

# Historic Preservation

## SIGNIFICANT THEMES

### Pre-History & Early San Diego History

The built environment in Southeastern San Diego had its start with the Mexican land grants in the San Diego area, which would serve as the base for all future development. No known built resources exist in the Planning Area from San Diego's earliest period. Archaeological artifacts are most likely to be found along the creeks.



Subdivisions and city limits, 1910.

### Building Southeastern San Diego

Anticipating the railroad, Southeastern San Diego was a patchwork of subdivisions, including Sherman's Addition and what is now Logan Heights.

Beginning in 1887, trolleys began serving the area. Neighborhoods within a few blocks of the rail and streetcar lines flourished, and became home to middle- and working-class families.

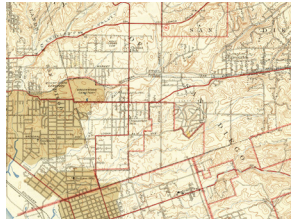


After annexation of Encanto, 1920.

### Development Expands

The automobile granted more flexibility, allowing areas farther from the city center to thrive. Bungalow courts and other housing forms emerged.

Beginning in the 1920s, ethnic enclaves began to form, especially in the greater Logan Heights area.



Development expands, 1930.

### Freeway Era

The postwar era saw rapid expansion. Many developers constructed speculative housing in new subdivisions.

Master planning for freeways began in the early 1950s, and Southeastern San Diego and the Encanto Neighborhoods were highly affected.

Many African-Americans moved east to Encanto and Valencia Park in the 1950s and 1960s, taking advantage of the opportunity to own homes.



Emerald Hills Subdivision, 1957.

## ASSOCIATED PROPERTY TYPES & CHARACTER-DEFINING FEATURES



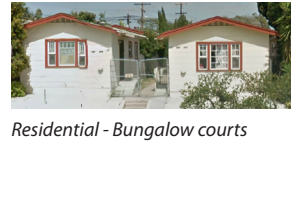
Cottages and bungalows

- Location in early subdivision
- Architectural style from this period, including Queen Anne, Folk Victorian, Folk National, Craftsman, Prairie



Residential - Suburban farm

- Location in Encanto
- Architectural style and form from this period, typically Folk National or Craftsman
- One to two stories; gable or pyramidal roof



Residential - Bungalow courts

- Bungalow courts are clusters of small one story units organized around a courtyard or garden



Residential - Subdivision

- Postwar subdivision housing: styles including Minimal Traditional, Streamline Moderne, Ranch



Commercial

- Commercial use, often associated with car culture
- Style including Art Moderne, Gogogie, Quonset hut, and Modern

## HISTORIC SITES & DISTRICTS



Villa Montezuma, completed in 1887, is listed in the National Register of Historic Places.

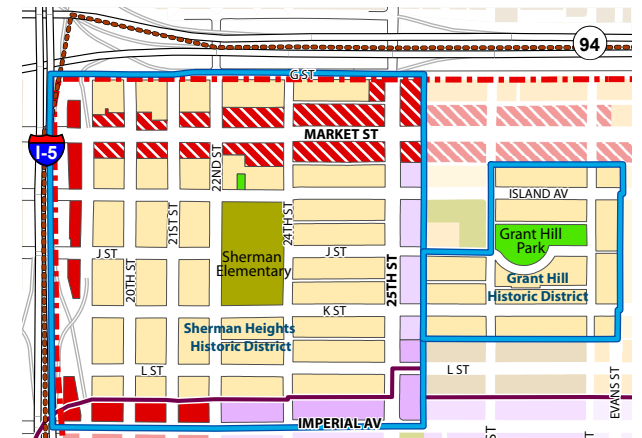


Hollington House is listed in the San Diego Register, and located in the Sherman Heights historic district. (HRB site #165).



The Johnson Wilshire Gas Station, built in 1962, embodies the futurist Gogogie style. (HRB site #954).

### Preferred Plan



	Registered San Diego Historic Districts		Community Commercial - Residential Permitted (15-29 du/ac)
	Residential - Low Medium (10-14 du/ac)		Community Commercial - Residential Prohibited
	Neighborhood Village-Low (15-29 du/ac)		Population-based Park
	Neighborhood Village-Medium (30-44 du/ac)		Institutional