



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: November 2, 2017 REPORT NO. HRB-17-073

HEARING DATE: November 16, 2017

SUBJECT: **ITEM #13 – Valle Vista Terrace Historic District (2nd 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; consider the level of owner support for the establishment of the district; and designate the Valle Vista Terrace Historic District with identified contributing and non-contributing resources, or do not designate the Valle Vista Terrace Historic District.

STAFF RECOMMENDATION

At this time, staff recommends that the Board:

1. Designate the Valle Vista Terrace Historic District under HRB Criterion A with a period of significance of 1907-1942 as a special element of University Heights' historical and architectural development.
2. Designate the Valle Vista Terrace Historic District under HRB Criterion C with a period of significance of 1907-1950 as a collection of architectural properties that are good examples of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions.
3. Designate the following 66 properties as Contributing Resources under HRB Criterion F, as detailed in the Draft Resolution (Attachment 1):

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
2206	Adams Avenue	4381621900		1926	Spanish Eclectic	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
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
4737	Panorama Drive	4381610700		1926	Spanish Eclectic	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. Classify the following 24 properties as Non-Contributing Resources, as detailed in the Draft Resolution (Attachment 1):

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
2224	Adams Avenue*	4381621700	1912	Craftsman Bungalow	6L
2242	Cliff Street	4381612300	1924	Mission Revival	6Z
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
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.

This recommendation is based on the following findings:

1. The Valle Vista Terrace Historic District is significant under HRB Criterion A as a special element of the City and University Heights' historical and architectural development. Specifically, 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. The degree of integrity exhibited by the district contributors makes it one of the best unified examples of an early 20th century streetcar suburb in the community. 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 as a streetcar suburb.
2. The Valle Vista Terrace Historic District is significant under HRB Criterion C as a resource that embodies the distinctive characteristics of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions. Specifically, Valle Vista Terrace is distinctive for the collective significance of its contributors as a unique example of the residential architectural development of University Heights due to 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 the representative examples of popular early 20th century architectural styles. 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.

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 parcels, including 87 buildings and 3 vacant parcels, 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 district is located 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.

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 2. 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."

Second First Hearing

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 was required per the Historic District Policy. This hearing occurred on October 26, 2017, and the staff report provided for the hearing is included as Attachment 3. Following extensive discussion of the revised nomination and the classification of the properties within the district, the Board took the following actions:

1. Accepted the proposed Valle Vista Terrace Historic District context without further direction.
2. Accepted the proposed Statement of Significance in regard to Criterion C and the associated Period of Significance of 1907-1950 without further direction.
3. Reclassified the property at 2206 Adams Avenue from Non-Contributing to Contributing.
4. Reclassified the property at 4737 Panorama Drive from Non-Contributing to Contributing.
5. Reclassified the property at 2242 Cliff Street from Contributing to Non-Contributing.
6. Accepted the classification of the remaining properties as recommended by staff.

ANALYSIS

Staff Response to Board Direction

Based upon direction given by the Board at the October hearing, staff has revised the district nomination, district map, and survey forms for 2206 Adams Avenue, 4737 Adams Avenue and 2242 Cliff Street to reflect their new classifications (Attachments 4, 5, 6, 7 and 8).

Historical Significance of the Valle Vista Terrace Historic District

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 streetcar suburb development in University Heights, and a unique example of the architectural development of University Heights. 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 the City and University Heights' historical and architectural development; and HRB Criterion C as a collection of architectural properties that are good examples of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions, as follows:

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.

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. The period of significance for Criterion A 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 as a streetcar suburb.

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 in both upper and working class expressions. 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.

Valle Vista Terrace is distinctive for the collective significance of its contributors as a unique example of the residential architectural development of University Heights due to 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 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 parcels and 90 resources within the Valle Vista Terrace Historic District, 66 properties be classified as contributing and 24 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.

Property Owner Support

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, self-addressed stamped polling cards were mailed to property owners, who were asked to respond by August 15th. As of the date of this staff report, staff has received responses from 47 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 47 responses, 36 are in support of the district designation (77% of respondents, 42% of total), 7 are opposed (15% of respondents, 8% of total), and 4 are neutral and have no position (9% of respondents, 5% of total).

CONCLUSION

At this time, staff recommends that the Board:

1. Designate the Valle Vista Terrace Historic District under HRB Criterion A with a period of significance of 1907-1942 as a special element of University Heights’ historical and architectural development.

2. Designate the Valle Vista Terrace Historic District under HRB Criterion C with a period of significance of 1907-1950 as a collection of architectural properties that are good examples of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions.
3. Designate the 66 Contributing Resources identified in the Draft Resolution (Attachment 1) under HRB Criterion F.
4. Classify the 24 properties identified in the Draft Resolution (Attachment 1) as Non-Contributing Resources to the District.



Kelley Stanco
Senior Planner
Planning Department

KS

Attachments:

1. Draft Resolution
2. [Staff Report HRB-17-052](#) *(Digital Only)*
3. [Staff Report HRB-17-066](#) *(Digital Only)*
4. [Valle Vista Terrace Historic District Record](#)¹ *(Digital Only)*
5. [Valle Vista Terrace Historic District Figures](#)² *(Digital Only)*
6. [Valle 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)*
7. Valle Vista Terrace Historic District Resource Analysis Spreadsheet
8. Valle Vista Terrace Historic District Map

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

²http://sandiego.cfwebtools.com/images/other/extra_17583_28_Valle_Vista_Terrace_Historic_District_Figures_20171027.pdf

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

RESOLUTION NUMBER R-171116XX
ADOPTED ON 11/16/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on November 16, 2017 to consider the historical designation of the **Valle Vista Terrace Historic District** (with various property owners as identified in the tables below) **located at various addresses within the Historic District boundaries**, which includes the 89 parcels addressed on Panorama Drive, Cliff Street, and the north side of Adams Avenue between 2060 and 2320 Adams, as identified in the tables below; in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historic district nomination prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the historic district and heard public testimony presented at the hearing; and

WHEREAS, the Valle Vista Terrace Historic District would be added to the Register of Designated Historical Resources as **Site No. XXXX**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site, for both contributing and non-contributing resources.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Valle Vista Terrace Historic District on the following findings, which are further supported by the information in the staff report, the historical district nomination, and written and oral evidence presented at the designation hearing:

(1) The Valle Vista Terrace Historic District is significant under HRB Criterion A as a special element of the City and University Heights' historical and architectural development. Specifically, 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. The degree of integrity exhibited by the district contributors makes it one of the best unified examples of an early 20th century streetcar suburb in the community. 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 as a streetcar suburb.

(2) The Valle Vista Terrace Historic District is significant under HRB Criterion C as a resource that embodies the distinctive characteristics of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions. Specifically, Valle Vista Terrace is distinctive for the collective significance of its contributors as a unique example of the residential architectural development of University Heights due to 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 the representative examples of popular early 20th century architectural styles. 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.

BE IT FURTHER RESOLVED, that the following 66 resources have been identified as Contributing Resources to the Valle Vista Terrace Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
XXXX-01	2112	Adams Avenue	4381622700	BLK O*POR*	EIFLER RYAN K & WILLETTE MICHELLE 2112 ADAMS AVE SAN DIEGO CA 92116	5D1
XXXX-02	2120	Adams Avenue	4381622400	BLK O*LOTS 37 & 38*POR*	TIDEY SUSAN M (DP) & ALLEN FAYE (DP) 2120 ADAMS AVE SAN DIEGO CA 92116	5D1
XXXX-03	2128	Adams Avenue	4381622300	BLK O*LOTS 35 & 36*/EXC NLY 52 FT/*	BRODERICK JOHN LIVING TRUST 11-13-06 2128 ADAMS AVE SAN DIEGO CA 92116	5D1
XXXX-04	2206	Adams Avenue	4381621900	BLK O*LOTS 25 THRU 28*	LEKTORICH FAMILY 2006 TRUST 06-30-06 1517 10TH ST CORONADO CA 92118	5D1
XXXX-05	2220	Adams Avenue	4381621800	BLK O*LOT 24*W 1/2 LOT 23 & ALL*	BISCONTI LOUIS&MARY E TRUST 08-22-14 2220 ADAMS AVE SAN DIEGO CA 92116	5D1
XXXX-06	2226	Adams Avenue	4381621700	BLK O*LOT 23*LOT 22 & E 1/2*	A K R FAMILY TRUST 12-30-91 6424 AVENIDA CRESTA LA JOLLA CA 92037	5D1
XXXX-07	2230	Adams Avenue	4381621500	BLK O*LOTS 18 THRU 21*W 50 FT*	DURFEE JESSE L TRUST 11-13-00 2230 ADAMS AVE SAN DIEGO CA 92116	5D1
362; XXXX-08	2242	Adams Avenue	4381621400	BLK O*LOTS 18 TO 21*E 50 FT OF W 100 FT*	EPPERLY FAMILY 2006 TRUST 07-19-06 2242 ADAMS AVE SAN DIEGO CA 92116	5S1; 5D1
XXXX-09	2320	Adams Avenue	4381503700	VL 384*ELY POR OF S 5 FT OF VL 383 & ELY POR OF\	NGUYEN-CHIKI FAMILY TRUST 12-08-06 2320 ADAMS AVE SAN DIEGO CA 92116	5D1
581; XXXX-10	2203	Cliff Street	4381620300	BLK O*LOTS 2 & 3*	MARTINEZ KEVIN J&MARISA L REVOCABLE TRUST 02-25-15 C/O LOUISE MACDONALD 2203 CLIFF ST SAN DIEGO CA 92116	5S1; 5D1

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
XXXX-11	2204	Cliff Street	4381610200	BLK P*LOTS 1 TO 4*/EXC E 61 FT/*	JENNINGS FAMILY TRUST 10-26-09 2204 CLIFF ST SAN DIEGO CA 92116	5D1
XXXX-12	2209	Cliff Street	4381620400	BLK O*LOTS 4 & 5*	MARTINEZ JASON E&KIMBERLY M 2209 CLIFF ST SAN DIEGO CA 92116	5D1
XXXX-13	2216	Cliff Street	4381610100	BLK P*LOTS 1 THRU 4*E 61 FT*	SOUTHWARD FAMILY SURVIVORS TRUST 07-24-89 2216 CLIFF ST SAN DIEGO CA 92116	5D1
XXXX-14	2219	Cliff Street	4381620500	BLK O*LOT 7*LOT 6 & W 1/2*	NEUMANN RUTH A TR 4737 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-15	2225	Cliff Street	4381620600	BLK O*LOT 8*E 1/2 LOT 7 & ALL*	HARRIS LORNA M 2225 CLIFF ST SAN DIEGO CA 92116	5D1
XXXX-16	2229	Cliff Street	4381620700	BLK O*LOT 10*LOT 9 & W 1/2*	DERUSSEAU EDWARD E&AUDREY P FAMILY TRUST 03-15-94 2229 CLIFF ST SAN DIEGO CA 92116	5D1
524; XXXX-17	2230	Cliff Street	4381612000	BLK P*LOTS 30 TO 34*POR*	STODDARD D H TRUST 09-01-16 2727 AZALEA DR SAN DIEGO CA 92106	5S1; 5D1
XXXX-18	2232	Cliff Street	4381612200	BLK P*POR*	THORSEN CYNTHIA J TRUST 12-14-15 2232 CLIFF ST SAN DIEGO CA 92116	5D1
XXXX-19	2235	Cliff Street	4381620800	BLK O*LOT 11*E 1/2 LOT 10 & ALL*	DERUSSEAU EDWARD E&AUDREY P FAMILY REVOCABLE TRUST 03-15-94 2235 CLIFF ST SAN DIEGO CA 92116	5D1
XXXX-20	2252	Cliff Street	4381612400	BLK P*POR*	KEEFE JAMES L 2252 CLIFF ST SAN DIEGO CA 92116	5D1
XXXX-21	4701	Panorama Drive	4381622800	BLK O*LOT 40*POR*	EDSON DANIEL & TIEKEN URSULA 4701 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-22	4704	Panorama Drive	4381500400	VL 368*(EX SLY 47 FT) VL 367 & SWLY 10 FT OF\	EVANS JAMES T&BROWNSTEIN NANCY 4704 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-23	4705	Panorama Drive	4381622600	BLK O*LOTS 39 & 40*POR*	FEINGOLD ANNE TRUST 10-11-05 4705 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-24	4709	Panorama Drive	4381622500	BLK O*LOTS 37 & 38*POR*	HARRIS WILLIAM R 4709 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-25	4711	Panorama Drive	4381622200	BLK O*LOTS 35 & 36*NLY 52 FT*	LEELAND LAURENCE 4711 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-26	4712	Panorama Drive	4381500600	VL 369*SWLY H OF\	ROBINSON 2002 TRUST 09-11-02 4712 PANORAMA DR SAN DIEGO CA 92116	5D1

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
XXXX-27	4714	Panorama Drive	4381500700	VL 369*NELY H OF\	BUCKLEY RONALD L&MARLENE A 4714 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-28	4715	Panorama Drive	4381620100	BLK O*LOT 1*S 35 FT /EXC E 11 FT/*	SHERWOOD DIANE 4715 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-29	4716	Panorama Drive	4381500800	VL 370*SWLY H OF\	FROST SIMON D W&DRUMRIGHT LYDIA N 4716 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-30	4717	Panorama Drive	4381620200	BLK O*LOT 1*/EXC S 35 FT OF W 94.49 FT MEAS ON S LI/*	SMITH DENNIS G&LINDA ANN JOHNSON 4717 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-31	4718	Panorama Drive	4381500900	VL 370*NELY H OF\	DUNN JOHN M 4369 ALTAMIRANO WAY SAN DIEGO CA 92103	5D1
XXXX-32	4724	Panorama Drive	4381501100	LOT IN VL 371*POR*	FORD JOHN C&DENISE L 4724 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-33	4727	Panorama Drive	4381610300	BLK P*LOTS 5 & 6*	EASTMAN/PAUL FAMILY TRUST 12-11-14 4727 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-34	4731	Panorama Drive	4381610400	BLK P*LOTS 7 & 8*	PARINI 2005 FAMILY TRUST 08-31-05 4731 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-35	4734	Panorama Drive	4381501500	VL 373*SLY H OF\	KEATING MICHAEL P 4734 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-36	4735	Panorama Drive	4381610600	BLK P*LOT 11*N 1/2 LOT 10 & ALL*	FAGAN YUNG TRUST 07-13-17 4735 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-37	4737	Panorama Drive	4381610700	BLK P*LOTS 12 & 13*	NEUMANN FAMILY TRUST 09-21-92 4737 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-38	4740	Panorama Drive	4381501800	VL 374*(EX NLY 10 FT & SLY 43 FT)\	BERGMAN WAYNE P&MICHELLE J 3233 BRANT ST SAN DIEGO CA 92103	5D1
769; XXXX-39	4741	Panorama Drive	4381610900	BLK P*LOTS 16 & 17*	NELSON THOMAS L 4741 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
XXXX-40	4744	Panorama Drive	4381501900	VL 375*N 10 FT OF VL 374 & WLY 615.60 FT OF\	LOVBERG RALPH H&ELLEN M LIVING TRUST A 11-05-92 4925 CANTERBURY DR SAN DIEGO CA 92116	5D1
1121; XXXX-41	4747	Panorama Drive	4381611000	BLK P*LOT 18*POR*	LESLIE BRIAN P 4747 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
XXXX-42	4750	Panorama Drive	4381502100	VL 376*(EX SELY 97.39 FT)\	RUEGG EDOUARD 2005 TRUST 07-14-05 4750 PANORAMA DR SAN DIEGO CA 92116	5D1

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
XXXX-43	4751	Panorama Drive	4381611100	BLK P*POR*	EFFNER VAN T 2001 TRUST 06-29-01 1286 UNIVERSITY AVE #259 SAN DIEGO CA 92103	5D1
XXXX-44	4756	Panorama Drive	4381502300	VL 376*SELY 49.22 FT OF\	ZIEGLER JAMES TRUST 08-15-95 4756 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-45	4760	Panorama Drive	4381502400	VL 377*(EX ST OP) NLY POR OF\	MUENICH DIETER H 4760 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-46	4761	Panorama Drive	4381611300	BLK P*LOT 20*	GLASER BRUCE M TRUST 02-19-05 4761 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-47	4762	Panorama Drive	4381502500	VL 377*(EX ST OP) SLY POR OF\	CHRISTOPHER JANENE K 2011 TRUST 4762 PANORAMA DR SAN DIEGO CA 92116	5D1
1107; XXXX-48	4769	Panorama Drive	4381611500	BLK P*POR*	JOHNS ROBERT B&LEAH K 4769 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
XXXX-49	4770	Panorama Drive	4381502600	VL 378*(EX ST OP)\	SOUTHAM MERCY 4770 PANORAMA DR SAN DIEGO CA 92116	5D1
1016; XXXX-50	4773	Panorama Drive	4381611700	BLK P*LOTS 26 & 27*	LONG SUSAN 12 SAN RAPHAEL MONARCH BEACH CA 92629	5S1; 5D1
1230; XXXX-51	4774	Panorama Drive	4381502700	VL 379*(EX ST OP) NLY 55 FT OF\	DENTON LIVING TRUST 04-28-08 4774 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
XXXX-52	4775	Panorama Drive	4381611800	BLK P*LOTS 28 & 29*POR*	NERICCIO WILLIAM A&ROSALINDA 4775 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-53	4776	Panorama Drive	4381502800	VL 379*(EX ST OP & NLY 55 FT)\	BONN ERNESTINE G P O BOX 3784 SAN DIEGO CA 92163	5D1
XXXX-54	4778	Panorama Drive	4381502900	VL 380*(EX ST OP) NLY H OF\	HEFFLER CLIFFORD&CARMEN FAMILY TRUST 11-21-97 4778 PANORAMA DR SAN DIEGO CA 92116	5D1
675; XXXX-55	4780	Panorama Drive	4381503000	VL 380*(EX ST OP) SLY H OF\	BUCKLEY DOUGLAS&KRISTIE 4780 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
XXXX-56	4781	Panorama Drive	4381612100	BLK P*POR*	GROSS NANCY H REVOCABLE TRUST 05- 15-01 4781 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-57	4784	Panorama Drive	4381503200	VL 381*(EX ST OP & N 50 FT OF W 125 FT)\	FUCHS ANNA M 1681 BENEDICT CANYON DR BEVERLY HILLS CA 90210	5D1
538; XXXX-58	4785	Panorama Drive	4381620900	BLK O*LOT 13*LOT 12 & N 1/2*	D&D FAMILY TRUST 09-16-12 4884 RIDING RIDGE RD SAN DIEGO CA 92130	5S1; 5D1

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
XXXX-59	4788	Panorama Drive	4381503300	VL 382*(EX ST OP)\	AKR FAMILY TRUST 12-30-91 6424 AVENIDA CRESTA LA JOLLA CA 92037	5D1
XXXX-60	4791	Panorama Drive	4381621100	BLK O*LOT 16*LOT 15 & N 1/2*	HADLEY BRIAN N 4791 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-61	4792	Panorama Drive	4381503400	VL 383*NWLY POR OF\	ALYN MARCY 4792 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-62	4793	Panorama Drive	4381621200	BLK O*LOT 17*S 1/2 LOT 16 & ALL*	HATHAWAY DAVID R&HAY KATHLEEN A 4793 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-63	4794- 4796	Panorama Drive	4381504200	VL 383*(EX ST)DOCS85- 167613&14 IN\	RINCK DAVID C/O ELIZABETH ANN HARROP 107 SEAWAY PL PORT LUDLOW WA 98365	5D1
XXXX-64	4795	Panorama Drive	4381621300	BLK O*LOT 20*/EXC W 100 FT/ LOTS 18 & 19 & N 6 FT /EXC W 100 FT\	WOLFF JON C&MITCHELL NICOLE M 4795 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-65	4797	Panorama Drive	4381621600	BLK O*LOT 21*S 19 FT /EXC W 100 FT/ LOT 20 & /EXC W 100 FT/*	ATTARINEJAD HALEH 4797 PANORAMA DR SAN DIEGO CA 92116	5D1
XXXX-66	4798	Panorama Drive	4381503800	VL 384*WLY 71.91 FT OF S 5 FT OF VL 383&WLY 71.91 FT OF\	ROMANO ANTHONY J&LAURA D 4798 PANORAMA DR SAN DIEGO CA 92116	5D1

BE IT FURTHER RESOLVED, that the following 24 resources have been identified as Non-Contributing Resources to the Valle Vista Terrace Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non- Contributing resources:

HRB Site #	St #	St Name	APN	Legal Description	Owner Name	Status Code
XXXX-NC		Adams Avenue	4381504100	LOT 366*/EXC ST WID/ & /EXC NLY 64 FT/ VILLA*	CYBELE THOMPSON, DIRECTOR REAL ESTATE ASSETS, CITY OF SAN DIEGO 202 C STREET SAN DIEGO CA 92101	6Z
XXXX-NC	2060	Adams Avenue	4381500200	VL 366*S 50 FT OF N 64 FT OF\	CYBELE THOMPSON, DIRECTOR REAL ESTATE ASSETS, CITY OF SAN DIEGO 202 C STREET SAN DIEGO CA 92101	6Z
XXXX-NC	2138	Adams Avenue	4381622100	BLK O*LOTS 31 TO 34 INCL*	MINEO FAMILY TRUST 12-16-03 480 HORIZON HILLS DR EL CAJON CA 92020	6Z

HRB Site #	St #	St Name	APN	Legal Description	Owner Name	Status Code
XXXX-NC	2154	Adams Avenue	4381622000	BLK O*LOTS 29 & 30*	DOWLING DAVID D&JOSEPHINE C TRUST 01-31-04 6222 LAKE LUCERNE DR SAN DIEGO CA 92119	6Z
XXXX-NC	2224	Adams Avenue*	4381621700	BLK O*LOT 23*LOT 22 & E 1/2*	A K R FAMILY TRUST 12-30-91 6424 AVENIDA CRESTA LA JOLLA CA 92037	6L
XXXX-NC	2242	Cliff Street	4381612300	BLK P*POR*	BACHOFER KAREN V REVOCABLE TRUST 04-17-13 2242 CLIFF ST SAN DIEGO CA 92116	6Z
XXXX-NC	4702	Panorama Drive	4381500300	VL 367*N 14 FT OF VL 366 & SLY 47 FT OF\	CYBELE THOMPSON, DIRECTOR REAL ESTATE ASSETS, CITY OF SAN DIEGO 202 C STREET SAN DIEGO CA 92101	6Z
XXXX-NC	4706	Panorama Drive	4381500500	VL 368*(EX SWLY 10 FT)\	LOTT DIANE K, BERGER RONALD L GRAHAM ANNA I 2161 CLEMATIS ST SAN DIEGO CA 92105	6L
XXXX-NC	4720	Panorama Drive	4381501000	VL 371*SWLY 75 FT OF\	CAPSTONE PROPERTIES I INC 501 W BROADWAY #2040 SAN DIEGO CA 92101	6Z
XXXX-NC	4726	Panorama Drive	4381501200	VL 372*NLY POR VL 371 & SLY 3 FT OF\	ANDRUSSON UNO&LIA TRUST 10-25-01 4726 PANORAMA DR SAN DIEGO CA 92116	5S3
XXXX-NC	4730	Panorama Drive	4381501300	VL 372*(EX SLY 33 FT) SLY 95 FT OF\	SPAKES JASON W 4730 PANORAMA DR SAN DIEGO CA 92116	6L
XXXX-NC	4732	Panorama Drive	4381501400	VL 372*(EX SLY 95 FT)\	SNYDER DOROTHY E TR (DCSD) C/O ELAINE WILSON 1501 VINE ST SAN DIEGO CA 92103	6Z
XXXX-NC	4733	Panorama Drive	4381610500	BLK P*LOT 10*LOT 9 & S 1/2*	HILLEBORN-SEYBOLD MERYTH LIVING TRUST 08-13-97 4733 PANORAMA DR SAN DIEGO CA 92116	6L
XXXX-NC	4736	Panorama Drive	4381501600	VL 373*(EX NLY 1.5 FT) NLY H OF\	DAVIS BERTHA M REVOCABLE TRUST 12-17-13 4736 PANORAMA DR SAN DIEGO CA 92116	6Z
XXXX-NC	4738	Panorama Drive	4381501700	VL 374*NLY 1.5 FT OF VL 373 & S 43 FT OF\	CARPENTER MICHAEL 4738 PANORAMA DR SAN DIEGO CA 92116	6Z
XXXX-NC	4739	Panorama Drive	4381610800	BLK P*LOTS 14 & 15*	ANG EVELYN I 412 MARINE ST LA JOLLA CA 92037	6Z
XXXX-NC	4748	Panorama Drive	4381502000	VL 375*E 60 FT OF\	YOHN CHRISTOPHER&DENISE FAMILY TRUST 03-08-07 49 MISSOURI STREET #2 SAN FRANCISCO CA 94107	6Z

HRB Site #	St #	St Name	APN	Legal Description	Owner Name	Status Code
XXXX-NC	4752	Panorama Drive	4381502200	VL 376*NWLY 48.17 FT OF SELY 97.39 FT IN\	NESTER STEPHEN W REVOCABLE 2012 TRUST 05-17-12 4752 PANORAMA DR SAN DIEGO CA 92116	6Z
XXXX-NC	4755	Panorama Drive	4381611200	BLK P*LOT 19*POR*	STRICKER-WESLEY REVOCABLE TRUST 4755 PANORAMA DR SAN DIEGO CA 92116	6Z
XXXX-NC	4767	Panorama Drive	4381611400	BLK P*LOTS 21 & 22*	CARR LAWRENCE R&RAMOS SARAH M 4767 PANORAMA DR SAN DIEGO CA 92116	6L
XXXX-NC	4771	Panorama Drive	4381611600	BLK P*POR*	VILLAREAL FAMILY TRUST 08-24-16 4771 PANORAMA DR SAN DIEGO CA 92116	6Z
XXXX-NC	4779	Panorama Drive	4381611900	BLK P*LOTS 29 30 & 31*POR*	TOTAH NADIM P JR REVOCABLE TRUST 06-11-02 4764 OLIVE DRIVE CONCORD CA 94521	6Z
XXXX-NC	4782	Panorama Drive	4381503100	VL 381*NLY 50 FT OF WLY 125 FT OF\	FUCHS ANNA M 1681 BENEDICT CANYON DR BEVERLY HILLS CA 90210	6L
XXXX-NC	4789	Panorama Drive	4381621000	BLK O*LOT 14*S 1/2 LOT 13 & ALL*	GRUBER DUANE E 4789 PANORAMA DR SAN DIEGO CA 92116	6L

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

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the Valle Vista Terrace Historic District. The designation includes the entire boundary of the district as Designated Historical Resource Site No. **Site No. XXXX**.

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City's Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects which will impact the proposed district.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded against each property within the Valle Vista Terrace Historic District Boundary, in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: X-X-X

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney

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

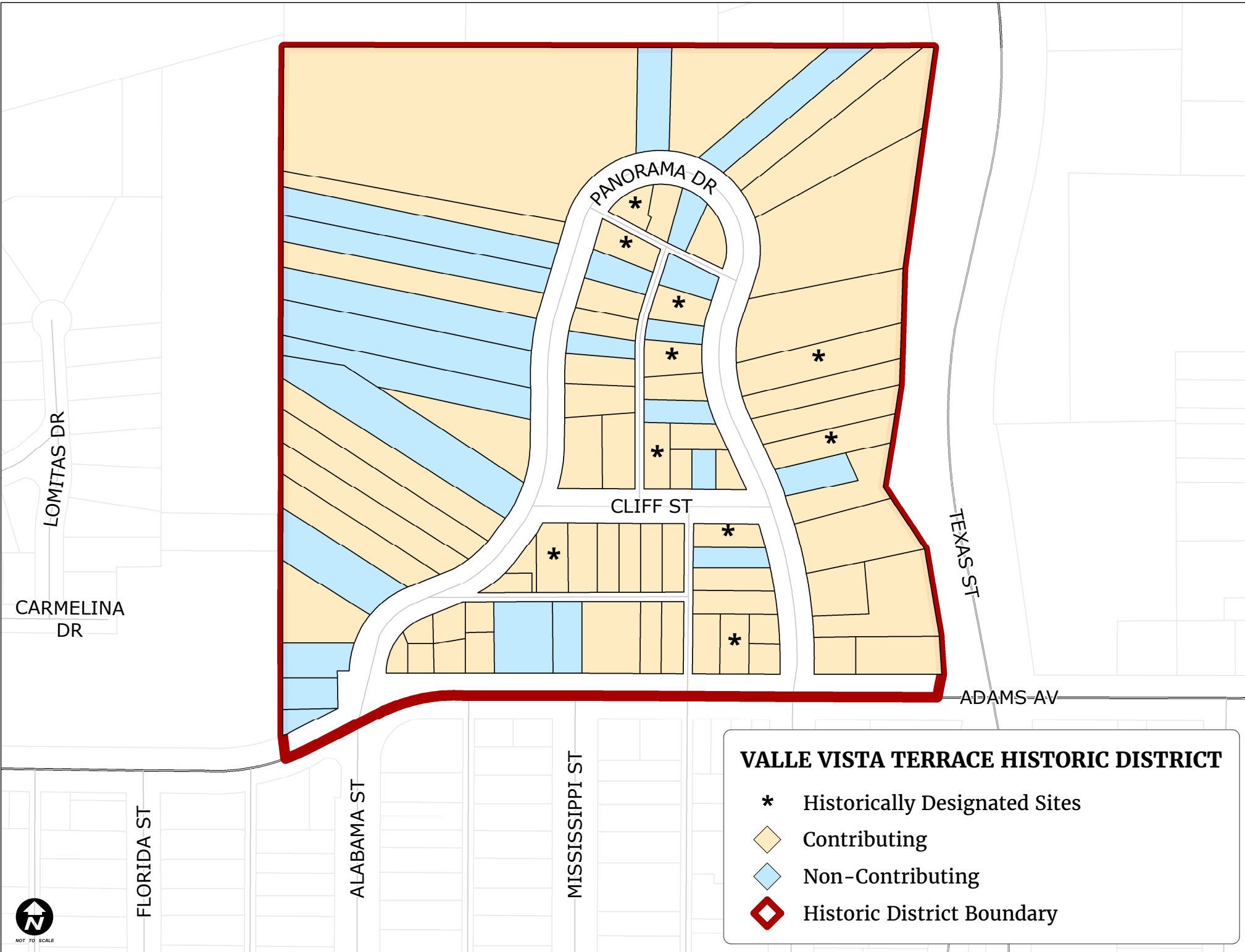
STREET NUMBER	STREET NAME	APN	HRB SITE #	STYLE	YEAR BUILT	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	BUILDER	Non-Historic Awnings	Landscape Features & Overgrowth	Replacement of Hardscape	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or more Non-Historic 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
	Vacant	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	Contributing	5D1							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																	

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

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-Contemporary	1926	Non-Contributing	6Z																X
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																X
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										
4771	Panorama Drive	4381611600		Neo-Spanish Eclectic	2004	Non-Contributing	6Z	A.L. Dennstedt															X
4773	Panorama Drive	4381611700	1016	Spanish Colonial Revival	1926	Contributing	5S1	Louis Quayle															
4774	Panorama Drive	4381502700	1230	Dutch Colonial Revival	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 appearance.
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															

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

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																X
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