

Planning Department

Valle Vista Terrace Historic District Property Owner Workshop

July 29, 2017

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Presentation Overview

- ◆ **Understanding Historic Districts**
- ◆ **The History and Significance of Valle Vista Terrace**
- ◆ **The Process for Establishing a New Historic District**
- ◆ **How a Historic District Impacts Property**
- ◆ **Schedule**
- ◆ **Questions**



Understanding Historic Districts

What is a Historic Resource?

- Building, Site, Structure, Object, Landscape or District
- Meet One or More of the City's Designation Criteria
 - A: Special Element of Development
 - B: Significant Person or Event
 - C: Architecture
 - D: Work of a Master
 - E: Eligible for or Listed on State or National Register
- Must Retain Integrity
 - Not Significantly Altered Since Its Period of Significance



Understanding Historic Districts

A Geographically Defined Concentration Of Resources

- Collectively Convey Significance Under Designation Criteria.
- Individual Buildings May Not Be Significant In Their Own Right.

The Sum of Its Parts

- Contributing Resources that Convey the Significance of the District.
- Non-Contributing Resources that Do Not.

All Properties Regulated

- Contributors More, Non-Contributors Less.



Understanding Historic Districts

Initially Identified Through Reconnaissance Survey...

- General Historic Context of the Survey Area
- A "Windshield Survey" Noting the General Distribution of Buildings; Does Not Provide Parcel-Specific Information



...Verified Through Intensive Survey

- Identifies Precisely and Completely all Historic Resources in the Area
- Detailed Background Research
- Thorough Inspection and Documentation of all Historic Properties
- Produce all the Information Needed to Evaluate and List

Understanding Historic Districts

Components of a Historic District Nomination

- Historic Context Statement
- Statement of Significance
- Period of Significance
- Geographic Boundary Description and Justification
- Survey
- Classification of Contributing and Non-Contributing Resources



Understanding Historic Districts



Historic Context Statement

- Places the Historical and Architectural Development of the District Within a Broader Neighborhood, City -Wide, and Sometimes State or National Context.

Statement Of Significance

- Evaluates the Historic District Under the City's Designation Criteria A-E.

Period Of Significance

- Captures the Period of Time Reflected in the Statement of Significance.

Geographic Boundary Description And Justification

- Must be Based Upon a Shared Relationship Among the Properties Constituting the District, as Established by the Historic Context and Statement of Significance.
- Contiguous, May be Adjusted Based on Concentrations of Contributing Resources.

Understanding Historic Districts

Survey

- Each Property Documented on DPR Forms

Classification of Contributing Resources

- Built Within Period of Significance and Retain Integrity
- Convey Why District is Significant

Classification of Non-Contributing Resources

- Built Outside Period of Significance
- Built Within Period of Significance and Do Not Retain Integrity
- Do Not Convey Why District is Significant





Understanding Historic Districts

Modifications that Likely Will Not Result in Non-Contributing Status

- Non-Historic Window Replacements in Original Openings
- Enclosing a Porch with Glazing and Leaving All Framing and Walls Intact
- Replacing Historic Stucco with an Inappropriate Stucco Texture

Modifications that Likely Will Result in Non-Contributing Status

- Window Replacements in Altered Openings
- Enclosing a Porch with Solid Walls and/or Demolishing the Original Exterior Wall
- Replacing One Siding Type with Another (i.e. Stucco to Wood, Wood to Aluminum, etc.)
- Significant Cumulative Modifications

Questions?





History and Significance of Valle Vista Terrace

Late 19th Century

- Marked by Boom and Bust Cycles
- Speculative Subdivisions and Development

University Heights

- College Hill Land Association Formed 1886
- University Heights Subdivision Filed 1888
- Development Floundered Until the Early 1900s
 - Reliable Water Source
 - Reliable Transportation (Streetcar)



History and Significance of Valle Vista Terrace

University Heights Attractions



Bentley Ostrich Farm (1904-1929)



Mission Cliff Gardens (1890-1929)



San Diego Silk Mill (1918-1931)

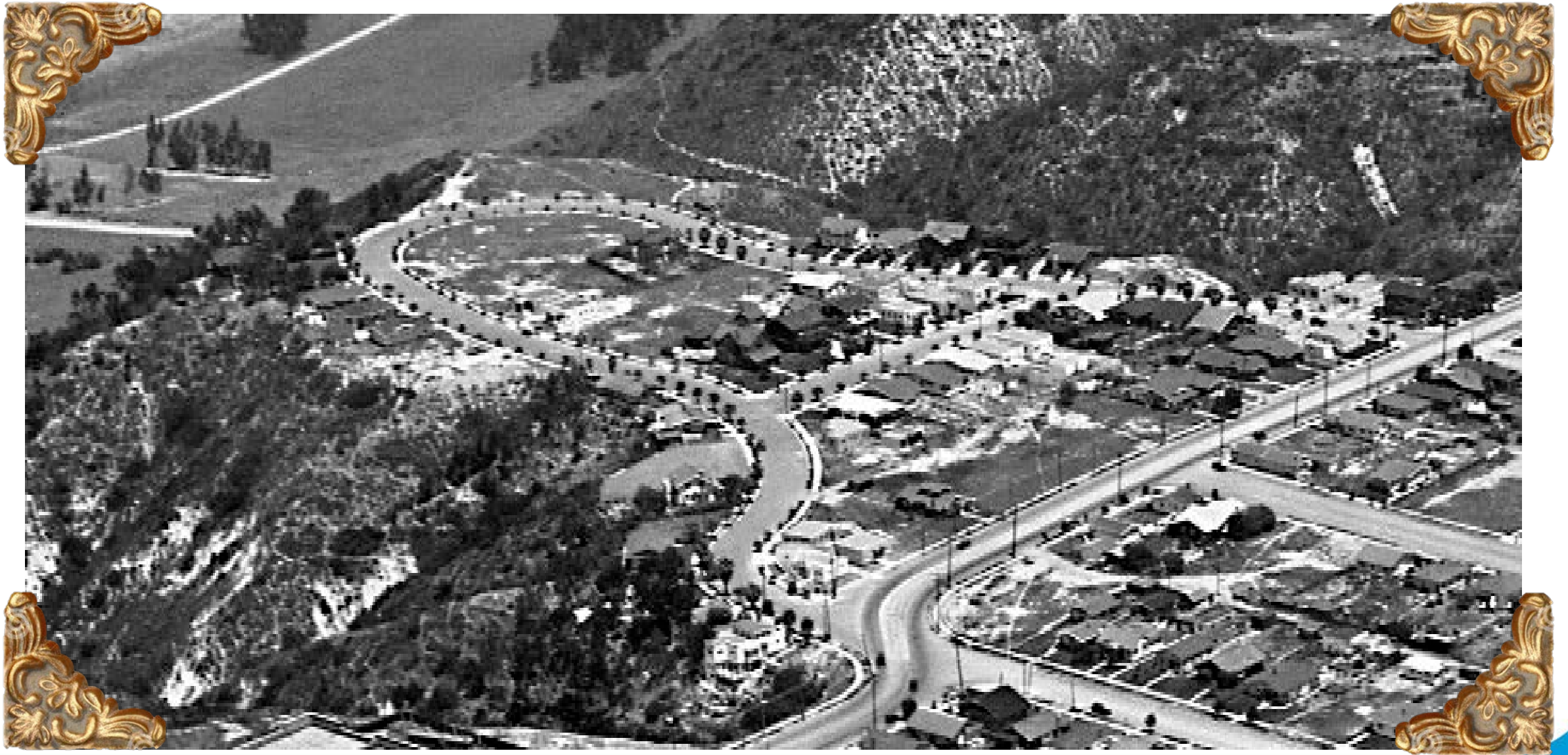
History and Significance of Valle Vista Terrace

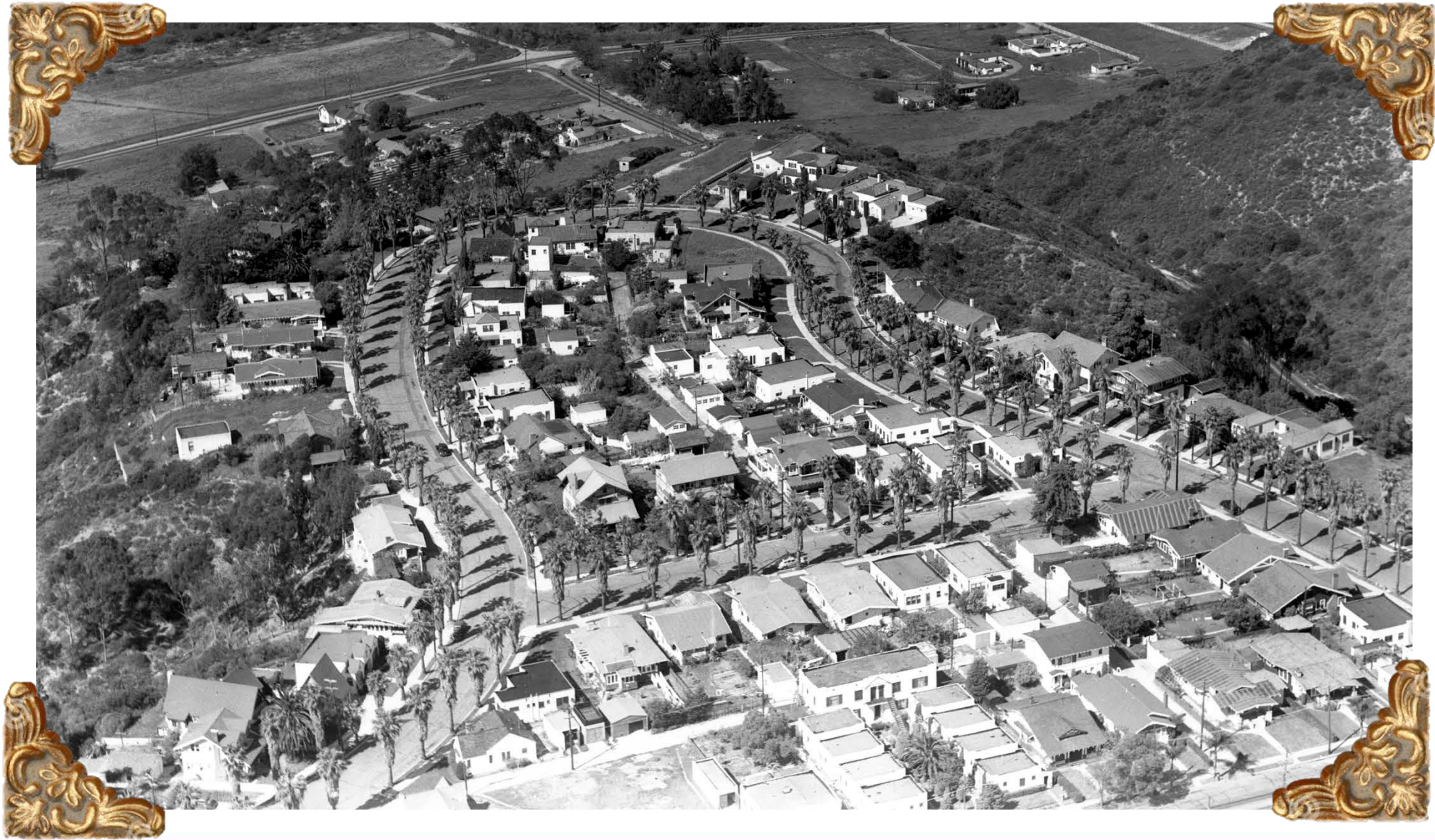
Development of Valle Vista Terrace

- Purchased by George Hawley and Subdivided as Valle Vista Terrace in 1907.
- Outer “Villa Lots” with Sweeping Views for Upscale Single Family Homes, Inner Lots for Middle-Class Homes.
- Primarily Craftsman and Spanish/Mission Revival, with Other Revival Styles as Well.
- Largely Built-Out by World War II





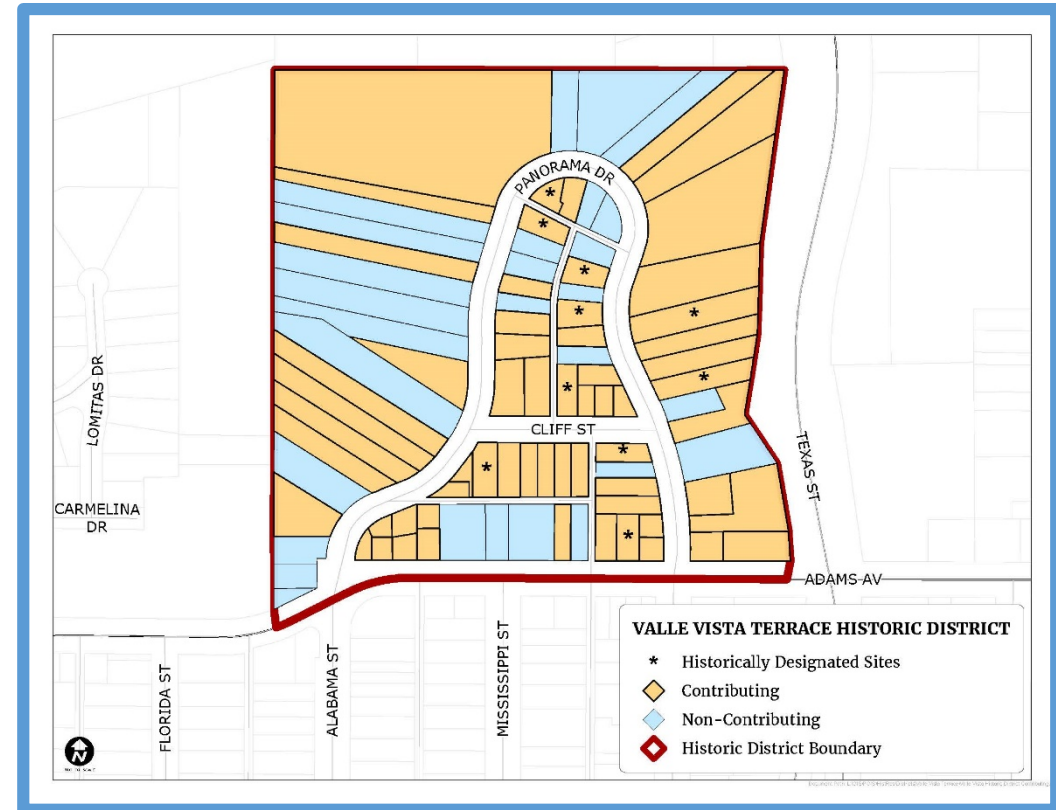




History and Significance of Valle Vista Terrace

Significant Under HRB Criterion A

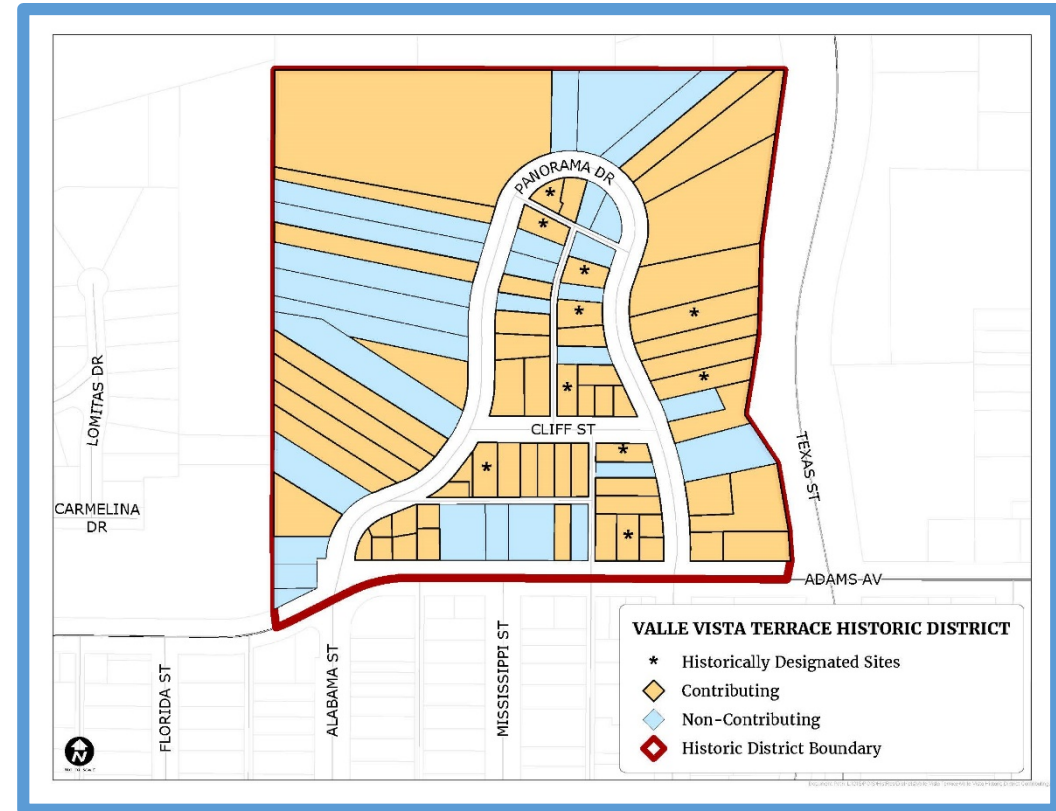
- Historical Development
 - Development of University Heights as a Streetcar Suburb.
 - Location Chosen Due to Access to Water, Transit, Commercial Development and Popular Attractions.
 - Mixture of Lots for Different Housing Types.
- Architectural Development
 - Collection of Varied Early 20th Century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



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 1907-1942



Questions?



The Process for Establishing a New Historic District

Historical Resources Board

- Established by SDMC Section 111.0206
- Volunteer Board
 - Appointed by Mayor, Confirmed by Council
 - 11 Members
 - 2 Year Term; 4 Consecutive Terms
 - Required Professionals: Architecture, History, Architectural History, Archaeology, Landscape Architecture
 - Others with Special Interest in Historic Preservation
 - No More Than Three Historic Property Owners
- 6 Members Constitute a Quorum
- 3 Standing Subcommittees
 - Design Assistance, Policy, and Archaeology and Tribal Cultural Resources



The Process for Establishing a New Historic District



HRB Policy Subcommittee	Reviews Context, Statement of Significance, Period of Significance and Boundary for Adequacy
Property Owner Workshop	Inform Property Owners of the District Nomination, the Process, the Responsibilities and Benefits of Designation and Answer Questions
Property Owner Polling	Poll Property Owners to Determine Level of Support
First HRB Hearing (Noticed)	Board Reviews the Adequacy of the Nomination and Discusses Classification of Contributing and Non-Contributing Resources
Second HRB Hearing (Noticed)	Board Finalizes the Classification of Properties and Designates the District
Appeal Period	Board Action to Designate May be Appealed to the City Council Within 10 Business Days of Board's Action

Questions?



How a Historic District Impacts Property

- ◆ Overview of Benefits and Responsibilities
- ◆ U.S. Secretary of the Interior's Standards
- ◆ Project Examples
- ◆ Permitting
- ◆ Mills Act and Other Benefits



How a Historic District Impacts Property

Overview of Benefits

- Indirect Benefits for All Properties:
 - Increased Property Values
 - Preservation of Community Character
- Direct Benefits for Contributing Resources:
 - Application of State Historic Building Code
 - Conditional Use Permits to Allow Otherwise Unpermitted Uses
 - Mills Act Property Tax Reduction
 - New Benefits to Allow Zoning Deviations Pending (Fall 2017)

How a Historic District Impacts Property

Overview of Responsibilities

- Maintain the Property Consistent with City Regulations:
 - All Properties within a Historic District are Regulated
 - No “Opting-In” or “Opting-Out”
 - All Work within a Historic District Requires Review and Approval by the City’s Historical Resources Staff.
 - Permit exemptions no longer apply.
 - Historic review occurs concurrently with other reviewing/approval disciplines.
 - All modifications must comply with the US Secretary of the Interior’s Standards.



How a Historic District Impacts Property

US Secretary of the Interior's Standards for the Treatment of Historic Properties

- Federal Standards Used at all Levels of Government
- A Series of Concepts About Maintaining, Repairing, and Replacing Historic Materials, as well as Designing New Additions or Making Alterations.
- Intended to Apply to All Types of Resources
- Four Different Treatment Standards
 - **Preservation:** Halt further deterioration, but do not restore (aka stop the clock)
 - **Restoration:** Restore the building back to its appearance at a particular period in time (aka turn the clock back)
 - **Rehabilitation: Allow for continued use or adaptive reuse through new construction/additions (aka move the clock forward)**
 - **Reconstruction:** Accurately rebuild a missing historic resource (aka reset the clock)

How a Historic District Impacts Property

US Secretary of the Interior's Standards for Rehabilitation

- 10 Standards
- Different for Contributing and Non-Contributing Resources
 - More Limitations on Contributing Resources
 - Maintenance of original materials, character and massing is important.
 - Fewer Limitations on Non-Contributing Resources
 - Maintenance of original materials is not important, but compatibility with the character of the district is.

How a Historic District Impacts Property

US Secretary of the Interior's Standards for Rehabilitation

- Key Points

- Maintain and Repair Existing Historic Materials.
- Replace In-Kind when Repair is Not Possible.
- Retain Character Defining Features and Elements.
- Do Not Add "Historic Features" that were Not Present on the House Historically.
- New Additions Must Not Disrupt Character Defining Features or Spatial Relationships.
- New Additions Must be Compatible with the Character of the House but Differentiated.
 - Must always be able to distinguish the authentic historic resource from a later addition.
- New Additions Should be Reversible.

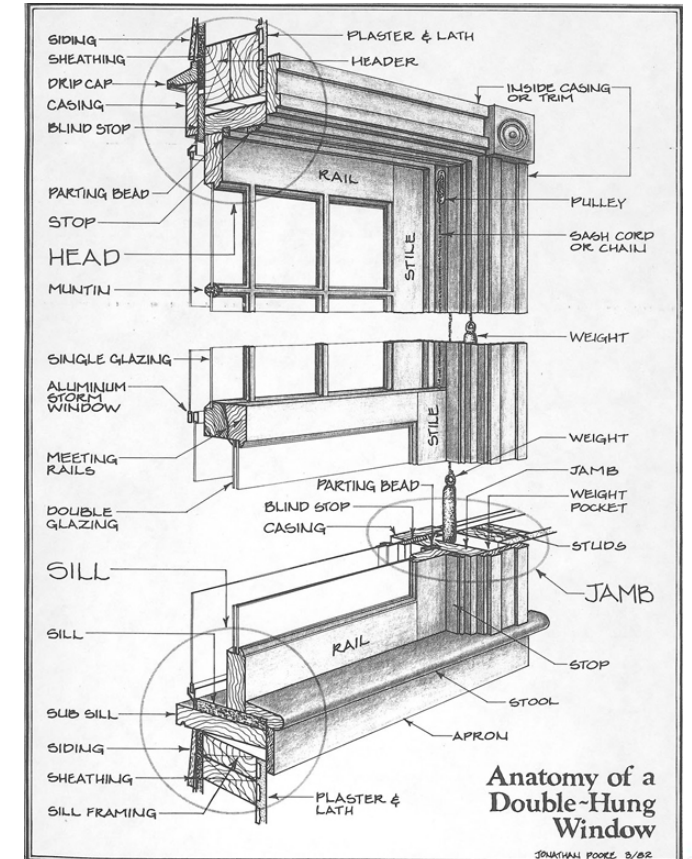


How a Historic District Impacts Property

US Secretary of the Interior's Standards for Rehabilitation

Examples of Proper Treatment

- Maintain and Repair Existing Original Windows (Wood, Steel, etc):
 - Replace on a Limited Basis Only when Deteriorated Beyond Repair.
 - Replace In-Kind to Match Existing Material, Operation and Appearance.
- Maintain and Repair Existing Siding:
 - Wood Siding:
 - Replace on a limited basis only when deteriorated beyond repair.
 - Replace in-kind to match existing material and appearance.
 - Stucco
 - Patch and avoid complete re-stuccoing when possible.
 - Patch work and new stucco must match existing or historic finish and texture.

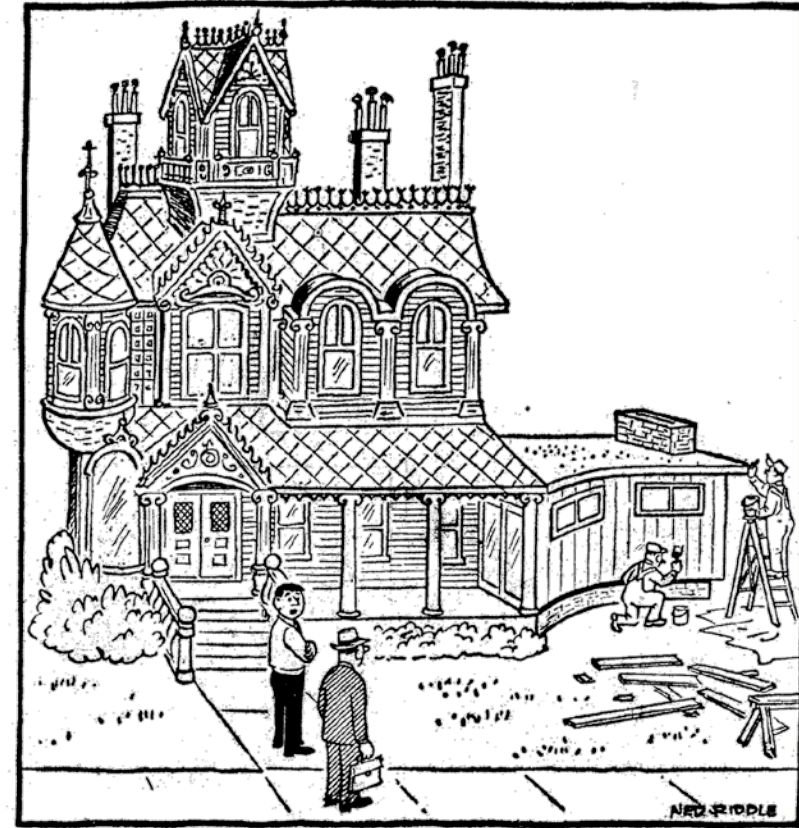


How a Historic District Impacts Property

US Secretary of the Interior's Standards for Rehabilitation

Examples of Proper Treatment

- Additions:
 - Should be located away from publically visible facades.
 - Should be compatible with the character of the house but differentiated.
 - EX: Slightly different siding, different rafter/eave treatment, simplified windows.
 - Should not impact character-defining or unique features.
 - Should not overwhelm the existing house.
 - Should not try to copy existing house or make the existing house "more historic".
 - Should not be more ornate or detailed than the existing house.



"Does it look too tacked-on?"

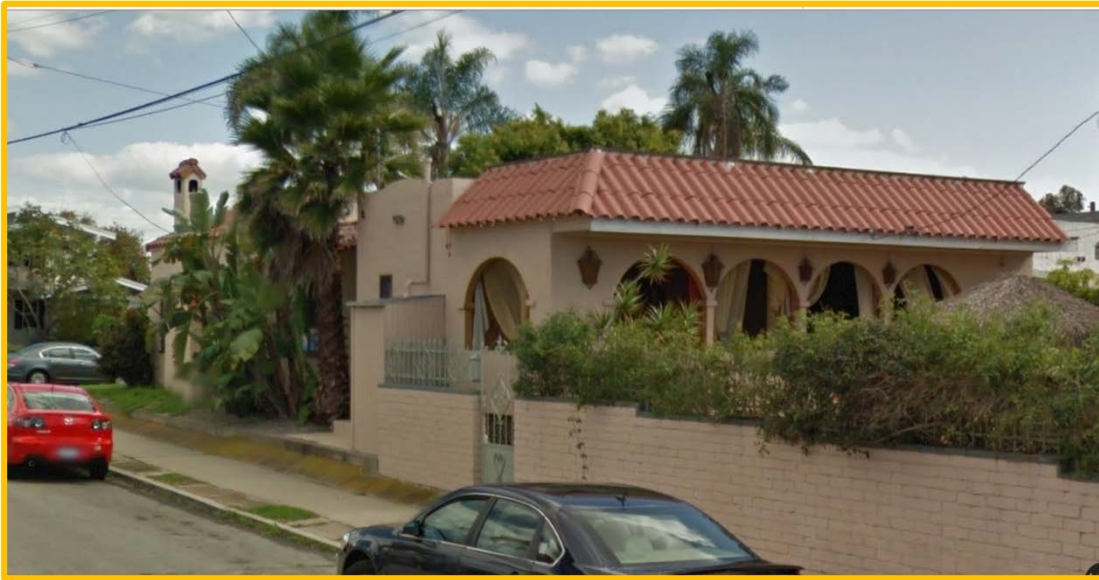
How a Historic District Impacts Property

US Secretary of the Interior's Standards for Rehabilitation

Examples of Proper Treatment

- Garages:
 - Original Garages that Retain Integrity Must be Retained.
 - Additions to Garages are Permissible (Consistent with the “Additions” Bullet Points)
 - New Garages Can be Constructed (Consistent with the “Additions” Bullet Points)
- Fencing:
 - New Fencing Should Not Obscure Visibility of the House.
 - 3' at front and street side yards preferred, 3' solid and 3' open can be approved.
 - Design and materials should be consistent with the character of the house.

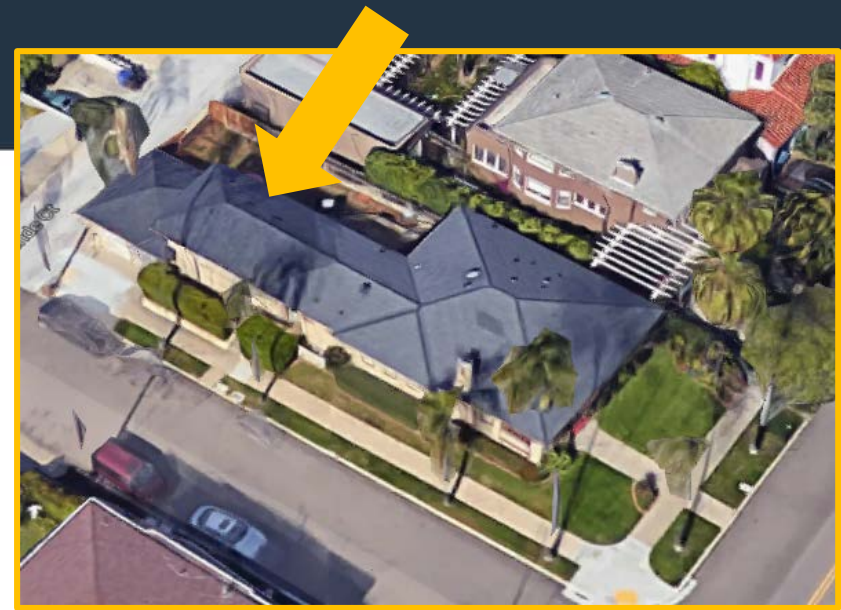
How a District Impacts Property Project Examples



HRB Site #1008-061, 3448 Pershing Avenue: Removal & Replacement of Rear Porch Addn & New Rear Addn

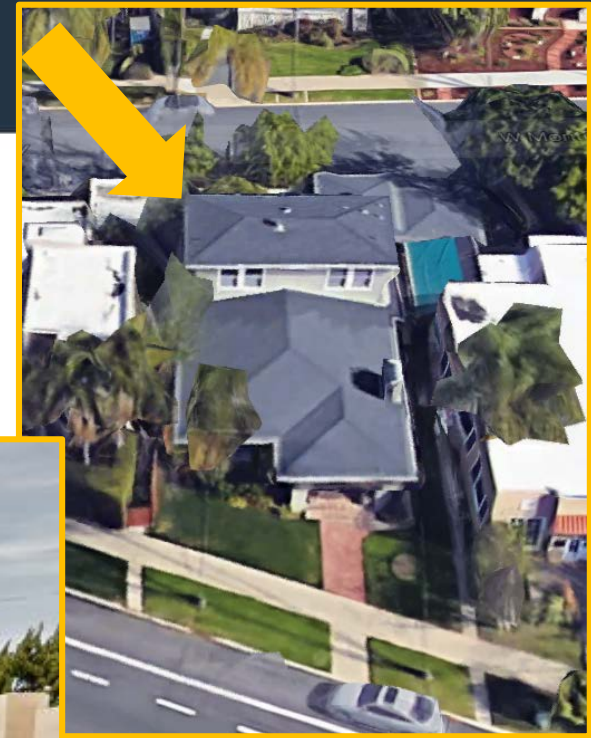
How a District Impacts Property

Project Examples



HRB Site #822-49, 2255 Fort Stockton Drive: One Story Rear Addition

How a District Impacts Property Project Examples



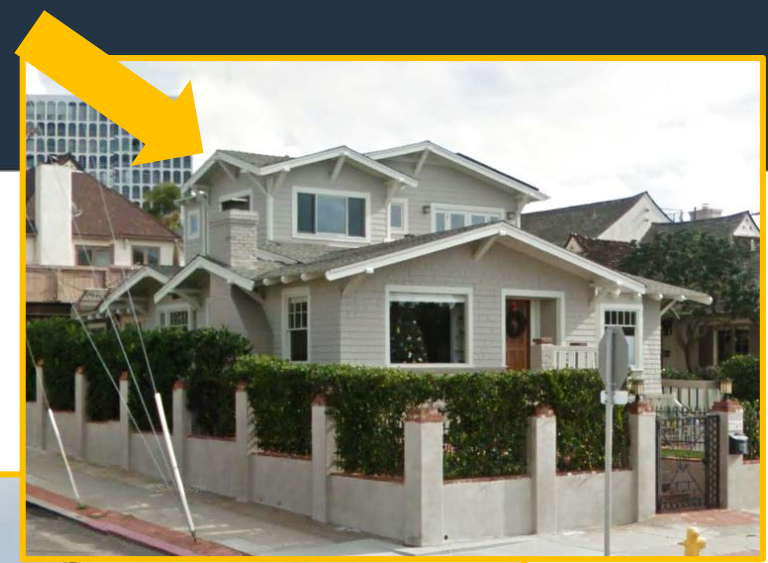
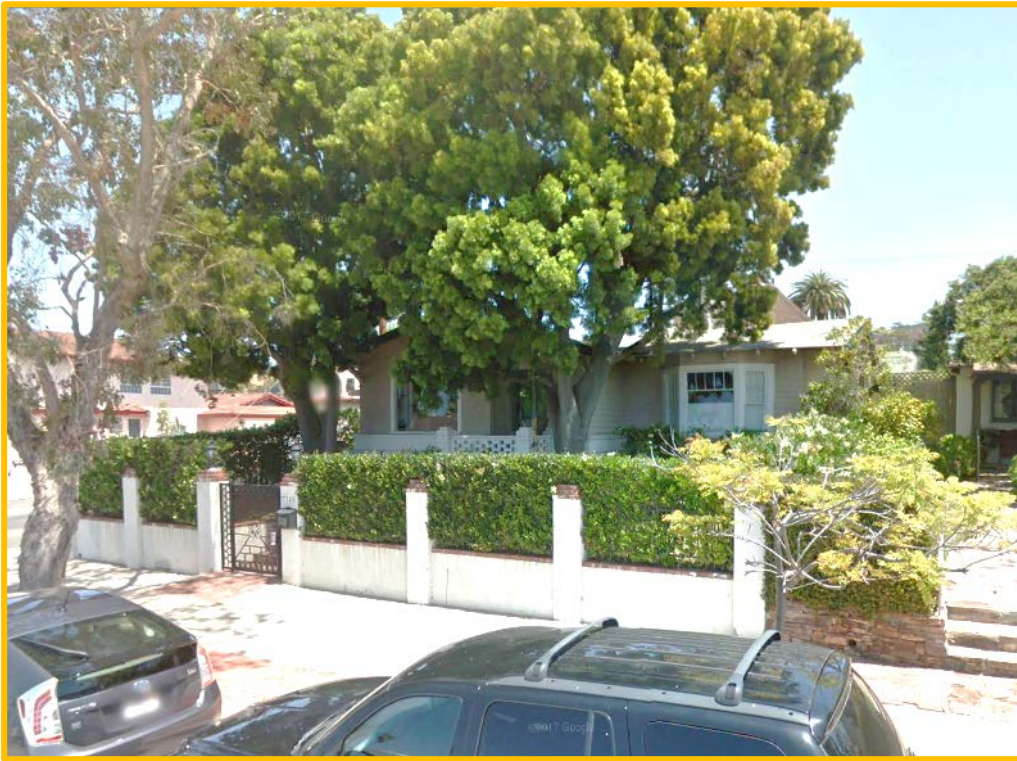
HRB Site #730 & 822-18, 1866 Fort Stockton Drive: Second Story Addition at Rear

How a District Impacts Property Project Examples



HRB Site #526-128, 2608 San Marcos Blvd: 2 Story Addition at Rear with Roof Deck

How a District Impacts Property Project Examples



HRB Site #498, 7245 Eads Avenue: Second Floor Addition, New Garage Below House

How a District Impacts Property Project Examples



HRB Site #498, 7245 Eads Avenue: Second Floor Addition, New Garage Below House

How a District Impacts Property

Project Examples



HRB Site #526, 3150 Maple Street: New Construction on Non-Contributing Lot



How a Historic District Impacts Property

Permitting

- Most Improvements to a House in the City of San Diego Requires City Review and Permits, with Few Exceptions:
 - Small Accessory Buildings (Sheds, etc)
 - Walls and Fences (Within Height Limits)
 - Above-Grade Water Tanks, Pools and Spas
 - Paving, Decks and Platforms (Not More Than 30" Above Grade)
 - Patio Covers & Awnings (<300 sq ft)
 - Temporary Buildings
 - Some Interior Remodeling
 - Roofs Repair/Replacement (No Structural Element)
 - In-Kind Siding Repair <\$1000
 - Window Repair/Replacement (Same Opening, etc)
- Within a Historic District, this Work is Not Exempt from a Permit and Requires Review by Historic Staff
 - [Refer to Information Bulletin 581 for More Information](#)

How a Historic District Impacts Property Permitting

- Early contact assistance:
 - Historic Resources staff encourages property owners to contact us and set up a meeting before developing a project and investing in plans.
 - Initial consultations to discuss a conceptual or future project and consistency with the U.S. Secretary of the Interior's Standards is a service provided at no cost.
- Project review fees once project is submitted:
 - Development Services Department fees applicable to all permits.
 - Only additional fee would be the hourly rate for Historic Resource staff review (\$161/hr).
 - Typically charged in 30 minute increments.
 - Most reviews for simple residential projects 30 min-2 hours.



Questions?



How a Historic District Impacts Property

Mills Act

- Property Tax Reduction of 20%-70%
- 10 Year Contract, Automatically Renewed Every Year
- Requires Visibility from a Public Right-of-Way
- Requires Maintenance of the Property
- Requires All Work Be Consistent with the U.S. Secretary of the Interior's Standards and Approved by the City
- May Require Specific Restoration Elements
- Application Period of January 1 – March 31st
- Application Fee of \$471 With the Application
- Monitoring Fee of \$234 With Signature & Every 5 Years Thereafter



[More Info
Online!](#)

Questions?



Schedule for Valle Vista Terrace

District Processing



<input checked="" type="checkbox"/>	Policy Subcommittee	July 10, 2017
<input checked="" type="checkbox"/>	Property Owner Workshop	July 29, 2017
<input type="checkbox"/>	Property Owner Polling	July 30 th – August 15 th 2017
<input type="checkbox"/>	First HRB Hearing (Noticed)	August 24, 2017
<input type="checkbox"/>	Second HRB Hearing (Noticed)	September 28, 2017
<input type="checkbox"/>	Appeal Period	Within 10 Business Days of Board's Action

Questions?

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