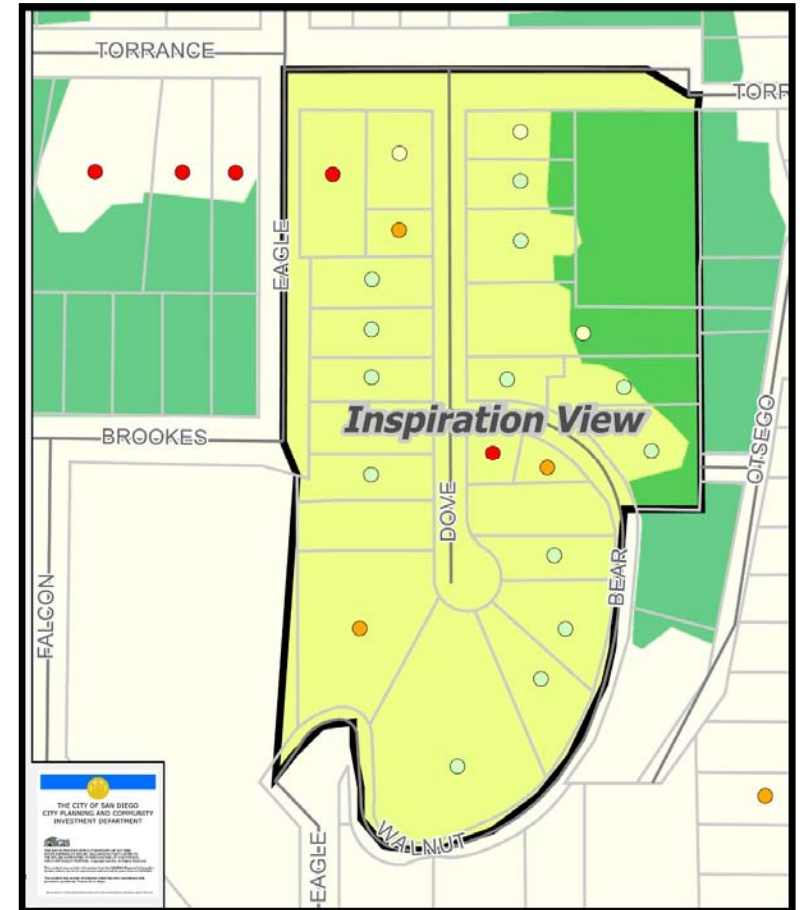
Inspiration Heights



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

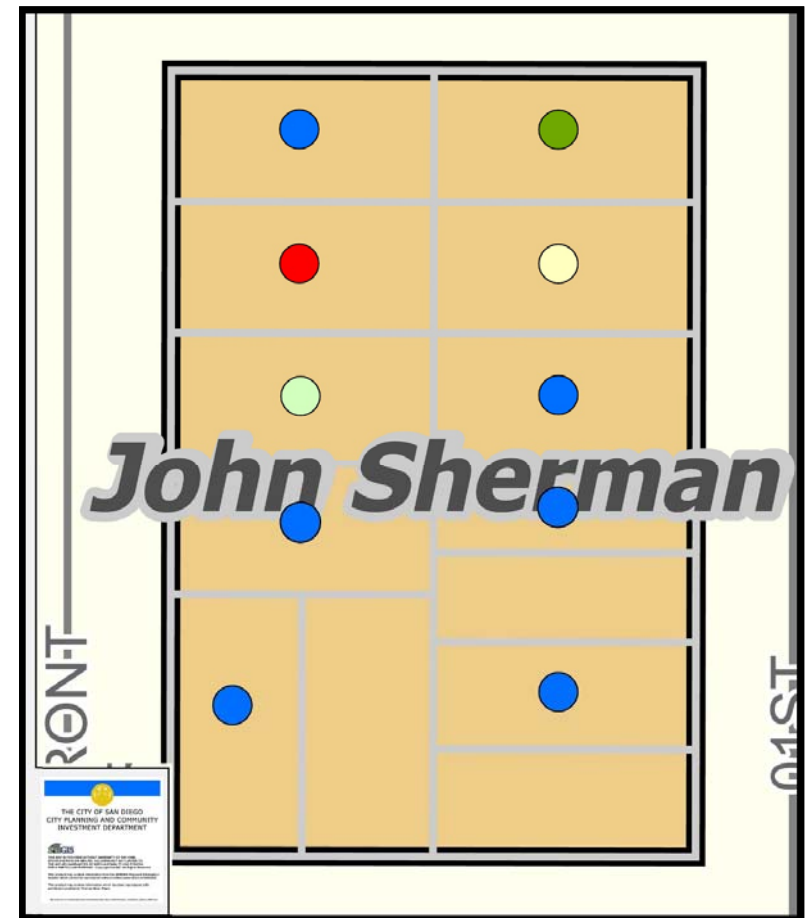
Inspiration View



# Where Will the Interim Protection Measures Be Implemented?

Potential Historic District Overlay Zone (PHDOZ)

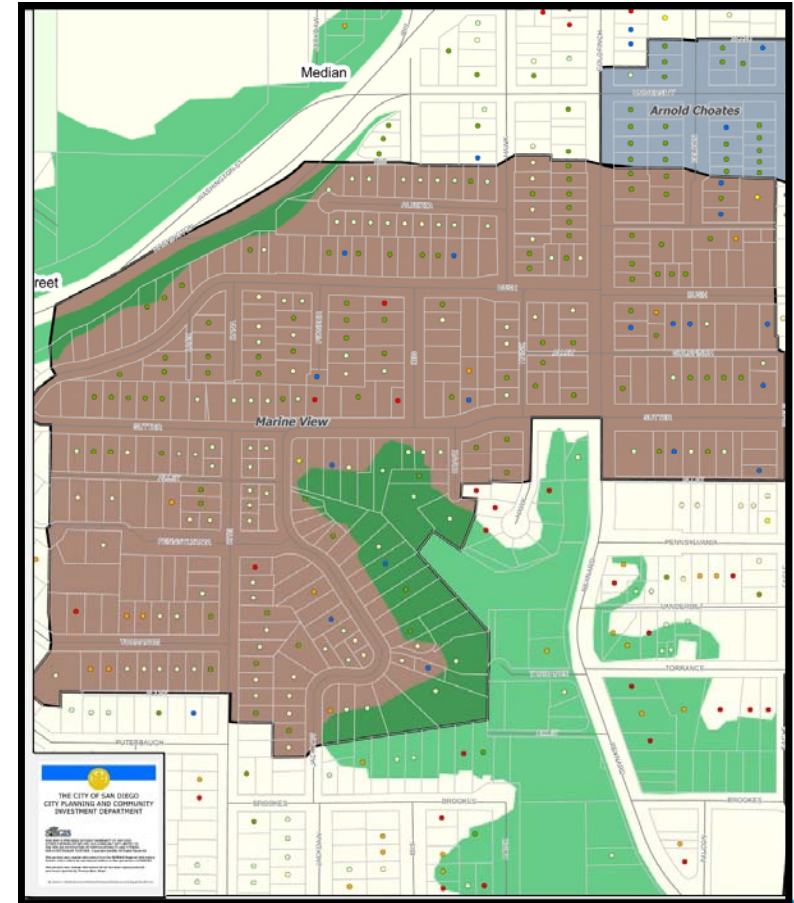
John Sherman



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

Marine View

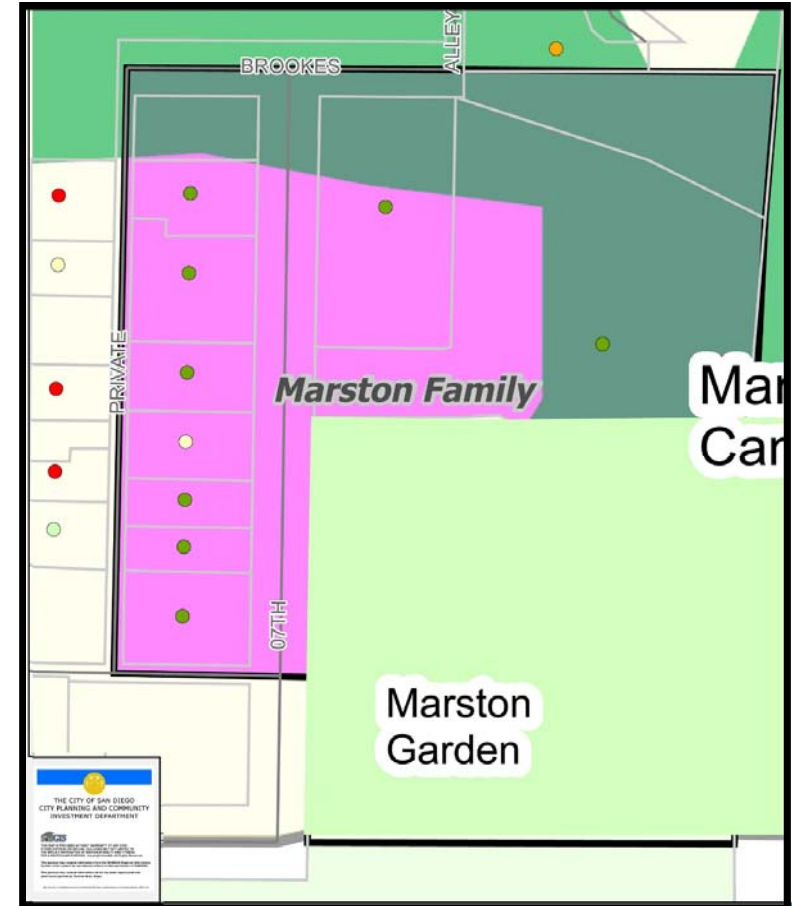




# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

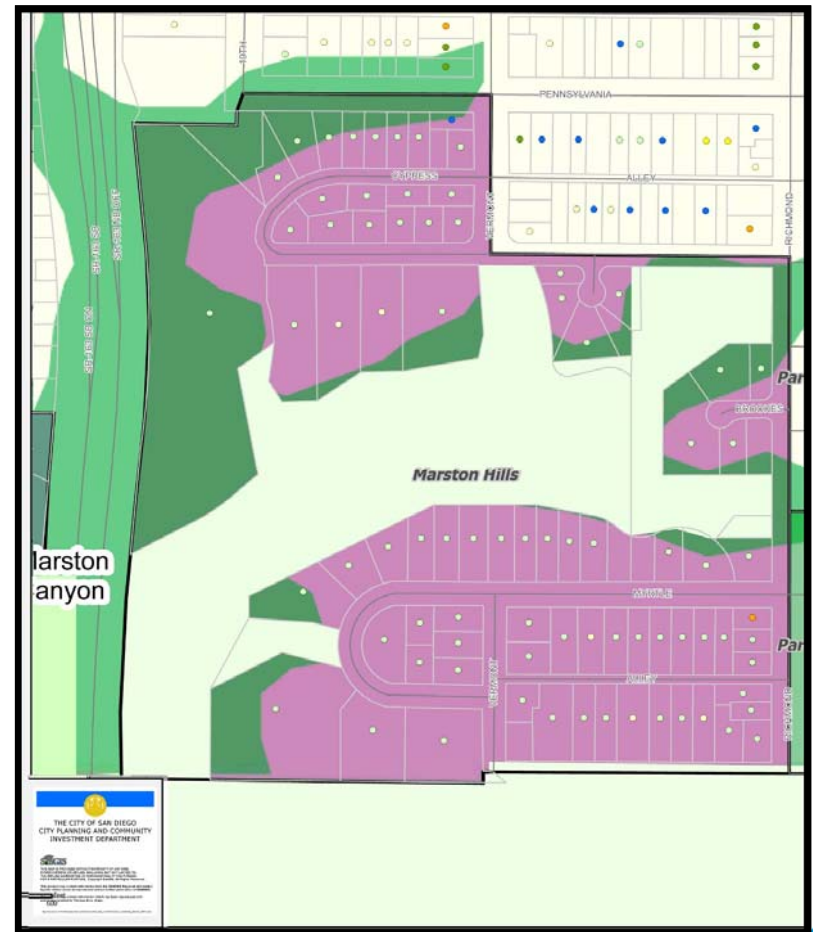
Marston Family



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

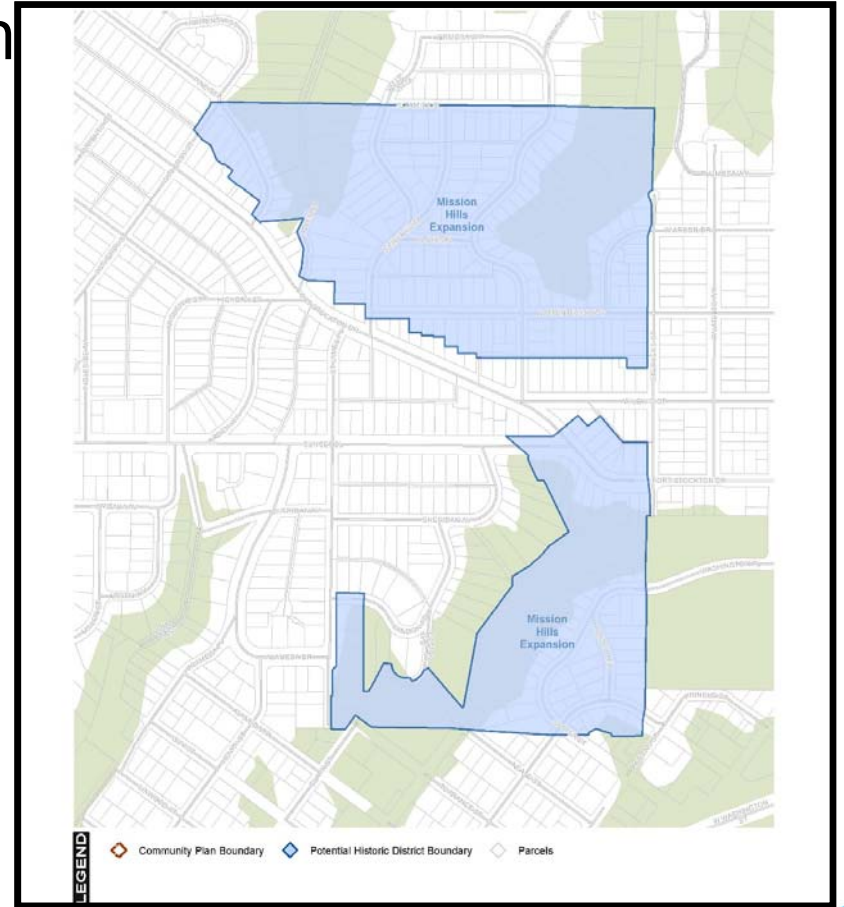
Marston Hills



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

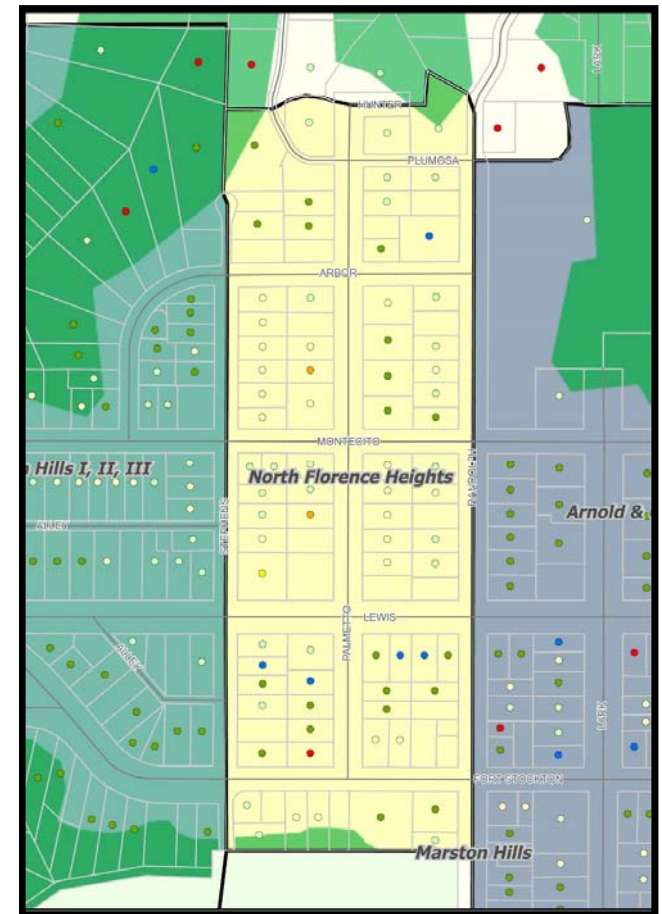
Mission Hills Expansion



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

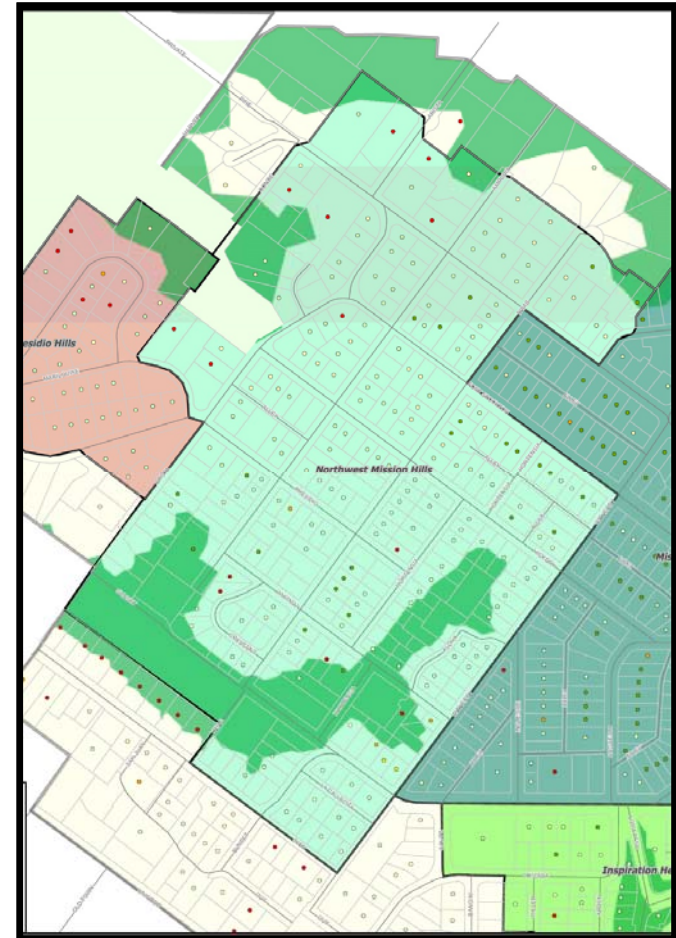
North Florence Heights



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

Northwest Mission Hills



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

Park Boulevard Apartment (West)



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

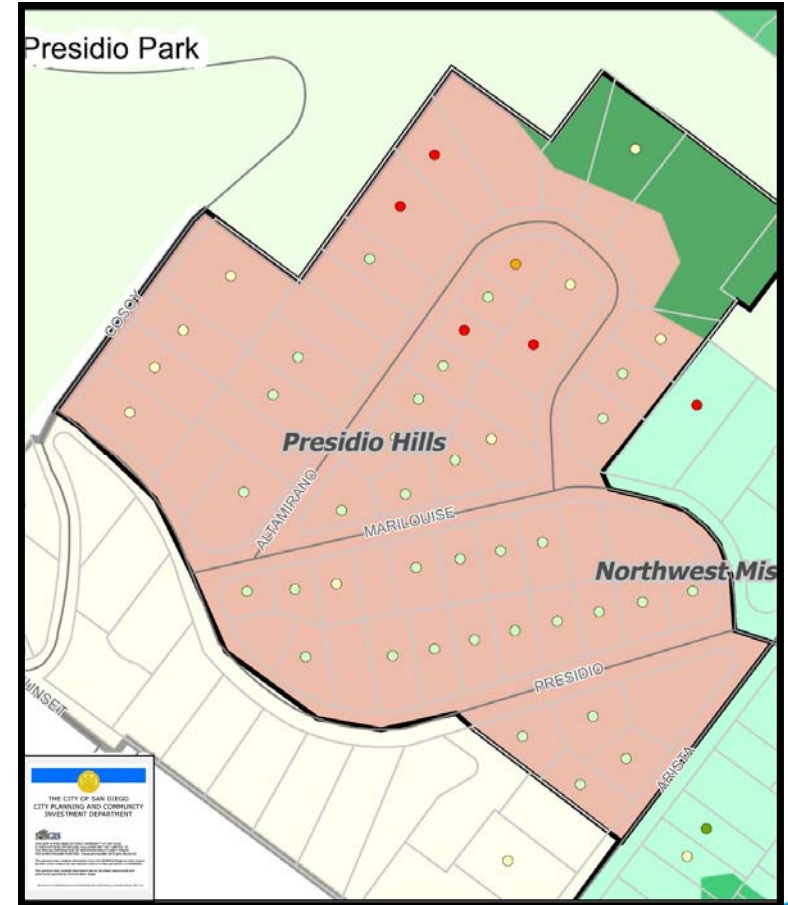
Park Edge North



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

Presidio Hills

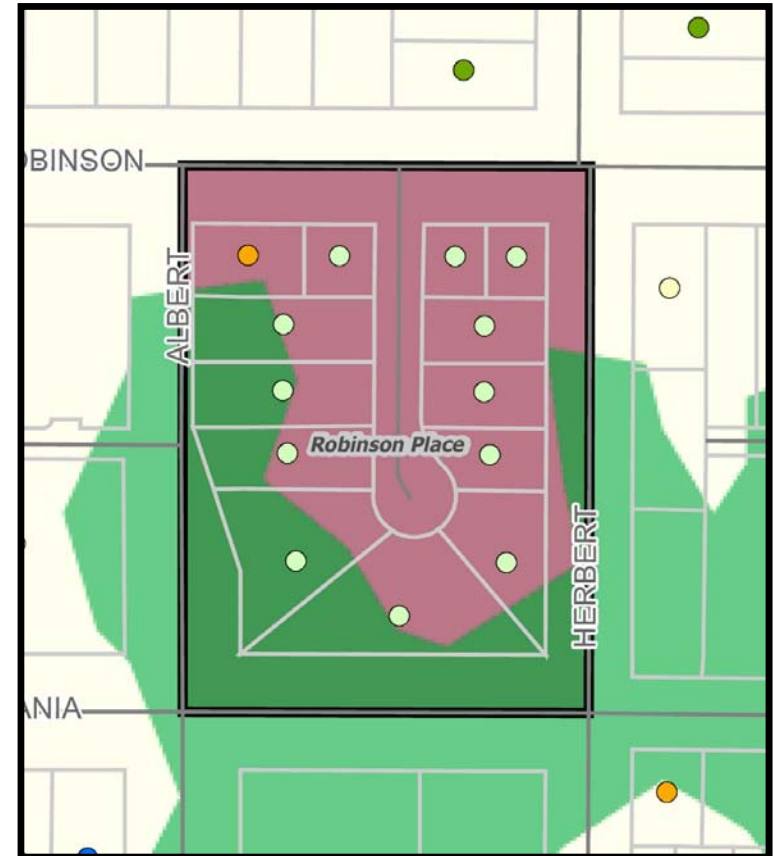




# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

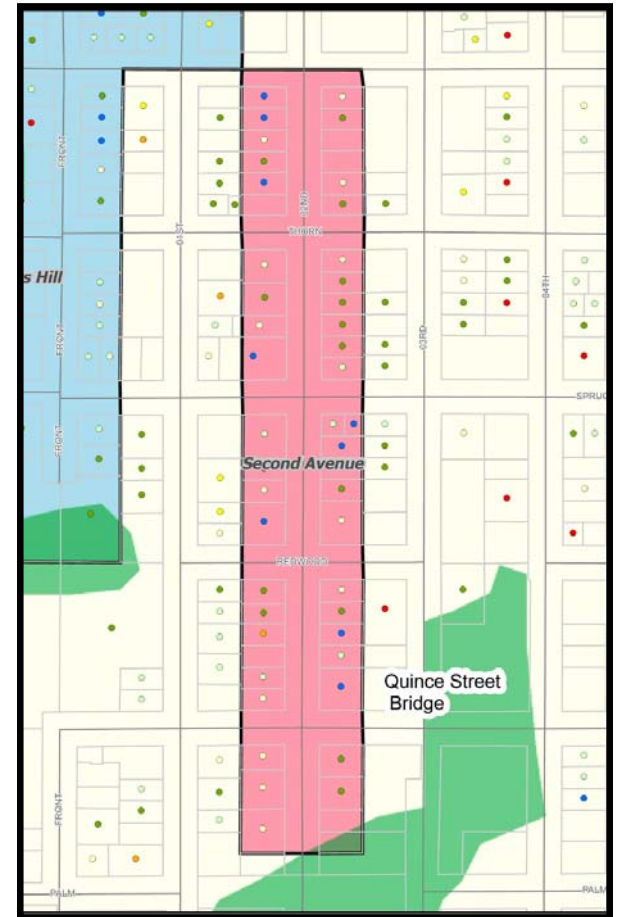
Robinson Place



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

Second Avenue



# Where Will the Interim Protection Measures Be Implemented?

## Potential Historic District Overlay Zone (PHDOZ)

West University Heights

