

Planning Department

Valle Vista Terrace Historic District Second HRB Hearing

November 16, 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

- 48 of 86 Responded (55%)
- 37 Support (77% of Respondents, 43% of Total)
- 8 Oppose (17% of Respondents, 9% of Total)
- 3 Neutral (6% of Respondents, 3% of Total)

✓ First Hearing August 24, 2017

- Portions of the Nomination Incomplete and Returned for Revision

✓ Second 1st Hearing October 26, 2017

- Remaining Portions of the Nomination Deemed Complete

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

Second 1st HRB Hearing

October 26, 2017

- At the Second 1st Hearing the Board Took the Following Actions:
 - Accepted the proposed Valle Vista Terrace Historic District context without further direction.
 - Accepted the proposed Statement of Significance in regard to Criterion C and the associated Period of Significance of 1907-1950 without further direction.
 - Reclassified the property at 2206 Adams Avenue from Non-Contributing to Contributing.
 - Reclassified the property at 4737 Panorama Drive from Non-Contributing to Contributing.
 - Reclassified the property at 2242 Cliff Street from Contributing to Non-Contributing.
 - Accepted the classification of the remaining properties as recommended by staff.

Staff Response to Board Direction at Second First Hearing

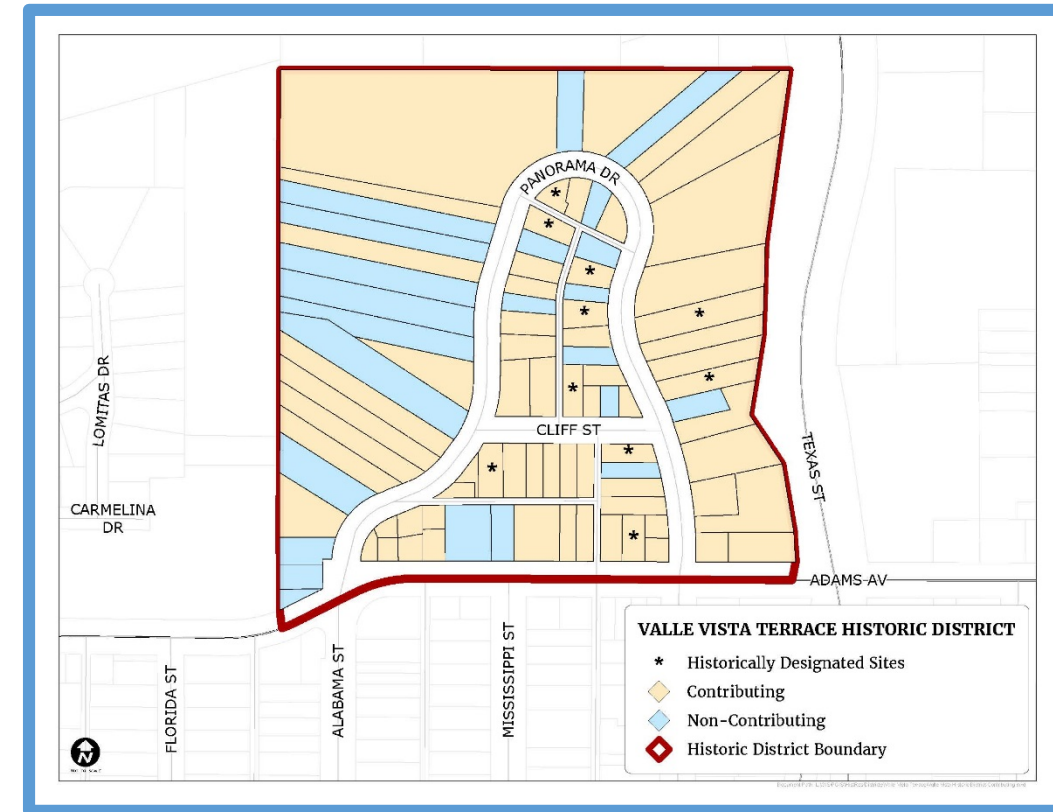
Classification of Contributing and Non-Contributing Resources

- Revised the district nomination, district map, and survey forms for:
 - 2206 Adams Avenue (NC > C)
 - 4737 Adams Avenue (NC > C)
 - 2242 Cliff Street (C > NC)

History and Significance of Valle Vista Terrace

Significant Under HRB Criterion A

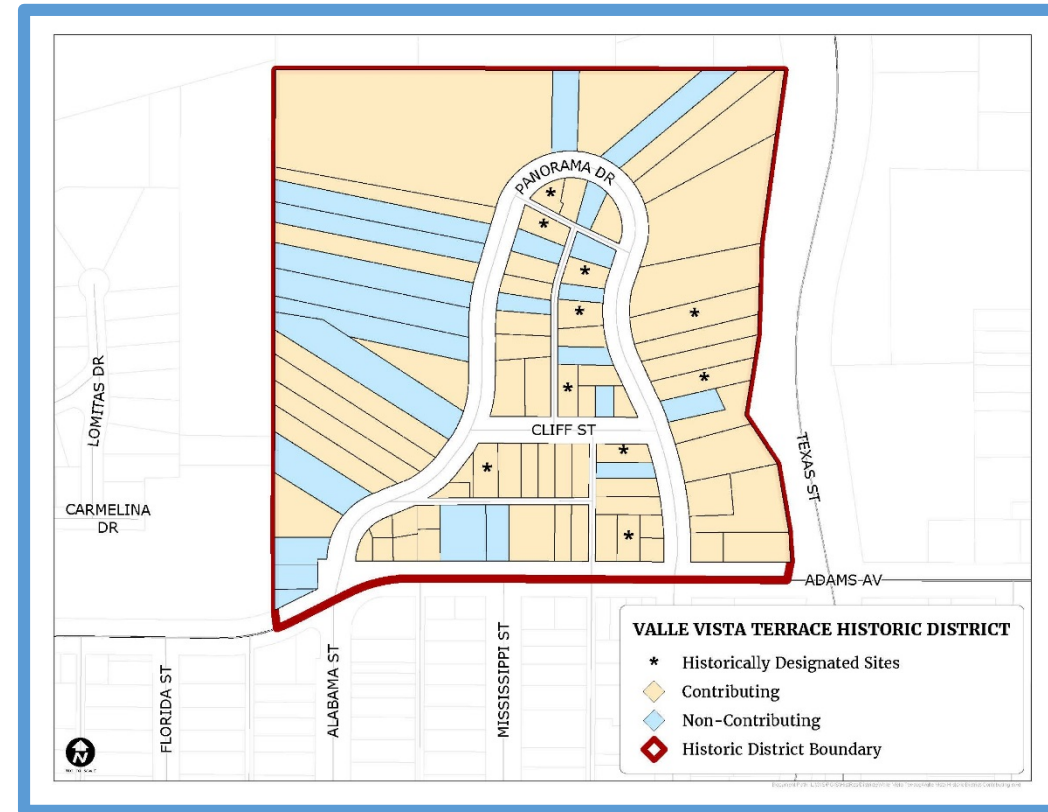
- Historical Development
 - Development of University Heights as a Streetcar Suburb.
 - Location Chosen Due to Access to Water, Transit, Commercial Development and Popular Attractions.
 - Mixture of Lots for Different Housing Types.
- Architectural Development
 - Collection of Varied Early 20th Century Architectural Styles.
- Period of Significance 1907-1942

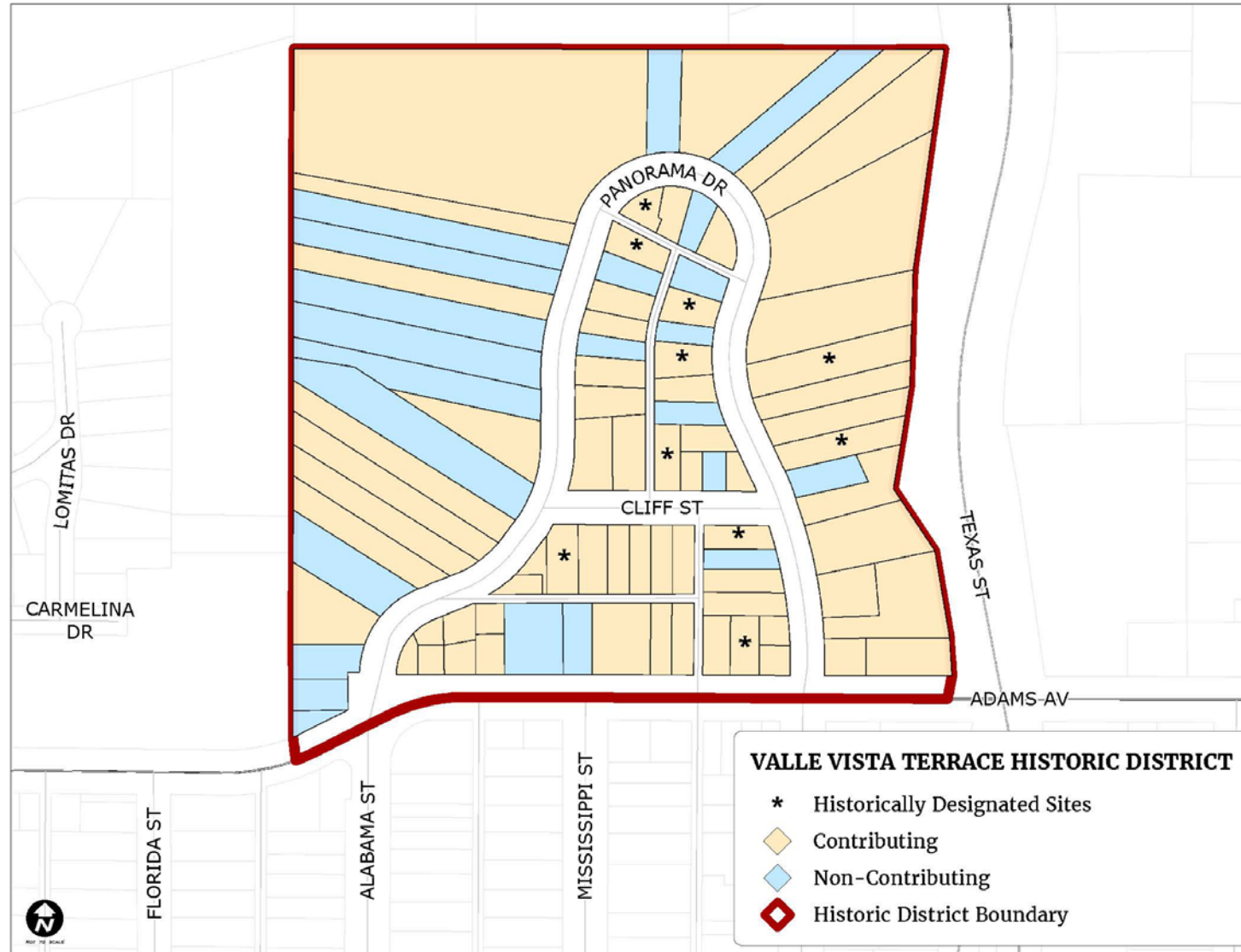


History and Significance of Valle Vista Terrace

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. 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, and the property at 2242 Cliff Street under HRB Criterion F; and
4. Classify the 24 Properties Identified in the Draft Resolution as Non-Contributing Resources to the District, minus the property at 2242 Cliff Street.

2242 Cliff Street



1996



2017

4779 Panorama Drive



4792 Panorama Drive



4793 Panorama Drive



2003



2017

4797 Panorama Drive

