



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 12, 2017 REPORT NO. HRB-17-066

HEARING DATE: October 26, 2017

SUBJECT: **ITEM #12 – Valle Vista Terrace Historic District (Second 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 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 Historical Context, with or without further direction;
2. Accept the proposed Statement of Significance in regard to HRB Criterion C and the associated Period of Significance of 1907-1950, with or without further direction;
3. Consider the classification of the following 65 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

St #	Street Name	APN	HRB Site #	Date	Style	Status Code
2226	Adams Avenue	4381621700		1926	Craftsman	5D1
2230	Adams Avenue	4381621500		1914	Craftsman Bungalow	5D1
2242	Adams Avenue	4381621400	362	1914	Craftsman Bungalow	5S1
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
4750	Panorama Drive	4381502100		1950	Custom Ranch	5D1
4751	Panorama Drive	4381611100		1935	Spanish Eclectic	5D1
4756	Panorama Drive	4381502300		1942	Custom Ranch	5D1
4760	Panorama Drive	4381502400		1934	Spanish Eclectic	5D1
4761	Panorama Drive	4381611300		1948	Minimal Traditional	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

St #	Street Name	APN	HRB Site #	Date	Style	Status Code
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
4784	Panorama Drive	4381503200		1926	Spanish Eclectic	5D1
4785	Panorama Drive	4381620900	538	1913	Craftsman Bungalow	5S1
4788	Panorama Drive	4381503300		1947	Tract Ranch	5D1
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

4. Consider the classification of the following 25 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
4752	Panorama Drive	4381502200	1948	Custom Ranch	6Z
4755	Panorama Drive	4381611200	1926	Neo-Contemporary	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
4789	Panorama Drive	4381621000	1913	Craftsman Bungalow	6L

*Shares a parcel with 2226 Adams Avenue, which is a contributing resource.

5. 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 review by the Policy Subcommittee and two hearings by the full HRB. 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."

First Hearing

On August 24, 2017 the Board held the first hearing for the Valle Vista Terrace Historic District. The staff report provided for the hearing is included as Attachment 1. At the hearing, several members of the public spoke in favor of extending the period of significance through 1950 to include five additional properties built between 1943 and 1950 as possible contributing resources. In addition, the Save Our Heritage Organisation (SOHO) advocated for classifying the property at 2226 Adams Avenue as contributing, which staff committed to re-evaluating. During Board deliberation, Boardmembers expressed interest in extending the period of significance through 1966 to include a property designed by Master Architect Homer Delawie as a contributing resource. Following extensive discussion of the period of significance, the Board took the following actions:

1. Accepted the proposed Valle Vista Terrace Historic District boundary.
2. Accepted the proposed Statement of Significance and associate Period of Significance of 1907-1942 in regard to Criterion A.
3. Changed the proposed Period of Significance for Criterion C to 1907-1966.
4. Requested additional information regarding the Historic Context and Statement of Significance relative to Criterion C, "looking at it in terms of the historical context, the essential buildout of the Valle Vista Terrace subdivision including its geographical and physical context, its statement of significance relating to the architectural diversity that's

already discussed with maybe a little bit more meat where it is needed on the minimal traditional, the custom ranch and integrating the post and beam discussion.”

The Valle Vista Terrace Historic District nomination presented at the August 24th hearing did not address the development that occurred in the district post-1950, noting only that the district was built-out by this time. The Board’s action to request additional information regarding the post-1950 era and extend the period of significance into this era resulted in a finding that the nomination was not adequate as presented. Since the nomination could not be deemed complete, a second first hearing before the Board is required per the Historic District Policy. The nomination has been revised and is included as Attachments 2, 3 and 4. At the second first hearing, the Board will be reviewing the adequacy only of those portions of the nomination deemed inadequate at the first hearing – the historic context and the statement of significance and period of significance related to Criterion C. If the information submitted in the revised nomination is found adequate at the October hearing, a second noticed public hearing shall be scheduled for the November 16, 2017 meeting of the HRB.

ANALYSIS

Staff Response to Board Direction

Based upon direction given by the Board at the August hearing, staff has revised the historic context to provide new information about the history and development of the Valle Vista Terrace Historic District post-1950. This information was added to the end of the “Valle Vista Terrace” section of the historic context. The context now notes that, “A few buildings were constructed in the post-1950 period. These included 4748 Panorama Drive, a single family home constructed in 1953 at the northeast portion of the Hawley estate; 2154 Adams Avenue, a multi-unit Modernist building constructed in 1956, which replaced a single family home; and 4726 Panorama Drive, a single family Post-and-Beam style home designed by Master Architect Homer Delawie, which replaced a garage structure associated with the existing home to the south... More recent changes to the district include the addition of 2138 Adams Avenue in 1980, which is constructed on a vacant portion of a previously developed lot; cosmetic renovations; and the construction of two new houses in the 21st century.”

In regard to the statement of significance and period of significance related to Criterion C, staff has revised the nomination to include resources constructed through 1950. However, staff cannot support or recommend modifying the statement of significance and extending the period of significance to 1966 to include the one potentially significant resource constructed between 1951 and 1966.

The most detailed guidance on establishing a period of significance for a suburban historic district comes from the National Park Service’s bulletin titled “Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places”¹ which states, “Period of significance is the span of time when a historic property was associated with important events, activities, persons, cultural groups, and land uses, or attained important physical qualities or characteristics.” The guidelines discuss how a period of significance may be defined under different National Register designation criteria. While the City of San Diego’s designation criteria are similar, there are subtle differences particularly in regard to the respective Criteria “A”, so this aspect of the guidance is less relevant. However, the guidelines go on to state, “To determine an appropriate

¹ <https://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>

closing date for the period of significance, several questions should be answered: What factors (e.g. early plat, deed restrictions, availability of financing) defined the neighborhood's social history and physical character during its early development? How long did these factors continue to influence the character or social history of the district? Are the more recently constructed dwellings of the district, by their location, size, scale, and style, consistent with the suburb's overall historic plan and earlier housing? To what extent do the dwellings, by their architectural style or landscape design, contribute to the historic character of the district? To what extent do they reflect later patterns of suburban development or community history and to what extent are these patterns important?"

In evaluating the Board's recommendation to extend the Period of Significance for Criterion C through 1966, staff considered the development history of Valle Vista Terrace and the guidance of the National Park Service. The South Park Historic District is significant under HRB Criterion as an eclectic mix of architectural styles and building forms reflecting both high-style and vernacular architecture afforded by residents during the early 20th century boom in San Diego. While varied, the predominant architectural styles in Valle Vista Terrace are Craftsman, Spanish Eclectic, and Revival, with some early Modernist styles such as Minimal Traditional and Ranch. By 1950, all vacant lots in the district had been developed. The three buildings constructed between 1951 and 1966 were either constructed on a remnant of a larger estate (4748 Panorama, constructed in 1953), or replaced existing structures. The property at 2154 Adams Avenue, a multi-unit Modernist building constructed in 1956, replaced an existing single family home; and 4726 Panorama Drive, a single family Post-and-Beam style home designed by Master Architect Homer Delawie replaced a garage structure associated with the existing home to the south. While the Delawie-designed home may be significant as an individual resource due to its association with the Master Architect, it does not relate to the tract's development as a streetcar suburb, nor its overall architectural character, which is dominated by early 20th century styles with a few Minimal Traditional and early Ranch buildings. Additionally, the building was not constructed on a vacant lot, but rather replaced a garage structure in a partial redevelopment of an existing developed property. Therefore, extending the period of significance past the development of all vacant lots in 1950 to include a potentially individually significant resource constructed 16 years later that does not relate to the architectural character of the district is not appropriate, and staff recommends ending the period of significance for HRB Criterion C at 1950.

Lastly, after revising the Statement of Significance and Period of Significance for HRB Criterion C, staff re-evaluated the 5 properties constructed between 1943 and 1950 to determine whether or not they contribute to the District's significance under Criterion C. Staff has determined that three properties – 4750 Panorama Drive, 4761 Panorama Drive and 4788 Panorama Drive contribute to the District's significance under Criterion C, and 4732 Panorama Drive and 4752 Panorama Drive do not. Additionally, although not addressed in the Board's motion, staff re-evaluated the property at 2226 Adams Avenue, and have concluded that the resource does contribute to the significance of the district. Because the property shares a parcel with a non-contributing resource to the front of the lot (2224 Adams Avenue), a separate survey record was created for 2226 Adams Avenue. The survey forms for these properties have been updated accordingly, and the revised classifications are reflected in the updated Valle Vista Terrace Historic District Resource Analysis Spreadsheet provided as Attachment 5 and the updated Valle Vista Terrace Historic District Map provided as Attachment 6.

Historic Context

At the August 24th hearing the Board found the majority of the historic context adequate, requesting only additional information regarding development in the post-1950 period. This has been added, as detailed in the “Staff Response to Board Direction” section above.

Statement of Significance and Period of Significance

At the August 24th hearing the Board found the Statement of Significance and Period of Significance for Criterion A adequate, so this discussion will focus only on Criterion C.

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 significant under HRB Criterion C as a collection of architectural properties that are good examples of several architectural styles dating from 1908–1950. 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, and its Mexican Fan Palm trees, 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 for Criterion C 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 1950, the year that the last contributing property in the district was constructed, marking the end of the original development of vacant lots in the district and the construction of contributing resources.

Classification of Contributing and Non-Contributing Resources

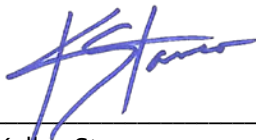
A historic district is comprised of contributing and non-contributing resources – those that convey and contribute to the significance of the district and those that do not. Contributing resources are those resources that were built within the period of significance for the district (the period of time 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.

Staff is recommending that, of the 89 properties within the Valle Vista Terrace Historic District, 65 properties be classified as contributing and 25 properties as non-contributing, which results in 73% (percent) of the resources in the proposed district identified as contributing to the significance of the district (Attachments 4 and 5). 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 Historical Context, with or without further direction;
2. Accept the proposed Statement of Significance in regard to HRB Criterion C and the associated Period of Significance of 1907-1950, with or without further direction;
3. Consider the classification of the 65 properties identified by staff as Contributing Resources;
4. Consider the classification of the 25 properties identified by staff as Non-Contributing Resources; and
5. 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 Stanco
Senior Planner
Planning Department

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- Attachments:
1. [Staff Report HRB-17-052](#) (Digital Only)
 2. [Valle Vista Terrace Historic District Record](#)² (Digital Only)
 3. [Valle Vista Terrace Historic District Figures](#)³ (Digital Only)
 4. [Valle Vista Terrace Historic District Property Survey Forms](#)⁴ (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)
 5. Valle Vista Terrace Historic District Resource Analysis Spreadsheet
 6. Valle Vista Terrace Historic District Map

²http://sandiego.cfwebtools.com/search.cfm?display=districtrecords&dist_id=28&recordnum=5&dpr_id=23909&res_id=17583

³http://sandiego.cfwebtools.com/images/other/extra_17583_28_Valle_Vista_Terrace_Historic_District_Figures_20171011.pdf

⁴ <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	BUILDER	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
		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		
2226	Adams Avenue	4381621700		Craftsman Bungalow	1926	Contributing	5D1																		
2230	Adams Avenue	4381621500		Craftsman Bungalow	1914	Contributing	5D1	David O. Dryden		X											X				
2242	Adams Avenue	4381621400	362	Craftsman Bungalow	1914	Contributing	5S1	David O. Dryden																	
2320	Adams Avenue	4381503700		Craftsman Bungalow	1912	Contributing	5D1		X																
2203	Cliff Street	4381620300	581	Craftsman Bungalow	1913	Contributing	5S1	David O. Dryden																	
2204	Cliff Street	4381610200		Craftsman Bungalow/Tu	1909	Contributing	5D1										X			X					
2209	Cliff Street	4381620400		Craftsman Bungalow	1922	Contributing	5D1																		
2216	Cliff Street	4381610100		Craftsman Bungalow/Tu	1909	Contributing	5D1									X	X			X					
2219	Cliff Street	4381620500		Craftsman Bungalow	1921	Contributing	5D1	Martin V. Melhorn																	
2225	Cliff Street	4381620600		Craftsman Bungalow	1921	Contributing	5D1	Martin V. Melhorn																	
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	Martin V. Melhorn																	

**VALLE VISTA TERRACE HISTORIC DISTRICT
RESOURCE ANALYSIS SPREADSHEET**

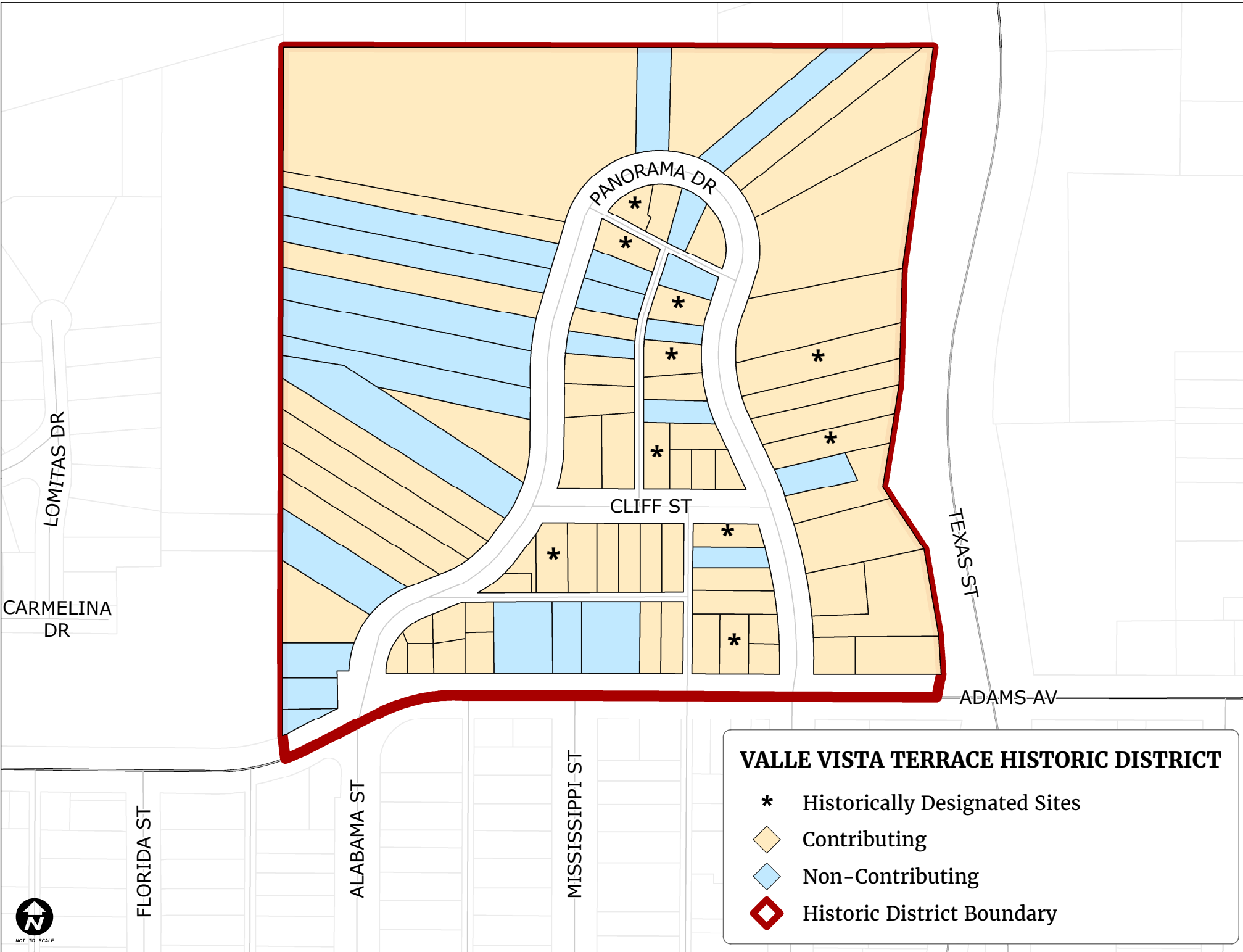
STREET NUMBER	STREET NAME	APN	HRB SITE #	STYLE	YEAR BUILT	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	BUILDER	Non-Historic Awnings	Landscape Features & Overgrowth	Replacement of Hardscape	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or more Non-Historic 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
2235	Cliff Street	4381620800		Mission Revival	1923	Contributing	5D1				X					X				X					
2242	Cliff Street	4381612300		Mission Revival	1924	Contributing	5D1	Martin V. Melhorn																	
2252	Cliff Street	4381612400		Mission Revival	1924	Contributing	5D1	Martin V. Melhorn																	
4701	Panorama Drive	4381622800		Mission Revival	1923	Contributing	5D1	Martin V. Melhorn																	
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	Martin V. Melhorn																	
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					
4717	Panorama Drive	4381620200		Mission Revival	1923	Contributing	5D1																		
4718	Panorama Drive	4381500900		Spanish Eclectic	1926	Contributing	5D1				X														
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	Allyn C... Bldg Co			X													X	
4731	Panorama Drive	4381610400		Mission Revival	1925	Contributing	5D1																		
4732	Panorama Drive	4381501400		Minimal Traditional	1949	Non-Contributing	6Z														X				

**VALLE VISTA TERRACE HISTORIC DISTRICT
RESOURCE ANALYSIS SPREADSHEET**

STREET NUMBER	STREET NAME	APN	HRB SITE #	STYLE	YEAR BUILT	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	BUILDER	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	
4733	Panorama Drive	4381610500		Spanish Eclectic	1923	Non-Contributing	6L	Martin V. Melhorn																		
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	Martin V. Melhorn																	X	
4739	Panorama Drive	4381610800		Neo-Spanish Eclectic	1926	Non-Contributing	6Z																			
4740	Panorama Drive	4381501800		Spanish Eclectic	1926	Contributing	5D1	H.M. Russell	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	Harry Wilder																		
4748	Panorama Drive	4381502000		No Style	1953	Non-Contributing	6Z	Elmer Englestead													X	X			X	
4750	Panorama Drive	4381502100		Custom Ranch	1950	Contributing	5D1	Albert Westover												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-Contemporar	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	Contributing	5D1	Jackson and Scott																		
4762	Panorama Drive	4381502500		Spanish Eclectic	1926	Contributing	5D1		X		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	M.P. Kellogg																		
4770	Panorama Drive	4381502600		Minimal Traditional	1940	Contributing	5D1			X	X			X												

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RESOURCE ANALYSIS SPREADSHEET**

STREET NUMBER	STREET NAME	APN	HRB SITE #	STYLE	YEAR BUILT	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	BUILDER	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
4771	Panorama Drive	4381611600		Neo-Spanish Eclectic	2004	Non-Contributing	6Z	A.L. Dennstedt																	
4773	Panorama Drive	4381611700	1016	Spanish Colonial	1926	Contributing	5S1	Louis Quayle																	
4774	Panorama Drive	4381502700	1230	Dutch Colonial	1920	Contributing	5S1	Martin V. Melhorn			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	
4780	Panorama Drive	4381503000	675	Craftsman (Arts & Crafts)	1914	Contributing	5S1	David O. Dryden								X				X					
4781	Panorama Drive	4381612100		Spanish Eclectic	1921	Contributing	5D1	Martin V. Melhorn																	
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	Richard S. Woods																	
4788	Panorama Drive	4381503300		Tract Ranch	1947	Contributing	5D1													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	Martin V. Melhorn						X		X									
4793	Panorama Drive	4381621200		Craftsman Bungalow	1912	Contributing	5D1																		
4794-4796	Panorama Drive	4381504200		Mission Revival	1924	Contributing	5D1	Martin V. Melhorn			X					X									
4795	Panorama Drive	4381621300		Mission Revival	1923	Contributing	5D1	Martin V. Melhorn																	
4797	Panorama Drive	4381621600		Mission Revival	1923	Contributing	5D1	Martin V. Melhorn																	
4798	Panorama Drive	4381503800		Craftsman (Arts & Crafts)	1912	Contributing	5D1																		



NOT TO SCALE