



DATE: October 12, 2021

CATEGORY: Consent

DEPT.: Community Development

TITLE: **Historic Preservation Ordinance and Historic Register Request for Proposals**

RECOMMENDATION

Direct staff to issue a Request for Proposals for an updated Historic Preservation Ordinance and Historic Register.

BACKGROUND

The Zoning Ordinance includes standards and procedures for the designation and preservation of historic resources (Mountain View City Code Section 36.54.45 through Section 36.54.97) (Attachment 1 – Historic Preservation Ordinance). This language was adopted in 2004 along with a Register of Historic Resources (Historic Register – Attachment 2). The City’s Historic Preservation Ordinance (Ordinance) includes procedures for designating historic resources, procedures for approval of modifications to historic resources, and incentives.

CEQA and Historic Resources

The California Environmental Quality Act (CEQA) provides procedural protection for any structures deemed to be historic resources or of historic significance at the local, State, or national level. Therefore, the CEQA process requires assessment of whether a project includes a historic resource. Applications proposing demolition or a significant adverse change to a historic resource would be deemed to potentially cause a significant environmental impact under CEQA, which would require preparation of an Environmental Impact Report (EIR) and adoption of a Statement of Overriding Considerations if the impact could not be mitigated to a less-than-significant level. The City has discretion not to adopt a Statement of Overriding Considerations, which gives the City discretion to deny a project that would significantly impact a historic resource. Conversely, the City may adopt a Statement of Overriding Considerations to approve a project despite the project’s impact to historic resources; thus, the protections under

CEQA are substantial, but not absolute, providing for the evaluation, disclosure, and due consideration of specific impacts prior to a City Council decision.

Council Major Goals and Strategic Roadmap

In Fiscal Year 2019-20, Council included in its Major Goals a work item to update the City's Historic Preservation Ordinance, including updates to the City's Historic Register of resources and incentives to property owners to improve and maintain such resources.

In 2018, Senate Bill (SB) 50 was proposed (but ultimately not enacted), which provided little discretion to agencies if projects strictly complied with objective standards. Staff noted at that time that SB 50 would have protected historic resources identified prior to 2010, and any updates to the City's Historic Register after that would not be protected by the law. Council directed staff to work on the Downtown Precise Plan (Phase 1), which was a limited review of Areas A, G, and H, including design standards, minimal ground-floor land use changes, and to review whether the area, or portions thereof, could be considered a historic district under existing State and Federal definitions.

In a June 8 2021 Study Session, Council received a report on the initial review by the historic consultant, TrenorHL, which found that, while downtown has some historic structures at the local, State, and national level, overall there are relatively few qualifying buildings, and it would not meet the criteria to create a downtown historic district. At the Study Session, Council expressed interest in a fresh look Citywide at the Historic Register, a downtown historic district, and updates to the City's Historic Preservation Ordinance.

The City Council included a project to update to the Historic Preservation Ordinance as part of the 2021-23 Strategic Roadmap.

ANALYSIS

The purpose of a historic preservation ordinance is to establish local regulations for the protection of historic resources within the community and set forth criteria and procedures for identifying historic resources, incentivizing their preservation, and acting on requests for modifications of historic resources. An accompanying Register of Historic Resources acts as the list of identified historic resources that the historic preservation ordinance applies to.

The City has established local criteria for what can be considered a historic resource. There are also separate State and National Register criteria which provide for evaluation

of resources for State and national historic significance. Mountain View's current local criteria are as follows:

- a. Is strongly identified with a person who, or an organization which, significantly contributed to the culture, history, or development of the City of Mountain View;
- b. Is the site of a significant historic event in the City's past;
- c. Embodies distinctive characteristics significant to the City in terms of a type, period, region, or method of construction or representative of the work of a master or possession of high artistic value; or
- d. Has yielded, or may be likely to yield, information important to the City's prehistory or history.

There are several reasons to update the City's Ordinance and Register:

- Updates to the Ordinance and Register are occasionally necessary as the periods of historic significance and community goals pertaining to historic preservation change over time.
- Updating the Register can streamline development review by reducing the need for historic studies on many projects.
- Since 2004, court cases have established that historic resources do not need to be on a register to be protected under CEQA. This means that reference to our local Register and procedures alone will not make clear the requirements that a property may be subject to. The project would update those procedures and the Register to provide greater consistency and transparency.
- Updating the Ordinance provides the opportunity to establish a process and criteria for the designation of local historic districts, which is not currently included in the Ordinance.

Ordinance and Register Update Process

Staff recommends the following process for updating the Ordinance and Register:

1. RFP. Staff will issue a Request for Proposals (RFP) for qualified consultants to assist with the project. Review and selection of a consultant is expected to take approximately four months. Staff will return to Council in the first half of 2022 with

a consultant selection, scope of work, and request to appropriate funds for the project.

2. Outreach Methodology. The RFP will include a specific request for outreach expertise and proposals for innovative outreach methods, such as virtual meetings and interactive tools. The project team will reach out to affected property owners, neighborhood and interest groups, and the general public. Outreach goals could include input for the Context Statement (see next), input on the existing Ordinance and opportunities for changes, and education about historic preservation laws and strategies.
3. Context Statement. A context statement will provide the foundation for preservation planning by establishing themes, geographical areas, and periods of significance. It will also identify important associated property types and establish eligibility criteria and integrity thresholds.
4. New Citywide Survey and Update to the Historic Register. To prepare this, the project team would review past surveys, the most recent of which was a Citywide comprehensive survey done in 2008, and conduct a new Citywide survey to identify additional resources that need to be added to or removed from the Historic Register.
5. Outreach. The project will include a significant outreach component to get public input on the framework for the Ordinance and inform property owners about the Historic Register and the benefits and requirements of owning a historic property.
6. Draft Updated Ordinance. The project team will review the City's existing Ordinance and propose modifications with updated procedures, criteria, etc., to align with current laws and best practices.
7. Study Sessions. The project team will check in with the Environmental Planning Commission and City Council to review the draft context statement/Ordinance framework and draft Ordinance and Historic Register.
8. Adoption. The City will adopt the Context Statement, Ordinance, and updated Historic Register.

Steps 3 and 4 can happen concurrently, and staff expects these steps will take approximately 10 to 12 months. Step 5, public outreach, will begin after that in order to receive input from the public on the context statement, framework for the Ordinance, and to provide updated information on the Historic Register. It is expected that Step 5 will take about two months. Steps 6 through 8 will take another six to eight months.

Altogether, Steps 3 through 8 are expected to take about 18 to 22 months after the consultant is selected in the first half of 2022.

Following the completion of the process above, surveys will be conducted periodically to update and maintain the Historic Register.

FISCAL IMPACT

An initial estimate of the total costs for this project are as follows:

Outreach, Context Statement, Ordinance	\$100,000
CEQA	50,000
New surveys	200,000
Legal support	<u>50,000</u>
BASE TOTAL	<u>\$400,000</u>

There are adequate funds in the Land Use Documents Fee account to cover these costs. The Land Use Documents Fee is collected from new development for the purpose of updating major land use documents like the Zoning Ordinance. When staff returns to Council for approval of the contract with the selected consultant, staff will recommend that funds be appropriated from this source.

PUBLIC NOTICING – Agenda posting.

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- Attachments: 1. Historic Preservation Ordinance
2. Register of Historic Resources

DIVISION 15. - DESIGNATION AND PRESERVATION OF HISTORIC RESOURCES

SEC. 36.54.45 - Designation and preservation of historic resources.

SEC. 36.54.50. - Council findings.

The city council finds and declares that the recognition, preservation, protection and use of historical resources is in the best interest of the health, prosperity, social and cultural enrichment and general welfare of the city and furthers general plan Goal G, which is to preserve and protect Mountain View's historic resources and encourage their restoration. This program, by providing a system of voluntary compliance and available incentives, will increase the likelihood that historical resources are maintained, restored, enhanced and protected and includes procedures for protection of the environment which, absent this program, may not exist.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.55. - Definitions.

For the purpose of this article, the following words shall have the meanings set forth in this section:

- a. "Character-defining feature" shall mean the distinctive, tangible and physical features or elements which contribute to the overall character of a structure.
- b. "Exempt alteration" shall mean an alteration or modification that is determined by the zoning administrator to have limited potential to affect the character-defining features of a historic resource and shall include modifications to the interior, changes to landscaping and the repainting of previously painted surfaces, regardless of color. The zoning administrator may also determine that the following changes are exempt: maintenance or repair of windows, doors, porch elements, chimneys and roofs with the same or similar designs and materials whether or not the change requires a building permit.
- c. "Historic resource" shall mean any building, structure, object or site that the city council has designated for inclusion in the Mountain View Register of Historic Resources.
- d. "Mountain View Register of Historic Resources," or "Historic Register," or "Register," or "Initial Register" shall mean the inventory of buildings, structures, objects and sites designated by the city council as historic resources pursuant to the provisions of this ordinance and adopted by council resolution as amended from time to time. The Mountain View Register of Historic Resources shall be the city's only "local register of historical resources" under Public Resources Code § 5024.1.
- e. "Significant alteration" shall mean an alteration or modification to the exterior that is determined by the zoning administrator as having the potential to affect the character-defining features of the building. It does not include removal of nonhistoric features or additions that may exist on a historic resource.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.60. - Preservation of resources.

No person shall alter, modify, remove or destroy any historic resource designated pursuant to this article except in compliance with this article.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.65. - Designation criteria.

A building, structure, site or other improvement may be designated as a historic resource and placed on the Mountain View Register of Historic Resources if the city council finds that it meets one or more of the following criteria:

- a. Is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the City of Mountain View;
- b. Is the site of a significant historic event in the city's past;
- c. Embodies distinctive characteristics significant to the city in terms of a type, period, region or method of construction or representative of the work of a master or possession of high artistic value; or
- d. Has yielded, or may be likely to yield, information important to the city's prehistory or history.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.70. - Designation process for Historic Register.

- a. **Initial Register.** The city council may, by resolution, adopt an "Initial Mountain View Register of Historic Resources." Owners of properties on the Register will be notified by certified mail within thirty (30) days of adoption of the ordinance providing for the designation and preservation of historic resources. If the council adopts a Historic Register, all properties, including those designated pursuant to this section, shall be included in the Register.
- b. **Initiation by owner.** The property owner may request designation of a building, structure or other improvement as a historic resource. Applications for designation must be accompanied by such historical and architectural information as is required to allow city staff to make an informed recommendation concerning the application. The application shall be filed with the community development department.
- c. **Initiation of individual historic resource by the council.** The council may initiate the designation by majority vote which will begin the review process. Within thirty (30) days of the initiation of the designation by the council, the city shall notify the property owner of such application. The application will be processed only if the property owner agrees in writing to such designation.
- d. **Public hearings.**
 1. **Public hearing before zoning administrator.** For applications initiated pursuant to subsections "b." and "c." above, the zoning administrator shall hold a public hearing in accordance with Section 36.56 (Applications, Hearings and Appeals) to consider the application. The zoning administrator shall review the evidence in support of the application and determine whether the property meets the criteria for designation, and forward a recommendation to the city council on whether the property should be placed on the Register.
 2. **Public hearing before city council.** Upon receipt of the zoning administrator's recommendation, the council shall hold a public hearing in accordance with Section 36.56 (Applications, Hearings and Appeals). The council shall review the evidence in support of the application and the recommendation of the zoning administrator and determine whether the property meets the criteria for designation and make a final decision on whether the property should be placed on the Register.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.75. - Removal from Register.

- a. **Removal from Initial Register.** Within six (6) months of the adoption of this ordinance, any property owner may submit a request in writing, on a form approved by the community development director, that their property be removed from the Register. The application for removal shall be signed by all owners of the property. The director shall determine whether the request for removal is in compliance with this article and shall grant the request if it complies with the requirements of this article.
- b. **Removal from Register.** Properties remaining on the Register pursuant to Section 36.54.70.a, and following the six (6) month removal period, and properties entered on the Register pursuant to Section 36.54.70 "b.," "c." and "d.," shall remain on the Register and cannot be removed for ten (10) years from the initial designation. Every five (5) years thereafter, on the anniversary of the designation, properties may apply for removal. The application shall be submitted and reviewed consistent with subsection "a." above.
- c. **Recapture of property tax incentive.** The application for removal of the Historic Resource from the Register shall include a payment for property tax rebates, with interest. The city council, by separate action, shall designate the appropriate interest rate.
- d. **Predemolition review.** Prior to the issuance of a demolition permit for any building, which had been designated as a historic resource pursuant to Section 36.54.70, the applicant shall meet with city staff to review the alternatives, incentives and options to demolition. The applicant shall be notified in writing of the time and place of the meeting within thirty (30) days of filing a complete application for a demolition permit. The council may, by resolution, require additional historic buildings, not otherwise designated, to go through this review process.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.80. - Incentives and benefits.

- a. Historic resources are eligible for special incentives and benefits as determined and adopted by the city council. The availability of the following incentives and benefits is contingent upon the determination that the approval, exemption or benefit will protect and enhance the character-defining features or retention of the historic resource.
 1. Variances pursuant to Section 36.46.35;
 2. Major floor area ratio exceptions pursuant to Section 36.14.90.b;
 3. Setback and minor floor area exceptions pursuant to Section 36.14.80 and 36.14.90.a;
 4. Exemptions from nonconforming uses and structures pursuant to Section 36.06.70;
 5. Exceptions from requirements of the downtown precise plan;
 6. Use of the State Historic Building Code;
 7. Mills Act contracts;
 8. Exemption from planning, building and historic preservation permit fees related to the historic resource, including, but limited to, the relocation, preservation and rehabilitation of the historic resource;
 9. Credit for BMR program requirements, including BMR units and in-lieu fees, where the historic resource is preserved or rehabilitated as part of a residential development;
 10. Credit toward park land dedication or fees in lieu thereof; and

11. Approval for condominium conversions of six (6) residential units or less in a single historic resource.
- b. The council may also, by resolution or on a case-by-case basis during a public hearing process, determine which of the following additional incentives and/or benefits are appropriate. The incentives and benefits thereby granted shall only be effective during the maintenance of the historic resource.
 1. Historic building rehabilitation loan fund; and
 2. Rebate of the City of Mountain View portion of the property tax during the designation period. The city's finance and administrative services director shall develop a procedure to facilitate this rebate. The rebate shall be based on the property owner's/property owners' application for the benefit and may be granted on a prospective basis only.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.85. - Requirement of permit—Development review process.

- a. **Applicability.** No person shall make a significant alteration, redevelop, or relocate any structure or improvement, or any portion thereof, upon a property designated as a historic resource on the Mountain View Register of Historic Resources without first obtaining a "historic preservation permit" or HP permit. An HP permit shall remain in effect for four (4) years from the date of approval.
- b. **Exceptions.**
 1. **Exempt alteration.** A historic preservation permit shall not be required for an exempt alteration. The city council may, by resolution, adopt a list of alterations that are deemed to be exempt alterations.
 2. **Hazardous or unsafe conditions.** Construction, alteration or demolition necessary to correct the unsafe or dangerous condition of any structure, or other feature or part thereof, where such condition has been declared unsafe or dangerous, in writing, by the chief building official or fire marshal and where said officials have declared the proposed measures necessary on an urgency basis to correct the condition. In no event shall any work be performed which is not absolutely necessary to correct the immediate danger created by the unsafe or dangerous condition, and such work shall be done with due regard for preservation of the appearance of the structure involved.
 3. **Ordinary repair and maintenance.** Nothing in this section shall be construed to prevent the ordinary repair and maintenance of any architectural feature of a designated historic resource. The owner of a designated historic resource shall keep and maintain in good condition and repair all exterior portions of the resource and all interior portions whose maintenance is necessary to prevent deterioration and decay of the exterior feature.
 4. **Special submittal requirements.** The application shall be submitted to the community development department and, in addition to the application requirements of this division, shall contain information and documentation, including architectural drawings and specifications (site plan, elevations, floor plans and building materials); current photographs, sketches, drawings or other descriptive materials necessary to illustrate the proposed alteration; and any other information, which could include an historical assessment by a professional consultant, as determined to be necessary by the community development department for a complete and adequate application.
- c. **Hearings and action.** Applications for HP permits shall be initially reviewed by the development review committee. The development review committee shall forward a recommendation to the zoning administrator, who shall hold a duly noticed public hearing in accordance with Section 36.56 (Applications,

Hearings and Appeals).

- d. **Findings.** The HP permit may be approved or conditionally approved if the following findings are made:
1. The proposed significant alteration will not result in a substantial adverse change in the significance of the historic resource.
 2. The proposed significant alteration maintains and enhances the appearance of the community.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.90. - National and California Register properties.

Alterations to buildings which are eligible for the National Register of Historic Places or the California Register of Historical Resources shall be reviewed pursuant to Section 36.54.85 "a.," "b.," "c.," "d." and "e.," and except that the city council shall determine whether to grant an HP Permit and the council must find that the alteration is in substantial compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If an HP Permit is granted, any structure proposed to replace a historic resource shall be subject to design review and approval by the city council.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.95. - Application of other laws.

Nothing in this article shall be construed to abrogate the California Environmental Quality Act (CEQA) or any other state, federal or local law relative to the preservation of historical resources or the environment.

(Ord. No. 18.13, § 1, 12/10/13.)

SEC. 36.54.97. - Appeals.

Appeals to the zoning administrator or city council, as applicable, shall be filed and processed pursuant to Section 36.56 (Applications, Hearings and Appeals).

(Ord. No. 18.13, § 1, 12/10/13.)

MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES

(Last Updated June 19, 2019)

The following table represents those properties that remain on the Register after the April 12, 2005, voluntary removal deadline. Those properties that opted to be taken off the Register have also been included in the table for reference.

MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES					
	Off Register	On Register	Name	± Year Built	Property Type
1	Ada Avenue, 177			1900	1 unit
2		Bonita Avenue, 1181 (City Property Tax Rebate)		1930	1 unit
3		Bush Street, 206 (Mills Act)	James Shower house	1890	1 unit
4	Bush Street, 445		Haven Mason house	1930	1 unit
5	Bush Street, 469			1934	1 unit
6	Bush Street, 537		Minton house	1911	1 unit
7	Bush Street, 560		Cutter house	1928	1 unit
8		Calderon Avenue, 445	Bakotich house	1880	1 unit
9	Calderon Avenue, 711		E.T. Johnson house	1900	1 unit
10		Calderon Avenue, 725	Willie Garliepp house	1910	1 unit
11	California Street, 696		McDonald house	1906	1 unit
12		California Street, 1560		1900	2 units
13		California Street, 1610		1900	3 units
14		California Street, 1690 (Mills Act)		1920	1 unit
15		Castro Street, 124	Weilheimer Store	1874	commercial
16		Castro Street, 142-156 (Mills Act)	Rogers Building (Mountain View Hotel)	1906	commercial
17		Castro Street, 169-175 (City Property Tax Rebate)	Ames building	1903	commercial
18	Castro Street, 191		Mockbee building	1906	commercial
19	Castro Street, 194-198		Jurian building	1913	commercial
20	Castro Street, 200-206 (aka 819-823 Villa St.)		First National Bank (Odd Fellows building)	1913	fraternal
21		Castro Street, 201 (aka 761 Villa Street)	Farmers & Merchants Bank building	1905	commercial
22		Castro Street, 228	Mountain View Theater	1926	commercial
23	Castro Street, 275		Swall building	1904	commercial
24	Castro Street, 279-299 (aka 762-786 West		Four Stores building	1922	commercial

MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES

	Off Register	On Register	Name	± Year Built	Property Type
	Dana St.)				
25		Castro Street, 298	Scarpa's Meat Market	1908	commercial
26		Chiquita Avenue, 251 (City Property Tax Rebate)		1915	1 unit
27	Chiquita Avenue, 300			1905	3 units
28	Church Street, 334		Mancini house	1952	1 unit
29		Church Street, 595 (Mills Act)		1930	1 unit
30	Church Street, 890		Masonic Temple	1925	fraternal
-	Dana Street W., 762-786 (aka 279-299 Castro St.)		Four Stores building	1922	commercial
31	Dana Street W., 996			1918	3 units
32		Diericx Drive, 2715 (Mills Act)	Levin Huff house	1925	1 unit
33	Eldora Drive, 185		Dunshee house	1930	1 unit
34	Eunice Avenue, 655		Blue & Gold Kennel Club	1920	1 unit
35		Franklin Street, 350 (Mills Act)		1905	1 unit
36		Franklin Street, 394 (Mills Act)		1890	1 unit
37	Grant Road, 2221			1900	1 unit
38		Hope Street, 403 (Mills Act)		1915	1 unit
39		Hope Street, 425 (City Property Tax Rebate)		1906	1 unit
40	Hope Street, 582		St. Joseph's Church	1929	church
41		Latham Street, 1390 (Mills Act)	James Cochran House	1912	1 unit
-	Leslie Court, 280 (aka 113 E. Middlefield Rd.)			1925	1 unit
42		Lloyd Way, 1655 (City Property Tax Rebate)		1920	1 unit
43		Loreto Street, 302 (Mills Act)		1927	1 unit
44		Loreto Street, 484 (Mills Act)		1924	1 unit
45	Mariposa Avenue, 201-209		Pierre Klein house	1920	1 unit
46		Mariposa Avenue, 336 (Mills Act)	Camp house	1900	1 unit
47		Mariposa Avenue, 496 (Mills Act)		1920	1 unit

MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES

	Off Register	On Register	Name	± Year Built	Property Type
48	Mercy Street, 596		First Church of Christ Science building	1930	church
49	Mercy Street, 1074-1076			1925	1 unit
50	Middlefield Road E., 113 (aka 280 Leslie Ct.)			1925	1 unit
51		Miramonte Avenue, 1855	Sister's House	1927	convalescent
52		Moffet Boulevard, 157 (on NRHP)	Adobe Building	1934	public facility
53		Mountain View Avenue, 372 (Mills Act)		1905	1 unit
54	Oak Street, 166			1900	1 unit
55		Oak Street, 360 (Mills Act)		1924	1 unit
56		Palo Alto Avenue, 296		1915	1 unit
57	Palo Alto Avenue, 329			1925	1 unit
58	Palo Alto Avenue, 337			1930	1 unit
59	Palo Alto Avenue, 340			1900	2 units
60		Palo Alto Avenue, 390 (Mills Act)		1930	1 unit
61	Pettis Avenue, 508			1920	1 unit
62	Pettis Avenue, 516			1920	1 unit
63	Pettis Avenue, 526			1920	1 unit
64	Pettis Avenue, 540			1920	1 unit
65	Pettis Avenue, 552			1924	1 unit
66		Pettis Avenue, 562 (Mills Act)		1920	1 unit
67	Pettis Avenue, 572			1920	1 unit
68	Pettis Avenue, 604			1880	1 unit
69		Rengstorff Avenue, N. 771	Immigrant house	1888	public facility
70	Rengstorff Avenue, N. 987		Ambra Olive Oil Company	1930	commercial
71	Saint Giles Lane, 2682		Escolle house	1913	1 unit
72		Shoreline Boulevard S., 472 (Mills Act)		1910	1 unit
73		Shoreline Boulevard N., 3070 (on NRHP)	Rengstorff House	1867	public facility
74	Sleeper Avenue, 462			1900	1 unit
75	Sleeper Avenue, 992			1920	1 unit
76		1247 Springer Road	Walter House	1920	1 unit
77		Tyler Park Way, 1531 (Mills Act)		1925	1 unit

MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES

	Off Register	On Register	Name	± Year Built	Property Type
78		View Street, 322 (Mills Act)	McPheeters house	1910	1 unit
79		View Street, 327		1925	1 unit
80	View Street, 344		Swall house	1908	1 unit
81	View Street, 392		Bates house	1904	5 units
82	View Street, 435			1890	1 unit
83	View Street, 459			1920	1 unit
84		Villa Street, 515		1890	1 unit
-		Villa Street, 761 (aka 201 Castro Street)	Bank Building	1905	commercial
-	Villa Street, 819-823 (aka 200-206 Castro St.)		First National Bank (Odd Fellows building)	1913	fraternal
85	Villa Street, 938 (on CRHR)		Weilheimer house	1905	commercial
86	Villa Street, 1025			1904	1 unit
87		Villa Street, 1043 (Mills Act)		1904	1 unit
88	Villa Street, 1609			1926	1 unit
89		Villa Street, 1643		1915	4 units
90		Villa Street, 1645		1915	1 unit
91		Villa Street, 1655		1915	1 unit
92	Villa Street, 1852			1890	1 unit
93		Wright Avenue, 1074- 1076		1875	1 unit
94		Yosemite Avenue, 680 (Mills Act)		1923	1 unit
	47 TOTAL	47 TOTAL (44 privately-owned properties plus 3 city- owned properties)			