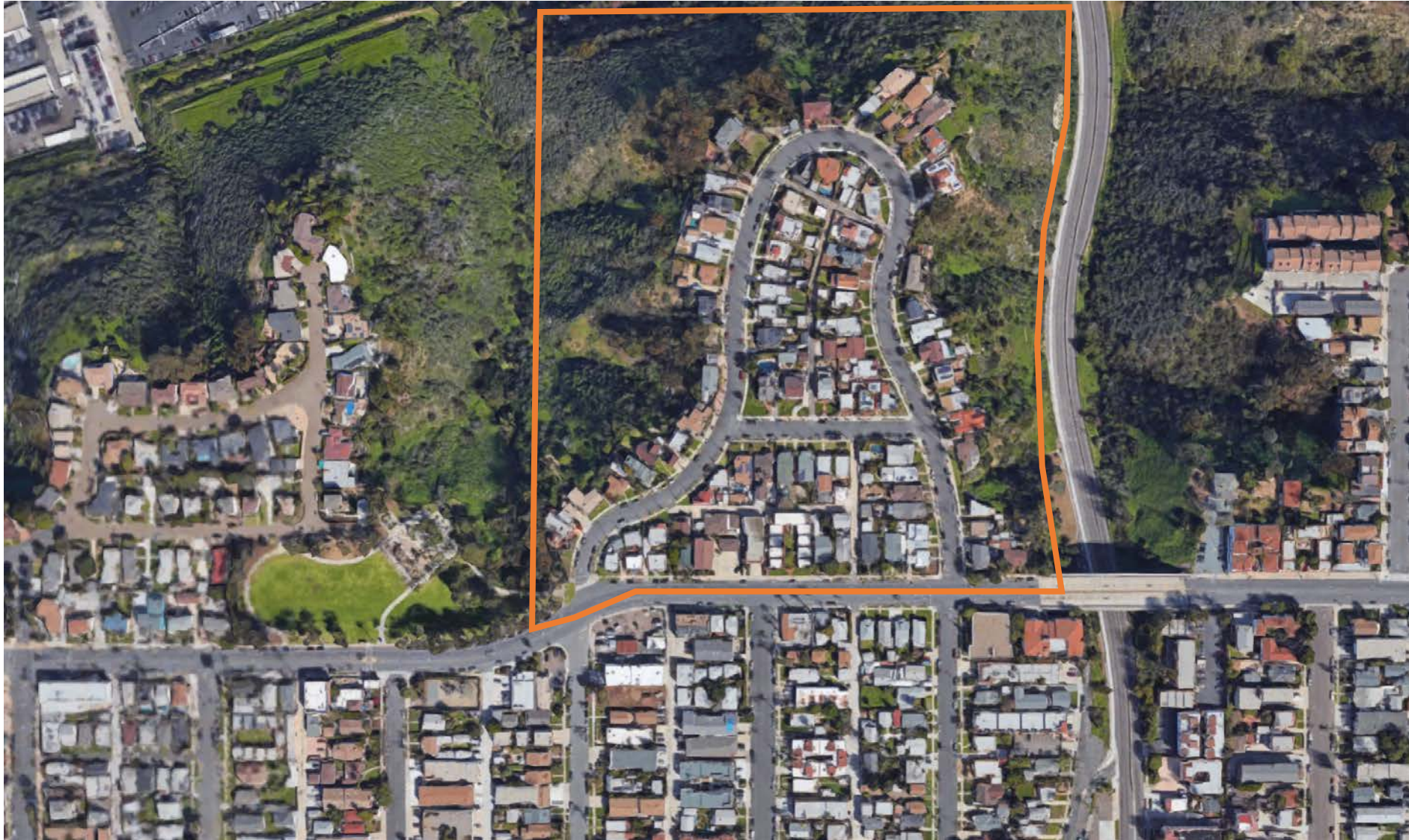


Planning Department

Valle Vista Terrace Historic District Second 1st HRB Hearing

October 26, 2017



Process to Date



☒ HRB Policy Subcommittee July 10, 2017

☒ Property Owner Workshop July 29, 2017

☒ Property Owner Polling July 30th – August 15th 2017

Polled Property Owners to Determine Level of Support

- 47 of 86 Responded (55%)
- 34 Support (72% of Respondents, 40% of Total)
- 9 Oppose (19% of Respondents, 10% of Total)
- 4 Neutral (9% of Respondents, 5% of Total)

☐ First Hearing August 24, 2017

- Portions of the Nomination Incomplete and Returned for Revision

First HRB Hearing

August 24, 2017

- At the First Hearing the Board Took the Following Actions:
 - Accepted the District Boundary;
 - Accepted the Proposed Statement of Significance and Period of Significance of 1907-1942 in Regard to Criterion A;
 - Changed the Proposed Period of Significance for Criterion C to 1907-1966; and
 - 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 Build-Out 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 But More Meat Where it is Needed on the Minimal Traditional, the Custom Ranch, and Integrating the Post and Beam Discussion.”

Staff Response to Board Direction

Context, Statement of Significance and Period of Significance

- Revised the Context:
 - Nomination Now Includes a Discussion of the History and Development of the District in the Post-1950 Period.

Staff Response to Board Direction

Context, Statement of Significance and Period of Significance

- Revised the Statement of Significance and Period of Significance in Regard to Criterion C:
 - Staff Cannot Recommend Extending Period of Significance Through 1966.
 - Development Post-1950 Involved Complete or Partial Redevelopment of Developed Parcels.
 - Development Post-1950 Does Not Relate to the Tract's Development as a Streetcar Suburb or its Architectural Character.
 - Statement of Significance and Period of Significance Has Been Revised to 1907-1950 to Capture Build-Out of All Vacant Parcels.

Staff Response to Board Direction

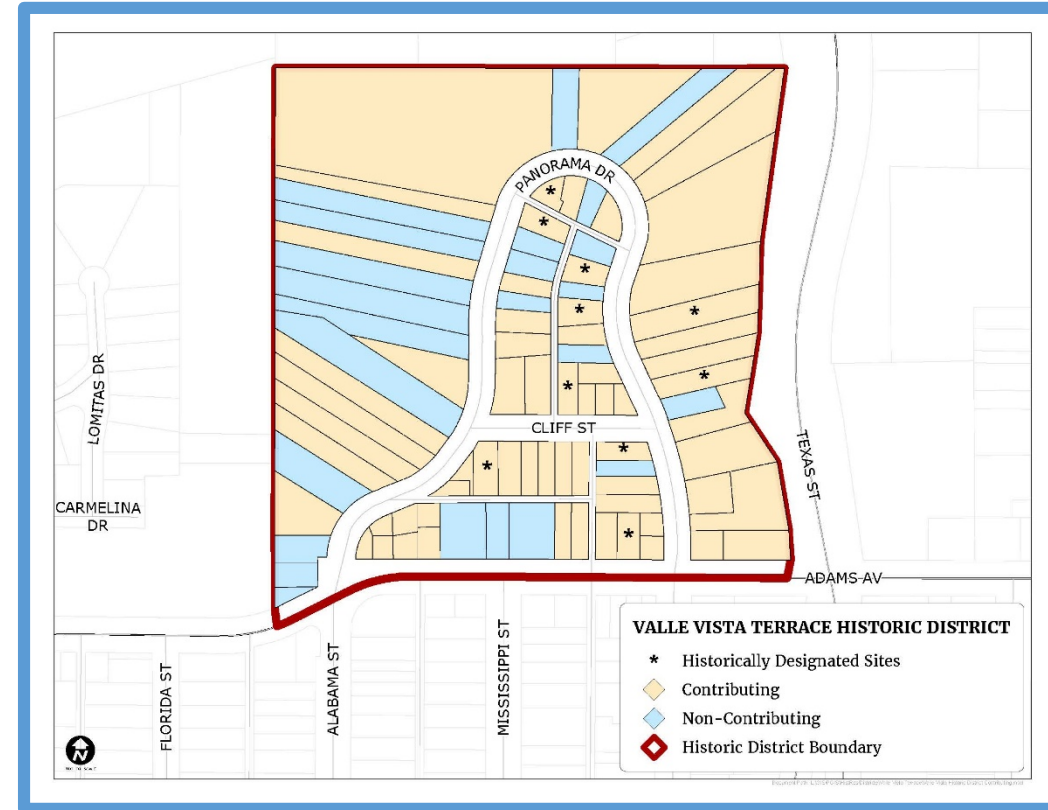
Contributing and Non-Contributing Resources

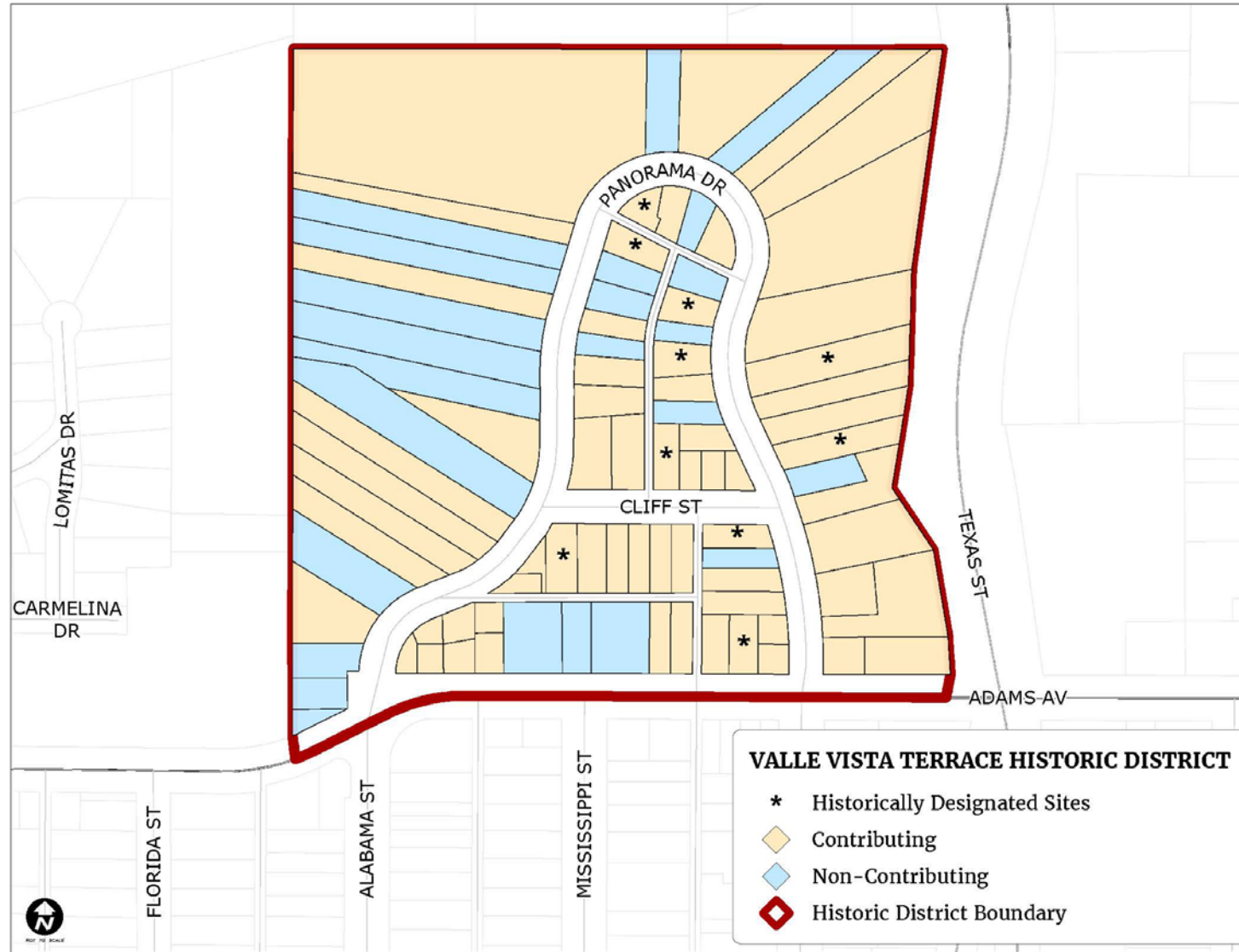
- Re-Evaluated 5 Properties Constructed Between 1943-1950
 - 3 Properties Reclassified as Contributing
- Re-Evaluated 2226 Adams Avenue (Located Behind 2224 Adams Avenue)
 - Re-Classified as Contributing and Created Separate Record

History and Significance of Valle Vista Terrace

Significant Under HRB Criterion C

- Exhibits Varied Early 20th Century Architectural Styles in Both Upper and Working Class Expressions:
 - Craftsman
 - Mission/Spanish Revival
 - Tudor Revival
 - Dutch Colonial Revival
- One of Very Few Intact Districts in University Heights that Reflects These Historical Trends.
- Period of Significance 1907-1950





Staff Recommendation

1. Accept the Proposed Historical Context, with or without Further Direction;
2. Accept the proposed Statement of Significance, in Regard to Criterion C and the Associated Period of Significance of 1907-1950, with or without Further Direction;
3. Consider the classification of 65 properties as Contributing Resources, as identified in the Staff Report
4. Consider the classification of 25 properties as Non-Contributing Resources, as identified in the Staff Report
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.

Public Requests to Reclassify to Contributing



2206 Adams Avenue
Mission Revival Bungalow Court, 1926
Staff Recommendation: Non-Contributing Due to Window Replacements in Altered Openings

Public Requests to Reclassify to Contributing



4737 Panorama Drive

Spanish Eclectic, 1926

**Staff Recommendation: Non-Contributing Due to Addition of
Shed Roof Cover Over Historically Open Porch**