



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 9, 2017 REPORT NO. HRB-17-052

HEARING DATE: August 24, 2017

SUBJECT: **ITEM #10 – Valle Vista Terrace Historic District (1st Hearing)**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: City of San Diego Planning Department

LOCATION: Various addresses within the intensive survey area boundaries, which includes 89 parcels addressed on Panorama Drive, Cliff Street, and the north side of Adams Avenue between 2060 and 2320 Adams.; North Park Community, Council District 3

DESCRIPTION: Review the Valle Vista Terrace Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

STAFF RECOMMENDATION

At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1907-1942, with or without further direction;
5. Consider the classification of the following 61 properties as Contributing Resources:

St #	Street Name	APN	HRB Site #	Date	Style	Status Code
2112	Adams Avenue	4381622700		1924	Mission Revival	5D1
2120	Adams Avenue	4381622400		1924	Mission Revival	5D1
2128	Adams Avenue	4381622300		1916	Craftsman Bungalow	5D1
2220	Adams Avenue	4381621800		1912	Craftsman Bungalow	5D1
2230	Adams Avenue	4381621500		1914	Craftsman Bungalow	5D1
2242	Adams Avenue	4381621400	362	1914	Craftsman Bungalow	5S1

St #	Street Name	APN	HRB Site #	Date	Style	Status Code
2320	Adams Avenue	4381503700		1912	Craftsman Bungalow	5D1
2203	Cliff Street	4381620300	581	1913	Craftsman Bungalow	5S1
2204	Cliff Street	4381610200		1909	Craftsman Bungalow/Tudor Revival	5D1
2209	Cliff Street	4381620400		1922	Craftsman Bungalow	5D1
2216	Cliff Street	4381610100		1909	Craftsman Bungalow/Tudor Revival	5D1
2219	Cliff Street	4381620500		1921	Craftsman Bungalow	5D1
2225	Cliff Street	4381620600		1921	Craftsman Bungalow	5D1
2229	Cliff Street	4381620700		1923	Mission Revival	5D1
2230	Cliff Street	4381612000	524	1913	Craftsman (Arts & Crafts)	5S1
2232	Cliff Street	4381612200		1924	Mission Revival	5D1
2235	Cliff Street	4381620800		1923	Mission Revival	5D1
2242	Cliff Street	4381612300		1924	Mission Revival	5D1
2252	Cliff Street	4381612400		1924	Mission Revival	5D1
4701	Panorama Drive	4381622800		1923	Mission Revival	5D1
4704	Panorama Drive	4381500400		1909	Mission Revival	5D1
4705	Panorama Drive	4381622600		1923	Mission Revival	5D1
4709	Panorama Drive	4381622500		1927	Spanish Eclectic	5D1
4711	Panorama Drive	4381622200		1926	Tudor Revival	5D1
4712	Panorama Drive	4381500600		1940	Minimal Traditional	5D1
4714	Panorama Drive	4381500700		1911	Craftsman Bungalow	5D1
4715	Panorama Drive	4381620100		1924	Tudor Revival	5D1
4716	Panorama Drive	4381500800		1926	Tudor Revival	5D1
4717	Panorama Drive	4381620200		1923	Mission Revival	5D1
4718	Panorama Drive	4381500900		1926	Spanish Eclectic	5D1
4724	Panorama Drive	4381501100		1915	Craftsman Bungalow	5D1
4727	Panorama Drive	4381610300		1926	Craftsman/Colonial Revival	5D1
4731	Panorama Drive	4381610400		1925	Mission Revival	5D1
4734	Panorama Drive	4381501500		1920	Craftsman Bungalow	5D1
4735	Panorama Drive	4381610600		1923	Mission Revival	5D1
4740	Panorama Drive	4381501800		1926	Spanish Eclectic	5D1
4741	Panorama Drive	4381610900	769	1926	Spanish Eclectic	5S1
4744	Panorama Drive	4381501900		1908	Craftsman (Arts & Crafts)	5D1
4747	Panorama Drive	4381611000	1121	1926	Tudor Revival	5S1
4751	Panorama Drive	4381611100		1935	Spanish Eclectic	5D1
4756	Panorama Drive	4381502300		1942	Custom Ranch	5D1
4760	Panorama Drive	4381502400		1934	Spanish Eclectic	5D1
4762	Panorama Drive	4381502500		1926	Spanish Eclectic	5D1
4769	Panorama Drive	4381611500	1107	1911	Craftsman (Arts & Crafts)	5S1
4770	Panorama Drive	4381502600		1940	Minimal Traditional	5D1
4773	Panorama Drive	4381611700	1016	1926	Spanish Colonial Revival	5S1
4774	Panorama Drive	4381502700	1230	1920	Dutch Colonial Revival	5S1
4775	Panorama Drive	4381611800		1927	Mission Revival	5D1
4776	Panorama Drive	4381502800		1923	Craftsman Bungalow	5D1
4778	Panorama Drive	4381502900		1914	Craftsman (Arts & Crafts)	5D1
4780	Panorama Drive	4381503000	675	1914	Craftsman (Arts & Crafts)	5S1
4781	Panorama Drive	4381612100		1921	Spanish Eclectic	5D1

St #	Street Name	APN	HRB Site #	Date	Style	Status Code
4784	Panorama Drive	4381503200		1926	Spanish Eclectic	5D1
4785	Panorama Drive	4381620900	538	1913	Craftsman Bungalow	5S1
4791	Panorama Drive	4381621100		1912	Craftsman Bungalow	5D1
4792	Panorama Drive	4381503400		1924	Mission Revival	5D1
4793	Panorama Drive	4381621200		1912	Craftsman Bungalow	5D1
4794-4796	Panorama Drive	4381504200		1924	Mission Revival	5D1
4795	Panorama Drive	4381621300		1923	Mission Revival	5D1
4797	Panorama Drive	4381621600		1923	Mission Revival	5D1
4798	Panorama Drive	4381503800		1912	Craftsman (Arts & Crafts)	5D1

6. Consider the classification of the following 28 properties as Non-Contributing Resources:

St #	Street Name	APN	Date	Style	Status Code
	Adams Avenue	4381504100	N/A	Vacant	6Z
2060	Adams Avenue	4381500200	N/A	Vacant	6Z
2138	Adams Avenue	4381622100	1980	No Style	6Z
2154	Adams Avenue	4381622000	c.1956	No Style	6Z
2206	Adams Avenue	4381621900	1926	Spanish Eclectic	6L
2224	Adams Avenue	4381621700	1912	Craftsman Bungalow	6L
4702	Panorama Drive	4381500300	N/A	Vacant	6Z
4706	Panorama Drive	4381500500	1913	Craftsman Bungalow	6L
4720	Panorama Drive	4381501000	1915	No Style	6Z
4726	Panorama Drive	4381501200	1966	Post and Beam	5S3
4730	Panorama Drive	4381501300	1927	Craftsman Bungalow	6L
4732	Panorama Drive	4381501400	1949	Minimal Traditional	6Z
4733	Panorama Drive	4381610500	1923	Spanish Eclectic	6L
4736	Panorama Drive	4381501600	1920	No Style	6Z
4737	Panorama Drive	4381610700	1926	Spanish Eclectic	6L
4738	Panorama Drive	4381501700	2013	Neo-Craftsman	6Z
4739	Panorama Drive	4381610800	1926	Neo-Spanish Eclectic	6Z
4748	Panorama Drive	4381502000	1953	No Style	6Z
4750	Panorama Drive	4381502100	1950	Custom Ranch	6Z
4752	Panorama Drive	4381502200	1948	Custom Ranch	6Z
4755	Panorama Drive	4381611200	1926	Neo-Contemporary	6Z
4761	Panorama Drive	4381611300	1948	Minimal Traditional	6Z
4767	Panorama Drive	4381611400	1926	Spanish Eclectic	6L
4771	Panorama Drive	4381611600	2004	Neo-Spanish Eclectic	6Z
4779	Panorama Drive	4381611900	1921	Custom Ranch	6Z
4782	Panorama Drive	4381503100	1922	Craftsman Bungalow	6L
4788	Panorama Drive	4381503300	1947	Tract Ranch	6Z
4789	Panorama Drive	4381621000	1913	Craftsman Bungalow	6L

7. Find that the nomination is complete based upon this direction, and direct staff to docket the Valle Vista Terrace Historic District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

BACKGROUND

This item to designate the Valle Vista Terrace Historic District is being brought before the Historical Resources Board by the City of San Diego Planning Department consistent with SDMC Section 123.0303 and HRB Policy 4.1 on Establishing Historical Districts, last amended on October 27, 2011 (District Policy). The Valle Vista Terrace Historic District is located in the University Heights neighborhood of North Park, and is comprised of 89 properties along Panorama Drive, Cliff Street, and the north side of Adams Avenue between 2060 and 2320 Adams Avenue, just northeast of the intersection of Park Boulevard and Adams Avenue. The Valle Vista Terrace Historic District was identified in the 2016 North Park Community Plan Area Historic Resources Survey, prepared in support of the comprehensive Community Plan Update (CPU) for North Park.

Historic District Processing

The HRB's District Policy guides the designation of historic districts. The Policy requires that a nomination for a Historic District provide the following: Geographic Boundaries; a Statement of Significance establishing the historical significance of the district under adopted Board criteria; Site Surveys of all properties within the district boundaries (DPR-523 forms); identification of Contributing Sites and Non-contributing Sites; and identification of District Features deemed essential to the maintenance of the district's architectural and/or historic integrity.

In early 2017, staff issued a task order to as-needed planning consultant AECOM to prepare a historic context statement, statement of significance, period of significance and boundary description and justification for the Valle Vista Terrace Historic District (Attachments 1 and 2). The district context statement builds on the context prepared for the 2016 North Park Survey. The district context first presents an overview of the City-wide development history, and then provides a detailed discussion of the development of University Heights and the Valle Vista Terrace district. The statement of significance then evaluates the district within that context against the City's designation criteria, and concludes that the Valle Vista Terrace Historic District is significance under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development; and under HRB Criterion C as a collection of architectural properties that are good examples of several styles dating from 1908-1942. The period of significance identified for the district begins with the subdivision of lots and construction of the first homes in 1907 and ends in 1942, the year that development in the district initially halted, marking the end of the original development of the district and the construction of contributing resources. A complete summary and analysis of the District's significance under the City's designation Criteria is provided in the Analysis section of this report.

The District Policy requires review by the Policy Subcommittee and two hearings by the full HRB. On July 10, 2017 staff presented the Context, Statement of Significance, Period of Significance and Boundary Description and Justification for the Valle Vista Terrace Historic District to the Policy Subcommittee for comment and direction. There was some discussion amongst the Subcommittee members and the public regarding the proposed Period of Significance and whether it should be extended to 1950 for HRB Criterion C. However, there was no consensus on this matter, and the Subcommittee forwarded the nomination on for continued processing. Further discussion of the issue related to the Period of Significance is provided in the Analysis section of this report. Following review by the Policy Subcommittee, staff hosted a workshop on Saturday, July 29th for property owners within the proposed historic district boundary. At the workshop staff presented information on the history of the District and why it is historically significant; the process of designating the District and associated timelines; and how being within a Historic District will affect their property, including the responsibilities and benefits. The workshop was well attended with 22 of the 86 privately owned properties represented. All materials

presented at the workshop were posted to the City's website immediately following the workshop, and all property owners were mailed instructions on how to review the information.

While property owner consent to historic designation is not required by the municipal code, the District Policy requires staff to solicit the level of support and opposition from property owners within the proposed district boundary and provide that information to the Board. Following the property owner workshop, polling slips were mailed to property owners, who were asked to respond by August 15th, either with the provided polling slip or via email. As of the date of this report, staff has received responses from 26 of the 86 private property owners within the district (3 vacant parcels in the district boundary are owned by the City of San Diego). Of the 26 responses, 18 are in support of the district designation (69% of respondents, 21% of total), 6 are opposed (23% of respondents, 7% of total), and 2 are neutral and have no position (8% of respondents, 2% of total). Two of the property owners who stated that they are opposed to the district also stated that they would support designation of the district if the period of significance is extended to 1950. The polling period remains open, and staff will update the Board on the polling results at the August hearing.

The first historic district designation hearing before the HRB is intended to allow the Board to "evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing". At the second hearing, the Board will "hear public testimony on the establishment of the historical district, and take appropriate action." While public noticing is required only for the second hearing when the designation action is taken, staff has notified all property owners 10 business days in advance of the first hearing.

ANALYSIS

The Valle Vista Terrace Historic District nomination provides an expansive discussion of the historic context, statement of significance, period of significance and boundary justification, which are summarized here, along with the methods used to develop the recommendations regarding contributing and non-contributing resources.

Historic Context

The Great Boom of 1885-1888 followed the arrival of transcontinental railroad and ended with a real estate crash. Most real estate transactions during this time involved vacant parcels at inflated prices, with little physical development occurring. It was in this environment that the College Hill Land Association formed in 1886 and purchased 1,600 acres north of Balboa Park with the intent to buy, sell, improve, mortgage and lease the property. It was also their intent to support the establishment of a college on the mesa, reserving land and money for the construction of the college. They named their new subdivision University Heights, formally filing map #558 with the County in August 1888. Improvements were installed, including water main pipes down every street and a steam-powered streetcar line to the college site. But the boom went bust, the streetcar line failed, and development halted. Without a reliable supply of water and transportation to the subdivision, development of University Heights stalled.

Several different streetcar companies came and went at the end of the 19th century, including horse-cars, electric streetcars and cable-cars, each installing their own infrastructure and extending to different parts of the City. The San Diego Railway Company's cable-car was the first to reach the intersection of Park Boulevard and Adams Avenue in 1891, one year before the company was declared insolvent and shut down. It passed through several hands before being acquired by John D. Spreckels San Diego Electric

Railway Company in 1898. That same year, the University Heights stand pipe was opened, providing fresh potable water to University Heights. One year later, the Normal School, a teacher-training college opened. With a reliable source of water and transportation finally available, development in University Heights boomed in the early 1900s.

Promoters established attractions to bring visitors and hopefully buyers to University Heights. At the time the Valle Vista Terrace subdivision was filed, the intersection of Park Boulevard and Adams Avenue was also home to attractions including the Mission Cliff Gardens, Bentley Ostrich Farm, and the San Diego Silk Mill. At the turn of the 20th century, the intersection of Adams Avenue and Park Boulevard was the epicenter of activity in University Heights, at the node of an important transit corridor serving the new subdivisions on the mesa.

So it is in this climate of exciting, booming development in San Diego's emerging streetcar suburb of University Heights that a man by the name of George M. Hawley purchases the land that would become the Valle Vista Terrace subdivision, filing the official subdivision map in 1907. A major selling point of the Valle Vista Terrace Subdivision was its sweeping views of Mission Valley. The outer lots on the promontory were called villa lots, which were larger lots intended for upscale single-family homes. Hawley invested in Valle Vista Terrace and built his personal residence on the northwest villa lot of the subdivision overlooking Mission Valley with a view of the ocean to the west. Completed in 1908, the Hawley residence at 4744 Panorama Drive was the first residence in the new subdivision, and was designed by Master Architects Hebbard & Gill in the Arts & Crafts style. The subdivision grew slowly at first with upscale homes on the villa lots or on multiple lots at the interior of Panorama Drive. Through World War I, there was slow development in the subdivision, and by 1920 there were fewer than 30 houses built in the subdivision. During this time, other prominent designers and builders were contributed to the district, including Master Builder David O. Dryden, who constructed at least 4 houses in the district, and Master Builder Martin V. Melhorn, who constructed at least 15.

As the economy and population grew rapidly in San Diego in the 1920s, and the automobile became a widespread form of transportation, Valle Vista Terrace grew more rapidly, shifting from an exclusive neighborhood of large houses to a denser, middle-class neighborhood. With the demand for affordable middle-class dwellings rising, the smaller lots in the subdivision began filling with cottages, which were frequently designed in the Mission Revival, Spanish Colonial Revival, and Spanish Eclectic styles that were popularized by the Panama-California Exposition. Examples of American Colonial Revival, Tudor Revival, and Dutch Colonial Revival styles also added to the architectural character of the subdivision. Although development slowed through the Great Depression in the 1930s, a few houses in the Minimal Traditional and Custom Ranch styles were built by the early 1940s. No new houses were built in Valle Vista Terrace between 1942 and 1947 on the few remaining vacant lots, and by 1950, every lot in the subdivision was developed.

Statement of Significance and Period of Significance

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Based upon the historic context, the Valle Vista Terrace Historic District is significant under HRB Criterion A as a resource that exemplifies and reflects special elements of University Heights' historical and architectural development. In regard to historical development, the district is representative of the development of a streetcar suburb along Adams Avenue after San Diego Electric Railway Company's extension of the streetcar line in 1907. Its advantageous location near the transportation and recreational hub of University Heights was an important aspect of its historical development. Additionally, the

subdivision was distinctive for its irregular lots, with a mix of “villa” lots for upscale residences with views overlooking Mission Valley, and smaller lots for more compact development of more modest, middle-class residences. In regard to architectural development, the Valle Vista Terrace Historic District reflects two important periods of residential development in greater North Park. The first period, 1907–1929, is associated with the majority of architectural styles represented in the district, including Craftsman and Revival styles. The second period, 1930–1945, is associated with modern styles, including Minimal Traditional and Ranch styles. In contrast to other streetcar suburbs in San Diego, Valle Vista Terrace’s mixed lot sizes encouraged building of both grand and modest homes with varying degrees of architectural detail and character. The collection of houses reflects these important eras of development.

CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.

The Valle Vista Terrace Historic District is also significant under HRB Criterion C as a collection of architectural properties that are good examples of several architectural styles dating from 1908–1942. The architectural character of Valle Vista Terrace is varied with examples of several different styles that were popular in the early 20th century. The district is dominated by Craftsman/Arts & Crafts/Bungalow, Mission Revival, and Spanish Eclectic houses. Characteristics of Tudor Revival, Dutch Colonial Revival, American Colonial Revival, and other eclectic styles are present in the district. The most recent additions to the district include Minimal Traditional and Custom Ranch houses.

Within University Heights, there are only a few existing and potential historic districts in the entire community. The three other districts that have been identified within the community include the Shirley Ann Place Historic District, Spalding Place Historic District, and Park Boulevard Apartment Historic District. These districts all vary in their historical development and architectural composition. Valle Vista Terrace is distinctive for the collective significance of its contributors as a residential development in University Heights, and a unique example of the architectural development of University Heights because of its location on a promontory with views of Mission Valley, the irregular shapes and sizes of its lots, its mix of grand and modest homes, its orientation surrounding Panorama Drive, its Mexican Fan Palm trees and entrance pillars, and the representative examples of popular early 20th century architectural styles. The degree of integrity exhibited by the district contributors, which together are a substantial concentration of properties with high integrity, also makes it exemplary of an early 20th century streetcar suburb.

The period of significance begins with the subdivision of lots in 1907, which was followed quickly by the completion of the first residence on Panorama Drive in 1908, and ends in 1942, the year that development in the district initially halted, marking the end of the original development of the district and the construction of contributing resources. As noted earlier, there was discussion at the Policy Subcommittee about extending the period of significance for HRB Criterion C through 1950 in order to include 5 properties constructed in the Minimal Traditional and Ranch styles, which are styles that are addressed in the context and significance statement. This is supported by at least three of the five property owners that have homes constructed between 1947 and 1950, two of whom do not support the designation of the district unless the period of significance is extended. However, at the workshop one of the five property owners expressed significant reservations about the designation of the district and how it would impact his property, although he has not yet officially responded to the polling.

The district nomination and Historic Preservation Planning staff recommend ending the period of significance for all criteria at 1942, since this year marked a substantial halt in construction, which did not resume until 1947. When construction did resume in the post-World War II period, only 5 homes were constructed prior to essential build-out in 1950. Extending the period of significance beyond primary build-out of the subdivision and across a substantial cessation of construction to include just five properties –

two of which would likely be non-contributing due to alterations – is not recommended by staff. If the period of significance is extended, the five properties constructed between 1947 and 1950 would need to be re-evaluated to determine appropriate classification.

Boundary Justification

The district boundary includes all of the parcels in the Valle Vista Terrace Subdivision to the west of the Sandrock Grade (now Texas Street) easement as illustrated in San Diego County Recorder Map No. 1081 (see Figure 10), which includes irregularly shaped lots surrounding both sides of the curvilinear loop of Panorama Drive, along Cliff Street, and on the north side of Adams Avenue between its east and west intersections with Panorama Drive. It includes 89 parcels, including 86 houses, and the district boundary encompasses the subdivision that historically contained these houses, as well as right-of-way improvements such as historic sidewalks (including concrete color, texture, scoring, and stamps) and the Mexican Fan Palm trees. The Valle Vista Terrace Historic District consists of 61 contributing buildings, all built between 1908 and 1942, and 28 non-contributing buildings. Based on archival research, historic maps, and the architectural features of the properties, the boundary encompasses the 1907 subdivision and its buildings that are representative of early 20th century residential development and architecture in University Heights.

Classification of Contributing and Non-Contributing Resources

A historic district is comprised of contributing and non-contributing resources – those that convey and contribute to the significance of the district and those that do not. Contributing resources are those resources that were built within the period of significance for the district (the period of time that reflects and captures the district's historic significance) and retain integrity to convey that significance. Non-contributing resources were either built outside of the period of significance, or have been so modified that they no longer retain integrity to convey the significance of the district.

Any property built outside the period of significance is therefore classified by staff as non-contributing. Properties built within the period of significance are evaluated to determine whether or not they maintain the essential character defining features required to retain integrity and convey the significance of the district. The Valle Vista Terrace Historic District's significance lies in its development as a streetcar suburb comprised of varied examples of several different styles that were popular in the early 20th century. Therefore, a resource cannot be so altered that it no longer exhibits the distinctive characteristics required to convey that significance.

Because contributing resources within a district are part of a larger whole and do not need to stand alone as individually significant buildings, modifications (either singular or cumulative) that may not be acceptable on an individually significant resource may be acceptable on a contributing resource. For example, with contributing resources enclosing a porch with glazing and minimal framing and leaving the original framing and structure of the porch intact and evident; or applying Spanish Lace stucco to a building which was stuccoed originally; or replacing one or more windows in the original opening with non-historic aluminum or vinyl windows will typically not result in the inability of the resource to contribute to the overall significance of the district. On the other hand, resources that have undergone significant singular or cumulative minor to moderate modifications, such as a complete porch enclosure that does not leave the original framing intact; or application of stucco cladding to a building that was wood-clad historically; or replacing windows in altered openings, may no longer be eligible as a contributor to the district because the quality and character of the building is impaired to such an extent that the resource no longer conveys the significance of the district.

Staff is recommending that, of the 89 properties within the Valle Vista Terrace Historic District, 61 properties be classified as contributing and 21 properties as non-contributing, which results in 68% (percent) of the resources in the proposed district identified as contributing to the significance of the district (Attachments 3 and 4). Staff is requesting that the Board review all recommendations regarding classification of contributing and non-contributing resources and provide direction regarding any changes to those classifications at the first hearing. This will allow time to make changes to the document and notify property owners of the likely status of their property prior to the second hearing. The decision to designate the district and all identified contributors at the second hearing will require the vote of six Boardmembers, consistent with any designation action.

CONCLUSION

At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1907-1942, with or without further direction;
5. Consider the classification of the 61 properties identified by staff as Contributing Resources;
6. Consider the classification of the 28 properties identified by staff as Non-Contributing Resources; and
7. Find that the nomination is complete based upon this direction, and direct staff to docket the Valle Vista Terrace Historic District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.



Kelley Starco
Senior Planner/HRB Liaison
Planning Department

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Attachments:

1. [Valle Vista Terrace Historic District Record](#)¹ (Digital Only)
2. [Valle Vista Terrace Historic District Figures](#)² (Digital Only)
3. [Valley Vista Terrace Historic District Property Survey Forms](#)³ (Digital Only. In the "Search by Property" Section, Select "Valle Vista Terrace Historic District" from the "District" Drop-Down Menu, Then Click the "Search Property" Button)
4. Valle Vista Terrace Historic District Resource Analysis Spreadsheet

¹http://sandiego.cfwebtools.com/search.cfm?display=districtrecords&dist_id=28&recordnum=5&dpr_id=23909&res_id=17583

² http://sandiego.cfwebtools.com/images/other/extra_17583_28_Valle_Vista_Terrace_Historic_District_Figures.pdf

³ <http://sandiego.cfwebtools.com/search.cfm?display=search>

**VALLE VISTA TERRACE HISTORIC DISTRICT
Resource Analysis Spreadsheet**

STREET NUMBER	STREET NAME	APN	HRB SITE #	STYLE	YEAR BUILT	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	Replacement of Hardscape	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows Replaced in Same Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch with Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing or Structure Lost	Inconsistent Additions and/or Remodeling	NOTES/QUESTIONS	
	Adams Avenue	4381504100		Vacant	N/A	Non-Contributing	6Z																		
2060	Adams Avenue	4381500200		Vacant	N/A	Non-Contributing	6Z																		
2112	Adams Avenue	4381622700		Mission Revival	1924	Contributing	5D1			X					X				X						
2120	Adams Avenue	4381622400		Mission Revival	1924	Contributing	5D1						X	X	X	X									
2128	Adams Avenue	4381622300		Craftsman Bungalow	1916	Contributing	5D1		X							X									
2138	Adams Avenue	4381622100		No Style	1980	Non-Contributing	6Z								X										
2154	Adams Avenue	4381622000		No Style	c.1956	Non-Contributing	6Z																		
2206	Adams Avenue	4381621900		Spanish Eclectic	1926	Non-Contributing	6L						X							X					
2220	Adams Avenue	4381621800		Craftsman Bungalow	1912	Contributing	5D1		X						X		X								
2224	Adams Avenue	4381621700		Craftsman Bungalow	1912	Non-Contributing	6L													X		X			
2230	Adams Avenue	4381621500		Craftsman Bungalow	1914	Contributing	5D1		X										X						
2242	Adams Avenue	4381621400	362	Craftsman Bungalow	1914	Contributing	5S1																		
2320	Adams Avenue	4381503700		Craftsman Bungalow	1912	Contributing	5D1		X																
2203	Cliff Street	4381620300	581	Craftsman Bungalow	1913	Contributing	5S1																		
2204	Cliff Street	4381610200		Bungalow/Tudor Revival	1909	Contributing	5D1									X			X						
2209	Cliff Street	4381620400		Craftsman Bungalow	1922	Contributing	5D1																		
2216	Cliff Street	4381610100		Bungalow/Tudor Revival	1909	Contributing	5D1								X	X			X						
2219	Cliff Street	4381620500		Craftsman Bungalow	1921	Contributing	5D1																		
2225	Cliff Street	4381620600		Craftsman Bungalow	1921	Contributing	5D1																		

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STREET NUMBER	STREET NAME	APN	HRB SITE #	STYLE	YEAR BUILT	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	Replacement of Hardscape	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or more Non-Historic Windows Replaced in Same Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch with Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing or Structure Lost	Inconsistent Additions and/or Remodeling	NOTES/QUESTIONS
2229	Cliff Street	4381620700		Mission Revival	1923	Contributing	5D1												X					
2230	Cliff Street	4381612000	524	Craftsman (Arts & Crafts)	1913	Contributing	5S1												X					
2232	Cliff Street	4381612200		Mission Revival	1924	Contributing	5D1																	
2235	Cliff Street	4381620800		Mission Revival	1923	Contributing	5D1			X					X				X					
2242	Cliff Street	4381612300		Mission Revival	1924	Contributing	5D1																	
2252	Cliff Street	4381612400		Mission Revival	1924	Contributing	5D1																	
4701	Panorama Drive	4381622800		Mission Revival	1923	Contributing	5D1																	
4702	Panorama Drive	4381500300		Vacant	N/A	Non-Contributing	6Z																	
4704	Panorama Drive	4381500400		Mission Revival	1909	Contributing	5D1																	
4705	Panorama Drive	4381622600		Mission Revival	1923	Contributing	5D1																	
4706	Panorama Drive	4381500500		Craftsman Bungalow	1913	Non-Contributing	6L								X				X		X			
4709	Panorama Drive	4381622500		Spanish Eclectic	1927	Contributing	5D1																	
4711	Panorama Drive	4381622200		Tudor Revival	1926	Contributing	5D1																	
4712	Panorama Drive	4381500600		Minimal Traditional	1940	Contributing	5D1						X						X					
4714	Panorama Drive	4381500700		Craftsman Bungalow	1911	Contributing	5D1		X										X					
4715	Panorama Drive	4381620100		Tudor Revival	1924	Contributing	5D1																	
4716	Panorama Drive	4381500800		Tudor Revival	1926	Contributing	5D1								X				X		X			
4717	Panorama Drive	4381620200		Mission Revival	1923	Contributing	5D1																	
4718	Panorama Drive	4381500900		Spanish Eclectic	1926	Contributing	5D1			X														

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4720	Panorama Drive	4381501000		No Style	1915	Non-Contributing	6Z																X		
4724	Panorama Drive	4381501100		Craftsman Bungalow	1915	Contributing	5D1		X						X				X		X				
4726	Panorama Drive	4381501200		Post and Beam	1966	Non-Contributing	5S3																		
4727	Panorama Drive	4381610300		Craftsman/Colonial Revival	1926	Contributing	5D1																		
4730	Panorama Drive	4381501300		Craftsman Bungalow	1927	Non-Contributing	6L			X													X		
4731	Panorama Drive	4381610400		Mission Revival	1925	Contributing	5D1																		
4732	Panorama Drive	4381501400		Minimal Traditional	1949	Non-Contributing	6Z												X						
4733	Panorama Drive	4381610500		Spanish Eclectic	1923	Non-Contributing	6L																		
4734	Panorama Drive	4381501500		Craftsman Bungalow	1920	Contributing	5D1			X									X						
4735	Panorama Drive	4381610600		Mission Revival	1923	Contributing	5D1																		
4736	Panorama Drive	4381501600		No Style	1920	Non-Contributing	6Z												X	X	X		X		
4737	Panorama Drive	4381610700		Spanish Eclectic	1926	Non-Contributing	6L																X		
4738	Panorama Drive	4381501700		Neo-Craftsman	2013	Non-Contributing	6Z																X		
4739	Panorama Drive	4381610800		Neo-Spanish Eclectic	1926	Non-Contributing	6Z																		
4740	Panorama Drive	4381501800		Spanish Eclectic	1926	Contributing	5D1	X	X																
4741	Panorama Drive	4381610900	769	Spanish Eclectic	1926	Contributing	5S1																		
4744	Panorama Drive	4381501900		Craftsman (Arts & Crafts)	1908	Contributing	5D1												X						
4747	Panorama Drive	4381611000	1121	Tudor Revival	1926	Contributing	5S1																		
4748	Panorama Drive	4381502000		No Style	1953	Non-Contributing	6Z												X	X			X		

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4750	Panorama Drive	4381502100		Custom Ranch	1950	Non-Contributing	6Z												X					
4751	Panorama Drive	4381611100		Spanish Eclectic	1935	Contributing	5D1																	
4752	Panorama Drive	4381502200		Custom Ranch	1948	Non-Contributing	6Z														X			
4755	Panorama Drive	4381611200		Neo-Contemporary	1926	Non-Contributing	6Z																	
4756	Panorama Drive	4381502300		Custom Ranch	1942	Contributing	5D1																	
4760	Panorama Drive	4381502400		Spanish Eclectic	1934	Contributing	5D1												X					
4761	Panorama Drive	4381611300		Minimal Traditional	1948	Non-Contributing	6Z																	
4762	Panorama Drive	4381502500		Spanish Eclectic	1926	Contributing	5D1	X		X			X						X					
4767	Panorama Drive	4381611400		Spanish Eclectic	1926	Non-Contributing	6L																	
4769	Panorama Drive	4381611500	1107	Craftsman (Arts & Crafts)	1911	Contributing	5S1																	
4770	Panorama Drive	4381502600		Minimal Traditional	1940	Contributing	5D1		X	X			X											
4771	Panorama Drive	4381611600		Neo-Spanish Eclectic	2004	Non-Contributing	6Z																	
4773	Panorama Drive	4381611700	1016	Spanish Colonial Revival	1926	Contributing	5S1																	
4774	Panorama Drive	4381502700	1230	Dutch Colonial Revival	1920	Contributing	5S1				X	X							X					
4775	Panorama Drive	4381611800		Mission Revival	1927	Contributing	5D1																	
4776	Panorama Drive	4381502800		Craftsman Bungalow	1923	Contributing	5D1		X							X			X					
4778	Panorama Drive	4381502900		Craftsman (Arts & Crafts)	1914	Contributing	5D1								X									
4779	Panorama Drive	4381611900		Custom Ranch	1921	Non-Contributing	6Z																X	Remodeled in 1950 to current Ranch style appearance.
4780	Panorama Drive	4381503000	675	Craftsman (Arts & Crafts)	1914	Contributing	5S1								X				X					

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4781	Panorama Drive	4381612100		Spanish Eclectic	1921	Contributing	5D1																	
4782	Panorama Drive	4381503100		Craftsman Bungalow	1922	Non-Contributing	6L		X										X			X		
4784	Panorama Drive	4381503200		Spanish Eclectic	1926	Contributing	5D1		X						X				X					
4785	Panorama Drive	4381620900	538	Craftsman Bungalow	1913	Contributing	5S1																	
4788	Panorama Drive	4381503300		Tract Ranch	1947	Non-Contributing	6Z												X					
4789	Panorama Drive	4381621000		Craftsman Bungalow	1913	Non-Contributing	6L																	
4791	Panorama Drive	4381621100		Craftsman Bungalow	1912	Contributing	5D1																	
4792	Panorama Drive	4381503400		Mission Revival	1924	Contributing	5D1						X		X									
4793	Panorama Drive	4381621200		Craftsman Bungalow	1912	Contributing	5D1																	
4794-4796	Panorama Drive	4381504200		Mission Revival	1924	Contributing	5D1			X					X									
4795	Panorama Drive	4381621300		Mission Revival	1923	Contributing	5D1																	
4797	Panorama Drive	4381621600		Mission Revival	1923	Contributing	5D1																	
4798	Panorama Drive	4381503800		Craftsman (Arts & Crafts)	1912	Contributing	5D1																	