

10.0 Historic Preservation Element

Introduction

The purpose of the City of San Diego General Plan Historic Preservation Element is to preserve, protect, restore and rehabilitate historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals for achieving this include identifying and preserving historical resources, and educating citizens about the benefits of, and incentives for, historic preservation.

The North Park Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to North Park in order to encourage appreciation of the community's history and culture. These policies along with the General Plan policies provide a comprehensive historic preservation strategy for North Park. The North Park Historic Preservation Element was developed utilizing technical studies prepared by qualified experts, as well as extensive outreach and collaboration with Native American Tribes, community planning groups and preservation groups.

An Archaeological Study and Historic Survey Report were prepared in conjunction with the Community Plan. The Archaeological Study describes the pre-history of the North Park Area; identifies known significant archaeological resources; provides guidance on the identification of possible new resources; and includes recommendations for proper treatment. The Historic Survey Report (consisting of a Historic Context Statement and reconnaissance survey) provides information regarding the significant historical themes in the development of North Park, the property types associated with those themes, and the location of potential historic resources. These documents, along with the results of extensive community outreach which led to the identification of additional potential historical resources, have been used to inform not only the policies and recommendations of the Historic Preservation Element, but also the land use policies and recommendations throughout the Community Plan.

GOALS

- *Identification and preservation of significant historical resources in North Park.*
- *Educational opportunities and incentives related to historical resources in North Park.*

10.1 Prehistoric and Historic Context

North Park is located on a mesa, a high plateau with an overall flat top, punctuated by hills and numerous canyons. Steep canyons lined with chamise chaparral that lead to Mission Valley to the north and southeast into Las Choyas Valley serve as wildlife corridors and, prehistorically, were probably used by Kumeyaay inhabitants and their ancestors as travel routes in to the valley areas, much as they are today. North Park was first connected to the city center by the electric streetcar in 1890, with the construction of the Park Boulevard Line. This affordable, convenient mode of transportation, in combination with the city's substantial growth and installation of supporting utilities within the community, prompted the subdivision of land in the early twentieth century. North Park is almost exclusively residential, with commercial uses located along major transportation corridors. Although the built environment in North Park represents all its periods of development, the majority of development in the area appears to have taken place between the 1920s and the early 1940s, during the height of the streetcar period.

The following is a summation of the pre-historic and historic development of the North Park Community. A complete discussion of the community's Prehistory and History can be found in the Archaeology Study and the Historic Context Statement, respectively (Appendices X and X).

Prehistory

The prehistory of the San Diego region is evidenced through archaeological remains representing more than 10,500 years of Native American occupation, locally characterized by the San Dieguito complex, the Archaic La Jolla and Pauma Complexes and the Late Prehistoric. Based on ethnographic research and archaeological evaluations, Late Prehistoric materials in southern San Diego County are believed to represent the ancestral Kumeyaay.

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and

landscapes across the County. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego.

By the time Spanish colonists began to settle in Alta California in 1769, the North Park area was within the territory of the Kumeyaay people, who spoke a Yuman language of the Hokan linguistic stock. The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For the Kumeyaay people in the North Park area, grass seeds were probably the primary food, supplemented by various other seeds such as sage, sagebrush, lamb's quarters, and pine nuts. Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River which is located approximately 1 mile from the northern end of the community planning area provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region.

History

The rich history of North Park reveals broad patterns of the community's historical development that are represented by the physical development and character of the built environment. These broad patterns can be generally characterized into four themes significant to the development of the community: Early Settlement of North Park: 1893-1906; Development of North Park: 1907-1929; Influence of the Great Depression & World War II in North Park: 1930-1945; and Post-World War II Development in North Park: 1946-1970.

Early Settlement of Greater North Park: 1893-1906

In the mid-19th century, San Diego had approximately 650 residents. However, new arrivals were transforming the small Mexican community into a growing commercial center. In 1867, Alonzo Erastus Horton acquired nearly 1,000 acres of land two miles south of "Old Town", where downtown San Diego sits today. Dubbed "New San Diego", Horton orchestrated the creation of a new downtown, relocating the city's first bank, main newspaper, and several government buildings to this site. Thus Old Town was supplanted as the City's primary commercial center. The arrival of the railroad in the 1880s linked San Diego with the eastern United States and sparked its first building boom. By 1887, San Diego's population had spiked to 40,000, and large tract of new development began to appear on the hills immediately adjacent to downtown. By 1892, substantial infrastructure improvements were underway,

including public utilities, street paving, sewer systems, and the electrification of the streetcar system. These improvements would be critical to the development of new suburbs surrounding downtown and the 1,400-acre City Park, including present-day North Park.

North Park initially developed as an agricultural community. In 1893, James Monroe Hartley purchased forty acres on what was then the northeastern edge of the city. He named the area Hartley's North Park, due to its location relative to City Park (Balboa Park), and planted a lemon orchard. Over the next decade, several other families established residences and citrus ranches in North Park. By 1900, there were seven land owners and fifty-five residents between Florida Canyon and the eastern City limits at Boundary Street. However, by 1905 most of the groves had been decimated by drought. This, combined with ongoing infrastructure improvements, paved the way for the subdivision of these agricultural lands for residential development.

Development of North Park: 1907-1929

The expansion of the city's streetcar system into North Park – including the Adams Avenue Line (1907), University Avenue Line (1907), and 30th Street Line (1911) – had a tremendous impact on the development of North Park. Early real estate subdivisions closely followed the routes of the streetcar lines. As San Diego's population reached 75,000 by 1920, most of the new development occurred in the areas east of downtown. By 1924, North Park was considered the fastest growing neighborhood in San Diego.

The 1915 *Panama-California Exposition* was held in City Park, at the edge of the burgeoning North Park communities. Over its two-year run, the Exposition attracted over 3.7 million visitors, many of whom chose to relocate to San Diego permanently. Due to this steady stream of new residents, local developers began to subdivide new tracts of land, particularly in the areas immediately surrounding the park.

In the 1920s, as developers installed the infrastructure, mostly middle-class families erected the modest residences that make up much of North Park's residential building stock today. During this period, architectural preferences shifted away from Victorian styles to the Craftsman style, whose deep eaves and large porches were well-suited to San Diego's mild climate. North Park's largest subdivision is University Heights, much of which was developed in the first decades of the 20th century. The Burlingame tract, developed by prominent local real estate speculators Joseph McFadden and George Buxton, retains much of its original character. The Kalmia Place tract overlooking Balboa Park, had a comprehensive landscape plan and architectural supervisors to ensure a consistently high standard of design throughout the tract. During this

same period, bungalow courts were proliferating throughout North Park, primarily in the area between University and Adams avenues.

One of North Park's earliest commercial nodes, at the intersection of the 30th Street and University Avenue streetcar lines, would develop into the community's primary business district. By 1922, there were fifty businesses along the two streets, and by the 1930s North Park's commercial center was second only to downtown San Diego. As automobile ownership increased, commercial centers began to move away from the streetcar routes. In North Park, commercial development shifted to El Cajon Avenue (now El Cajon Boulevard). Unlike University Avenue, which was developed for the pedestrian, businesses on El Cajon Boulevard were primarily catering to the motorist. Eventually, El Cajon Boulevard would become the official western terminus of US Route 80.

As the population of North Park exploded, the existing water supply system needed to be upgraded. A new filter plant and a reservoir were built in University Heights, and a water tank added in 1910 in order to provide sufficient water pressure. Similarly, the growing population put a strain on the city's power sources, so in 1927 San Diego Consolidated Gas & Electric Company (SDCG&E) built Substation F on El Cajon Boulevard.

Substantial civic and institutional development took place in North Park throughout the 1920s. During this period, the community received its first localized branches of public services, including a fire station and a post office. Several educational facilities were established, including Park Villas Elementary School and Jefferson Elementary school, as well as two private schools, Saint Augustine boys' school and the Academy of Our Lady of Peace School for Girls. Between 1922 and 1924, five religious congregations built new facilities in North Park, including Trinity Methodist Church, St. Patrick's Catholic Church, Plymouth Congregational Church, North Park Baptist Church, and St. Luke's Episcopal Church.

Influence of the Great Depression & World War II in North Park: 1930-1945

The Great Depression had an immediate impact on what had been one of the fastest growing community's in San Diego, and construction would remain slow into the early 1940s. Residential construction essentially ceased, and many business ventures failed along established commercial thoroughfares such as University Avenue. However, the 1935 California Pacific International Exposition, also held in Balboa Park, helped North Park to rebound more quickly than other communities. That same year, a sign with the community name was suspended across the intersection of 30th Street and University Avenue. However, it was

United States' entrance into World War II that effectively ended the economic downturn and boosted the regional economy. This was particularly true in San Diego; with its extensive military or manufacturing facilities now devoted to the defense industry, the City received had the highest per capita share of war contracts in the state.

Post-World War II Development in North Park: 1946-1970

Like other large cities, San Diego's wartime and postwar population growth far outpaced its ability to provide sufficient services and housing. However, the formation of the Federal Housing Administration (FHA) helped to reignite the construction of single-family homes, in part, by established building guidelines for a modest and affordable single family residence, termed the *minimum house*. Soon, unimproved lots in established neighborhoods throughout North Park were infilled with single-family homes and residential courts inspired by FHA designs. The high demand for new homes produced large-scale suburban tracts on the periphery of the City. However, as this part of the city was largely built out by this time, there was not much of this kind of development in North Park. The exception to this pattern was the area located between Boundary and the 805 Freeway, on the eastern edge of North Park, which contains development from the 1940s through the 1970s, alongside some earlier residences. Developers of multi-family housing favored higher densities over the residential courts of the pre-war period. The result was the proliferation of the two-story stucco box apartment building, designed to maximize the number of units and provide the required the parking on a single residential lot.

As the economy slowly began to rebound, new businesses occupied existing storefronts along established commercial corridors, often renovating their facades with more contemporary details. The modernization of storefronts occurred along Main Streets and commercial corridors throughout California, and included new large display windows which allowed merchandise to be visible to passing motorists. Such changes reflect the evolution of a thriving commercial core.

Along University Avenue, new commercial properties were constructed and existing storefronts were renovated, as this area began to shift from a neighborhood retail area to a regional shopping district to compete with the new shopping center in Mission Valley. At the same time, increased reliance on the automobile and local road improvements meant the arrival of new businesses which catered to the needs of the motorist. Auto-related businesses – such as gas stations, car lots, and auto parts stores – began to appear alongside existing grocery stores, meat markets, pharmacies, and clothing shops. Similarly, this trend led to new building forms, such as drive-ins, and pushed commercial structures back on their lots to accommodate surface

parking. This was particularly true along El Cajon Boulevard, where nearly 300 new businesses opened between 1940 and 1950.

U.S. Route 395 became San Diego's first freeway when it was built in 1941. The construction of this and other freeways would hasten the decline of the streetcar system throughout the City, including in North Park. By the early 1960s, commercial activity along University Avenue and El Cajon Boulevard began to decline, due in part to the construction of Interstate 8, which drew vehicular traffic away from these thoroughfares. In addition, the opening of nearby shopping centers – such as College Grove, Mission Valley Shopping Center, and Grossmont Center – provided new competition for retail outlets along North Park's commercial corridors.

In the 1970s, the commercial areas along University Avenue and El Cajon Boulevard were transformed yet again by new demographics in the area, as people of Chinese, Filipino, and Vietnamese descent moved into the adjacent residential areas. Coupled with the community's own revitalization efforts, North Park has experienced a resurgence of neighborhood-oriented businesses in recent decades.

10.2 Identification and Preservation of Historical Resources

Cultural sensitivity levels and the likelihood of encountering prehistoric archaeological resources within the North Park community area are rated low, moderate or high, based on the results of the records searches, the Native American Heritage Commission (NAHC) sacred lands file check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred which may have previously impacted archaeological resources. Based on the results of the record search, the NAHC sacred lands file check, and regional environmental factors, the community of North Park has two cultural sensitivity levels. Since the majority of the community is developed, the cultural sensitivity for the entire community of North Park would be considered low. There is very little undeveloped land within the area, with the exception of canyon areas. Due to the steepness of the majority of these canyons, the cultural sensitivity for these areas is low. However, at the base of these canyons, especially leading into the Mission Valley area, there is a potential for cultural resources to be present, therefore, the cultural sensitivity rating for this area is considered high.

In addition to the four main themes significant in the development of North Park, the Historic Context Statement also identified the property types that are associated with those themes in historically significant ways. In summary, the property types, styles and significance thresholds are as follows:

- **Early Settlement of Greater North Park (1893-1906):** A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including early settlement of the area; or the agricultural industry. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Stick/Eastlake or Queen Anne. Extant property types are likely limited to single family residences.
- **Development of North Park (1907-1929):** A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the community's greatest economic and building boom; completion of the streetcar system; development of its earliest subdivisions; hosting of the Panama-California Exposition; the early influence of the automobile; proliferation of the bungalow court; civic improvements, such as the expansion of the municipal water, gas, and electrical systems; or the establishment of early public and private institutions, such as churches, schools, and social clubs. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman or Period Revival. Extant property types may include single family residences; multi-family residences (bungalow courts and apartment houses); commercial buildings; infrastructural facilities; and civic and institutional facilities.
- **Influence of the Great Depression & World War II in North Park (1930-1945):** A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the development of the FHA and the "minimum house"; the hosting of the California Pacific International Exposition; the economic recovery and building boom due to the local defense industries, especially aircraft manufacturing; the shift from streetcars to the automobile; the introduction of neon signage; or the construction of civic improvements, such as public parks. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Period Revival, Streamline Moderne, Late Moderne, or Minimal Traditional. Extant property types may include single family residences; multi-family residences (residential courts and apartment houses); commercial buildings; and civic and institutional facilities.
- **Post-World War II Development in North Park (1946-1970):** A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the postwar economic and

HISTORIC PRESERVATION

building boom; patterns of infill development in established neighborhoods; the proliferation of the “minimum house”; or the development of automobile corridors. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Minimal Traditional, Ranch, Modern or Googie. Extant property types may include single family residences; multi-family residences (residential courts, courtyard apartments, stucco box and apartment tower); commercial buildings; and civic and institutional facilities.

Resources must be evaluated within their historic context(s) against the City’s adopted criteria for designation of a historical resource, as provided in the General Plan and the Historical Resources Guidelines of the Land Development Manual. Guidelines for the application of these criteria were made part of the Historical Resources Guidelines to assist the public, project applicants, and others in the understanding of the designation criteria.

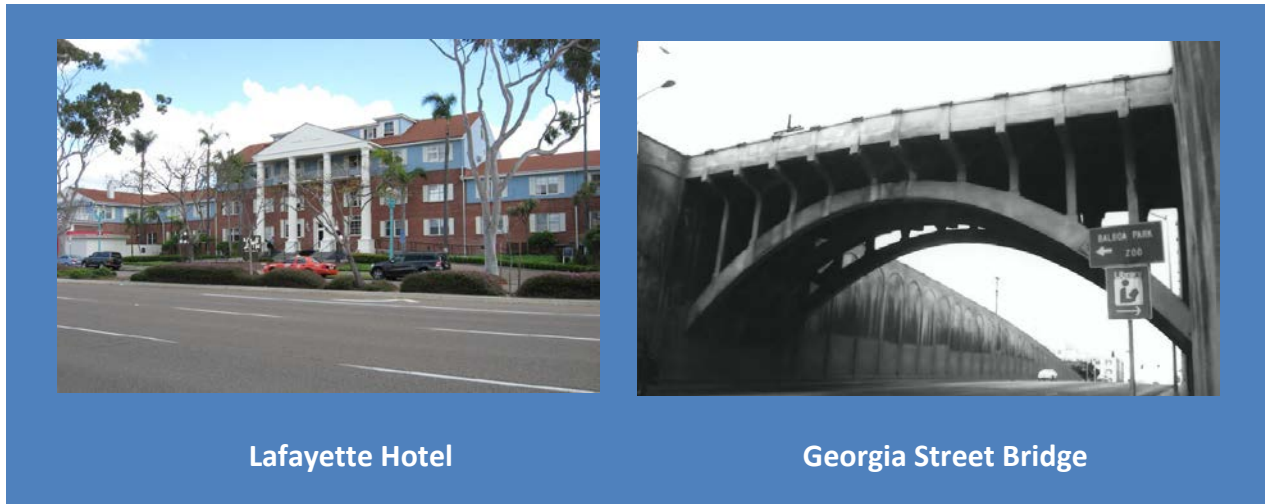
Designated Historical Resources

North Park is home to three National Register-listed resources (Table 10.1), including one Historic District. These include the Georgia Street Bridge; the Lafayette Hotel (Imig Manor); and the University Heights Water Storage and Pumping Station Historic District. The Georgia Street Bridge is listed for its significance to San Diego’s transportation history and as the work of a master designer that embodies the distinctive characteristics of a type, period and method of construction. The Lafayette Hotel on El Cajon Boulevard is listed for its association with community development patterns of El Cajon Boulevard, as the first Post-WWII suburban resort hotel established in San Diego, as a significant example of Colonial Revival architecture, and for representing a unique example of work designed by Master Architect Frank L. Hope Jr. The University Heights Water Storage and Pumping Station Historic District on Idaho Street is listed for its significance related to community planning and development as well as engineering.

SITE ADDRESS	REFERENCE No.	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
2223 El Cajon Blvd	12000443	Lafayette Hotel / Imig Manor	1945	Hotel
Georgia Street (Btwn 3800 & 3900 Blks)	99000158	Georgia Street Bridge	1914	Bridge
2436 Idaho Street	13000417	University Heights Water Storage and Pumping Station Historic District	1924-1967	Infrastructure

HISTORIC PRESERVATION

Figure 10.1 – Lafayette Hotel and Georgia Street Bridge



Lafayette Hotel

Georgia Street Bridge

As of March 2015, the North Park community contains 98 individually designated historic resources (Table 10.2 and Figure 10.2) and 3 designated historic districts (Figure 10.3) – Shirley Ann Place, Burlingame and North Park Dryden - containing 293 contributing resources that have been listed on the City’s register by the Historical Resources Board. These resources reflect a range of property types, from single and multi-family to commercial, hotel, and institutional. Also included are the Winks Neon Sign and the National Register-listed Georgia Street Bridge. Only one designated property, the Frary House – a 1905 Craftsman style single family home on Grim Street – reflects the Early Settlement of North Park. The vast majority of the designated resources (83 of 95) reflect the second period of development, when the expansion of the streetcar made development of the community feasible. Most of these resources are single family homes, but also include several multi-family buildings, the 30th Street Garage and the North Park Theater. Nine Depression and World War II era resources are also designated, and consist primarily of single family homes constructed in the Spanish Eclectic style. Lastly, four Post-War resources are listed – Lafayette Hotel/Imig Manor, the Gustafson Furniture Building, the Woolworth Building, and the Winks/Deturi/Shoe Palace Shoe Repair Neon Sign.

Table 10.2
City of San Diego Register Historic Resources in North Park*

PROPERTY ADDRESS	HRB SITE No.	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
2629 28th Street	444	Martin J. Healy House	1927	Single Family
2639 28th Street	609	Josephine Shields House	1923	Single Family
2645 28th Street	697	Edwin and Rose Emerson/Hurlburt and Tifal House	1924	Single Family
2737 28th Street	388	The Rolland C. Springer House	1925	Single Family

Table 10.2
City of San Diego Register Historic Resources in North Park*

PROPERTY ADDRESS	HRB SITE No.	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
2807 28th Street	720	Louis and Jane Florentin House	1921	Single Family
2829 28th Street	1012	Miguel and Ella Gonzalez House	1916	Single Family
2915 28th Street	1106	George and Kathagene McCormack House	1928	Single Family
3021 28th Street	550	Jack Rosenberg House	1927	Single Family
3037 28th Street	356	Paul E. Stake/George W. Schilling House	1936	Single Family
3103 28th Street	348	Beers-La Cava/Kosmas House	1928	Single Family
3117 28th Street	627	Antoine and Jeanne Frey - Rear Admiral Francis Benson House	1930	Single Family
3133 28th Street	824	Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House	1925	Single Family
3303 28th Street	789	Owen S. & Rose L. King House	1920	Single Family
3393 28th Street	1157	J.B. Spec House #2	1917	Single Family
3446 28th Street	456	John Carman Thurston House	1916	Single Family
3505 28th Street	452	Kline/Dryden House	1916	Single Family
3520 28th Street	962	Winslow R. Parsons Spec House #1	1916	Single Family
3563 28th Street	835	J. B. Draper Spec House No. 1	1915	Single Family
3571 28th Street	428	John Kenney House	1915	Single Family
3676 28th Street	1033	David O. Dryden Spec. House #2	1916	Single Family
2722 29th Street	1028	Isaac and Flora Walker House	1912	Single Family
2808 29th Street	1082	John and Anna Norwood House	1923	Single Family
3411 29th Street	558	Eldora Rudrauff House	1919	Single Family
3560 29th Street	880	Joseph E. McFadden House	1911	Single Family
3593 29th Street	931	E.A. and Effie Tindula House	1925	Single Family
3794 29th Street	890	S.S. and Rosa Kendall Spec House #1	1921	Single Family
3335 30th Street	506	30th Street Garage/ North Park Auto Body Shop	1923	Commercial
2405 32nd Street	608	Godfrey and Emily Strobeck Spec House #1	1926	Single Family
2411 32nd Street	725	Russell and Emma Bates House	1927	Single Family
3005 33rd Street	1045	George Gans Spec House #4	1926	Single Family
3030 33rd Street	873	Frank and Millie Lexa House	1924	Single Family
3036 33rd Street	539	The George Gans Spec House #1	1926	Single Family
2242 Adams Avenue	362	Crook-Foster Residence	1914	Single Family
2448 Adams Avenue	713	The Adams Apartments	1930	Multi-Family
4641 Alabama Street	1097	Elmer and Katherine Muhl House	1926	Single Family
2435 Bancroft Street	1134	Levi and Hannah Lindskoog Spec House #1	1929	Single Family
3125 Bancroft Street	1131	George Gans Spec House #5	1926	Single Family
2203 Cliff Street	581	Edwina Bellinger/David O. Dryden House	1913	Single Family
2230 Cliff Street	524	Herbert S. Moore House	1913	Single Family
2738 Dale Street	787	John & Alice Woodside Spec House #1	1917	Single Family
3036 Dale Street	1165	Hilton and Louise Richardson House	1923	Single Family
3134 Dale Street	1022	W.J. Chadwick Spec House #1	1920	Single Family
3141 Dale Street	1035	T.M. and Leonora H. Russell Spec House #1	1922	Single Family
2223 El Cajon Boulevard	319	Imig Manor	1945	Hotel
2930 El Cajon Boulevard	517	Gustafson Furniture Building	1948	Commercial
3705 El Cajon Boulevard	381	Hille-Schnug House	1880s	Single Family

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City of San Diego Register Historic Resources in North Park*

PROPERTY ADDRESS	HRB SITE No.	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
3120 Felton Street	921	George Gans Spec House #3	1927	Single Family
4674-4676 Florida Street	339	San Diego Electric Railway Cars 126, 128, 138	1911	Railway Cars
Georgia Street (Btwn 3800 & 3900 Blks)	325	Georgia Street Bridge	1914	Bridge
4358 Georgia Street	834	Solomon & Betty Frank House	1922	Single Family
2832 Granada Avenue	1010	Albert and Anna Kenyon/Archibald McCorkle House	1912	Single Family
3215 Granada Avenue	826	Heilman Brothers Spec House #1	1912	Single Family
3235 Granada Avenue	549	E.W. Newman Spec House	1912	Single Family
3444 Granada Avenue	475	The Damarus/ Bogan House	1922	Single Family
2704 Gregory Street	603	H. M. and Isabel Jones House	1930	Single Family
2806 Gregory Street	1030	Elmer and Ida Hall House	1932	Single Family
3227 Grim Avenue	183	Frary House	1905	Single Family
4044 Hamilton Street	909	Gilbert & Alberta McClure House	1927	Single Family
4050-4056 Hamilton St	989	Gilbert and Alberta McClure Rental House and Apartments	1929	Multi-Family
3565 Herman Avenue	792	George Gans Spec House #2	1925	Single Family
3547-3549 Indiana Street	1141	Jessie Brown Spec Houses #1 and #2	1923	Multi-Family
3054 Juniper Street	747	Edwin and Cecilia Smith/Greta Steventon House	1919	Single Family
3105 Kalmia Street	478	Duvall-Lee House	1915	Single Family
3147 Kalmia Street	430	Benbough/Adams House	1912	Single Family
3155 Kalmia Street	435	William A. McIntyre Spec House	1912	Single Family
3004 Laurel Street	163	Dr. Harry & Rachel Granger Wegeforth House	1912	Single Family
3048 Laurel Street	438	Cottee/McCorkle House	1912	Single Family
3674 Louisiana Street	981	Alonzo and Sophia Finley House	1911	Single Family
3794 Louisiana Street	1083	Daniel and Anna Boone House	1920	Single Family
2840 Maple Street	551	Cortis & Elizabeth Hamilton/Richard S. Requa House	1941	Single Family
2941 Palm Street	423	David Drake House	1924	Single Family
3055 Palm Street	974	F. List and C. Bell Mcmechen House	1927	Single Family
2875-2889 Palm Street	872	Martin and Katherine Ortilieb Duplex	1927	Multi-Family
4741 Panorama Drive	769	Ora and Myrtle Ginther House	1926	Single Family
4747 Panorama Drive	1121	John C. and Marie O. Turner House	1926	Single Family
4769 Panorama Drive	1107	Delia Reinbold House	1911	Single Family
4773 Panorama Drive	1016	Louis H. and Charlotte L. Quayle House	1926	Single Family
4780 Panorama Drive	675	Helen Crenshaw/David O. Dryden House	1914	Single Family
4785 Panorama Drive	538	The Richard S. Woods House	1913	Single Family
3993 Park Boulevard	293	Grace Lutheran Church, Parsonage, & Sunday School Buildings	1930	Institutional
3503 Pershing Avenue	839	Addie McGill/David O. Dryden House Spec House #1	1917	Single Family
3694 Pershing Avenue	843	David E. & Jennie McCracken House	1925	Single Family
3503 Ray Street	493	Carter Construction Co. Swiss Chalet	1912	Single Family
2890 E Redwood Street	900	George and Amalia Gans House	1928	Single Family
2516 San Marcos Avenue	124	Fulford Bungalow #1	1913	Single Family
2518 San Marcos Avenue	125	Fulford Bungalow #2	1913	Single Family
2519 San Marcos Avenue	454	Mabel Whitsitt House	1935	Single Family

**Table 10.2
City of San Diego Register Historic Resources in North Park***

PROPERTY ADDRESS	HRB SITE No.	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
2520 San Marcos Avenue	126	Fulford Bungalow #3	1913	Single Family
2523 San Marcos Avenue	457	Whiteman House	1914	Single Family
3405 Texas Street	832	George & Helen Corbit Spec House No. 1	1924	Single Family
3535 Texas Street	540	The Edwin and Anna Elizabeth McCrea House	1924	Single Family
2891 University Avenue	245	North Park Theater	1928	Commercial
2901 University Avenue	239	Winks/Deturi/Shoe Palace/Shoe Repair/Neon Sign	1949	Sign
3067-3075 University Ave	1043	Woolworth Building	1949	Commercial
2140 Upas Street	1056	J. Francis and Clara Munro House	1926	Single Family
3585 Villa Terrace	724	Maynard and Bessie Heatherly House	1926	Single Family
3602 Villa Terrace	996	Fredrick and Ada Sedgwick/Pear Pearson House	1922	Single Family
3525 Wilshire Terrace	676	Dr. Edward Hardy House	1938	Single Family
*This table includes all properties designated by the Historical Resources Board as individually significant properties as of March 2015				

These designated historical resources are protected and preserved through existing General Plan policies, the historical resources regulations and guidelines of the Municipal Code, and City policies and procedures. These protections require historic review of all projects impacting these resources. Projects that do not comply with the U.S. Secretary of the Interior Standards for the Treatment of Historic Properties are required to process a development permit with deviations that is subject to review under the California Environmental Quality Act (CEQA).

Figure 10.2 – Location of City of San Diego Register Designated Historic Sites in North Park

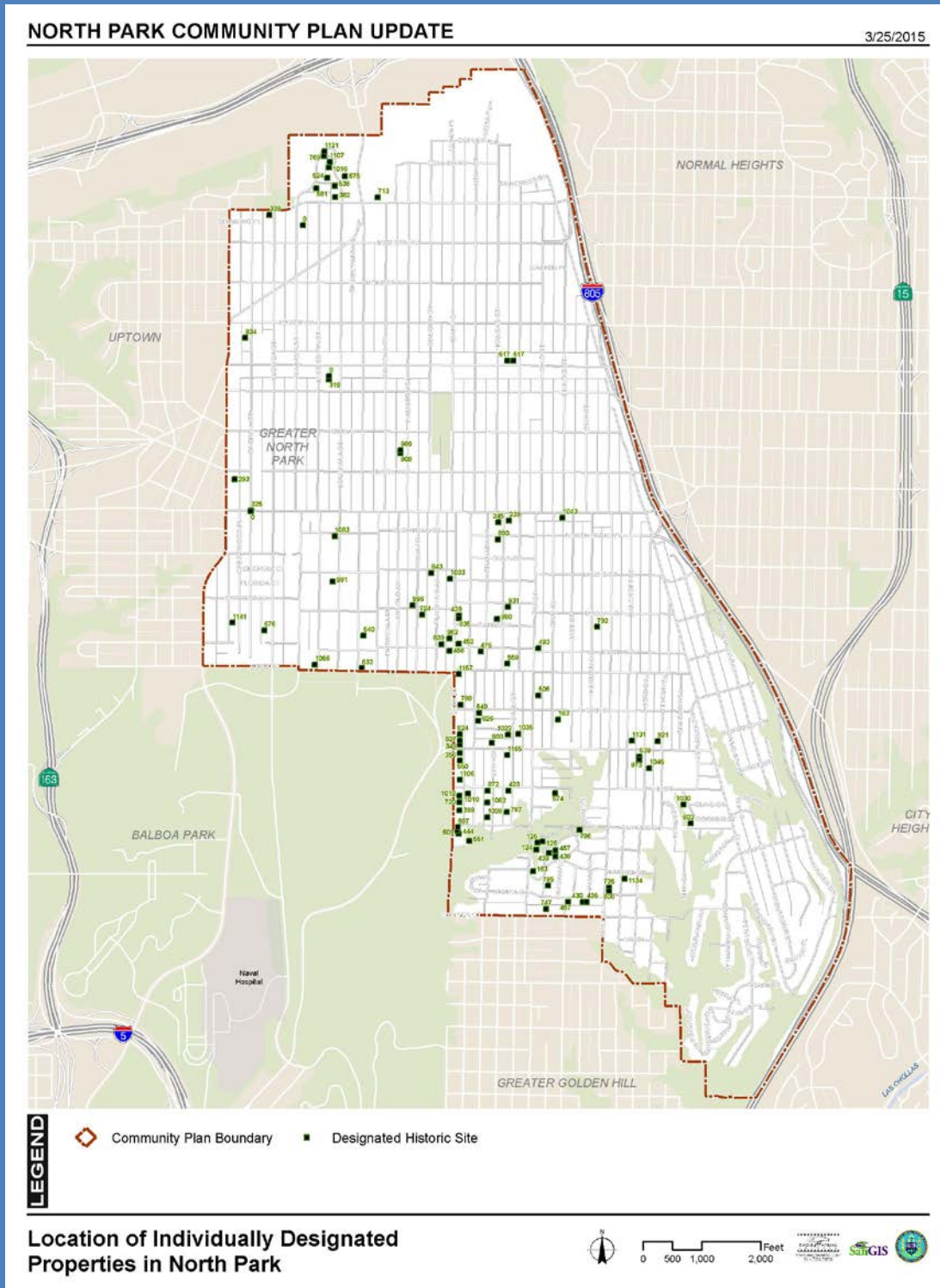
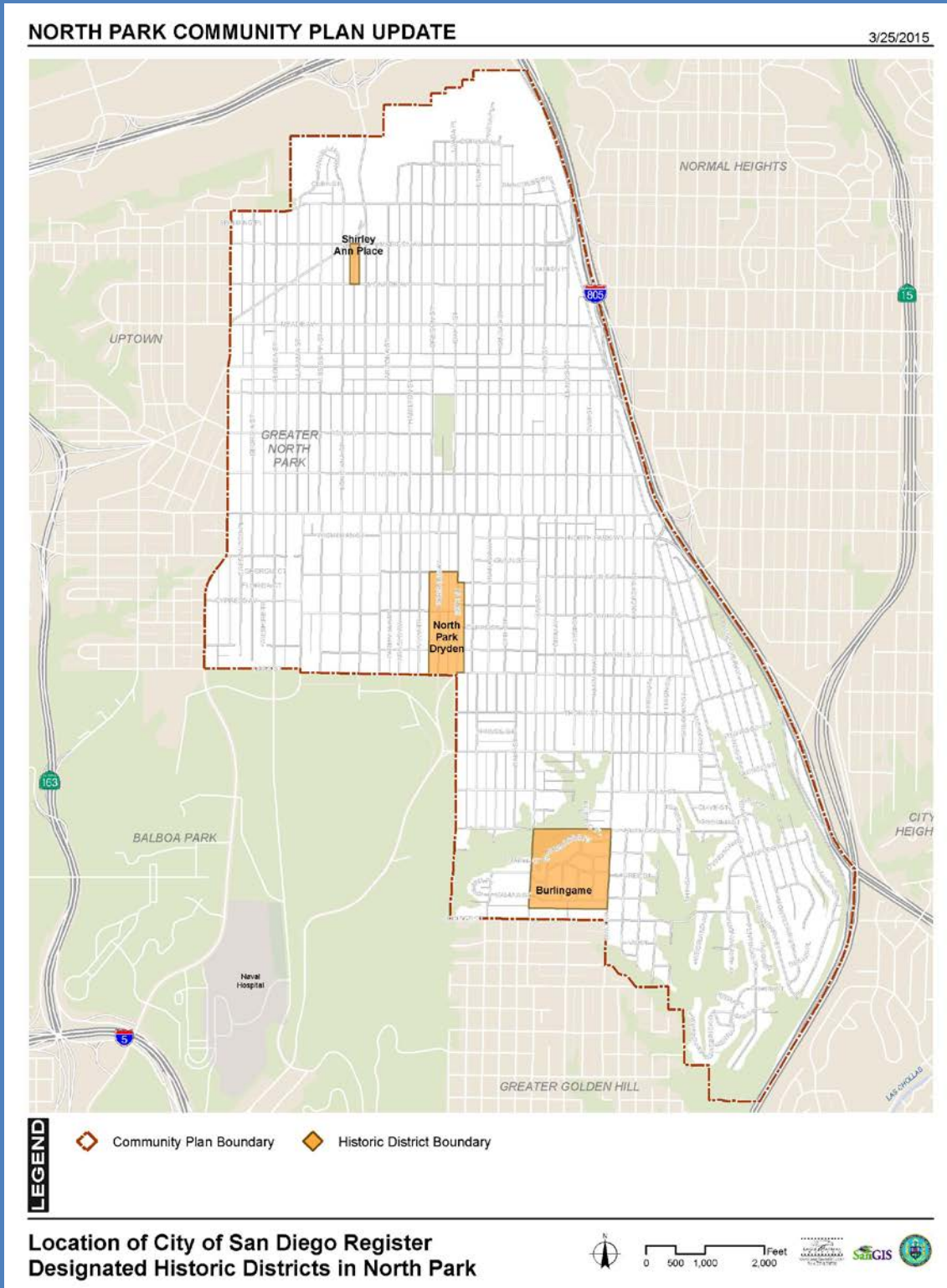


Figure 10.3 – Location of City of San Diego Register Designated Historic Districts in North Park



HISTORIC PRESERVATION

Potentially Significant Historical Resources

A Historical Resource Reconnaissance Survey was undertaken based on the information provided in the Historic Context Statement to identify potentially historic properties within North Park for consideration in the community plan and for possible future designation. The survey identified 49 properties as potentially significant individual resources. These include 11 single family homes, 6 multi-family properties, 18 commercial buildings, 12 civic and institutional buildings, and 2 infrastructure elements. Most of these 49 resources relate to the themes “Development of North Park: 1907-1929” (20) and “Influence of the Great Depression & World War II in North Park: 1930-1945” (15), with an additional 7 resources each related to the themes “Early Settlement of Greater North Park: 1893-1906” and “Post-World War II Development in North Park: 1946-1970.” One of these resources, the University Heights Water Tower at 4208 Idaho Street, has since been listed on the National Register as part of a historic district.

PROPERTY ADDRESS	YEAR BUILT	STYLE	PROPERTY TYPE
Early Settlement of Greater North Park: 1893-1906			
3729 30th Street*	1897	Mission Revival	Civic/Institutional
4212 Florida Street	1900	Queen Anne	Single Family
4216 Florida Street	1900	Queen Anne	Single Family
1915 Howard Avenue	1900	Folk Victorian	Single Family
1919 Howard Avenue	1900	Queen Anne	Single Family
3727 Park Boulevard	1900	Stick/Eastlake	Single Family
2860 Redwood Street	1900	Italianate	Single Family
Development of North Park: 1907-1929			
3553 28th Street*	1925	Craftsman	Single Family
2361-2367 30th Street*	1920	Renaissance Revival	Commercial
3382-3396 30th Street	1919	Spanish Colonial Revival	Commercial
3585 30th Street*	1929	Renaissance Revival	Civic/Institutional
2454-2474 Adams Avenue*	1928	Pueblo Revival	Multi-Family
2204 Cliff Street	1914	Craftsman	Single Family
2935-2947 El Cajon Boulevard	1925	Commercial Vernacular	Commercial
3169 El Cajon Boulevard*	1926	Renaissance Revival	Infrastructure
4208 Idaho Street*	1924	Utilitarian	Infrastructure
3226-3266 Nutmeg Street*	1922	Spanish Colonial Revival	Civic/Institutional
4860 Oregon Street*	1916 1920s	Renaissance Revival Spanish Colonial Revival	Civic/Institutional
4744 Panorama Drive*	1907	Craftsman	Single Family
3645 Park Boulevard*	1925	Spanish Colonial Revival	Multi-Family
3783 Park Boulevard*	1928	Egyptian Revival	Commercial
3791 Park Boulevard*	1928	Renaissance Revival	Multi-Family
4237-4251 Park Boulevard*	1926	Art Deco	Commercial
3030 Thorn Street*	1924	Spanish Colonial Revival	Civic/Institutional

Table 10.2
Potentially Significant Individual Resources Identified in the North Park Historic Resource
Reconnaissance Survey, Grouped by Theme

PROPERTY ADDRESS	YEAR BUILT	STYLE	PROPERTY TYPE
2505 University Avenue	1922	Commercial Vernacular	Commercial
2525-2543 University Avenue	1925	Commercial Vernacular	Commercial
2900-2912 University Avenue	1929	Spanish Colonial Revival	Commercial
Influence of the Great Depression & World War II in North Park: 1930-1945			
4333 30th Street*	1940	Spanish Colonial Revival	Civic/Institutional
2228 33rd Street*	1938	Streamline Moderne	Single Family
3925-3935 Alabama Street	1930	Spanish Colonial Revival	Multi-Family
3810 Bancroft Street	1935	Streamline Moderne	Civic/Institutional
2900 El Cajon Boulevard	1938	Modern	Commercial
3004-3022 Juniper Street	1930	Spanish Colonial Revival	Commercial
2848 Kalmia Place*	1937	Streamline Moderne	Single Family
4469-4517 Ohio Street	1940	Minimal Traditional	Multi-Family
3655 Park Boulevard*	1930	Spanish Colonial Revival	Civic/Institutional
3076-3090 Polk Avenue*	1930	Art Deco	Civic/Institutional
1910 Robinson Avenue*	1937	Streamline Moderne	Multi-Family
3029 University Avenue*	1942	Late Moderne	Commercial
3036 Upas Street	1930	Streamline Moderne	Commercial
3040 Upas Street	1930	Streamline Moderne	Commercial
3795 Utah Street*	1931	Art Deco	Civic/Institutional
Post-World War II Development in North Park: 1946-1970			
2110 El Cajon Boulevard	1960	Modern	Commercial
2144 El Cajon Boulevard	1964	Modern	Commercial
2445 El Cajon Boulevard*	1965	Googie	Commercial
3791 Grim Avenue	1951	Modern	Civic/Institutional
3937-3939 Iowa Street	1960	Modern	Commercial
4175 Park Boulevard*	1965	Googie	Commercial
4193 Park Boulevard*	1966	Modern	Civic/Institutional
*This resource also appears eligible for listing in the National Register and the California Register.			

In addition to potentially individually significant resources, the survey identified four (4) new potential historic districts, as well as a potential expansion to the existing Shirley Ann Place Historic District. The name, location, size, period of significance and relationship to North Park’s significant development themes are summarized in Table 10.4 below. More detailed information, including listing of contributing resources, can be found in the North Park Survey Report. The survey also identified one grouping of buildings along Park Boulevard which may be eligible for designation as a historic district in conjunction with additional properties on the west side of Park Boulevard in the adjacent Uptown Planning Area. Confirmation of eligibility as a historic district will require an intensive-level survey evaluation of all properties, across the Plan boundaries.

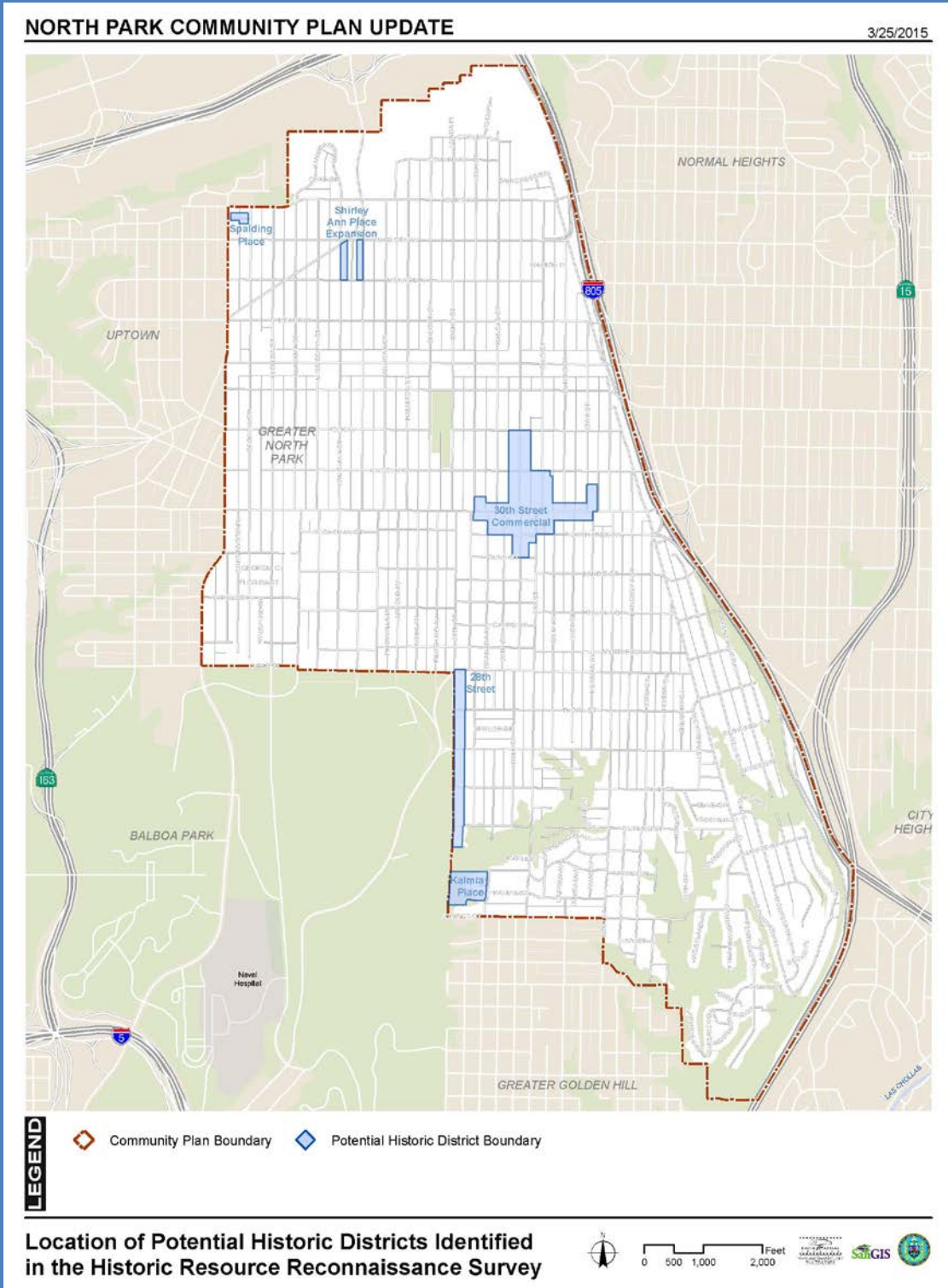
**Table 10.3
Potential Historic Districts Identified in the North Park Historic Resource Reconnaissance Survey**

POTENTIAL HISTORIC DISTRICT	LOCATION	SIZE	PERIOD OF SIGNIFICANCE	THEME(S)	POSSIBLE HRB CRITERION
28th Street Residential Historic District*	East side of 28 th Street between Upas and Maple Streets	45 Bldgs	1920-1936	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945	A
Kalmia Place Residential Historic District	Kalmia Place, west of 29 th Street	20 Bldgs	1920-1959	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945	A
Spalding Place Residential Historic District	Spalding Place between Park and Georgia Streets	14 Bldgs	1909-1929	Development of North Park: 1907-1929	A
30th Street/ University Avenue Commercial Historic District*	An irregular boundary around 30 th Street and University Avenue (see Figure 10.3)	130 Bldgs	1912-1959	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945 Post- World War II Development in North Park: 1946-1970	A

*This district also appears eligible for listing in the National Register and the California Register.

In addition to these new districts, the survey also identified the Shirley Ann Place Residential Historic District Expansion, which proposes to expand the boundaries of the designated historic district one half-block east to Texas Street, and one halfblock west to Louisiana Street. Expansion of this district is supported by research which reveals that the entire extent bounded by Texas, Louisiana, Madison and Monroe, was purchased by the Alberta Security Company in 1924. The west side of Texas and the east side of Louisiana were largely developed that same year with approximately 26 California bungalows on standard residential lots. Sometime between 1925 and 1927, the rear portions of these lots were re-subdivided and developed by the same owners, and the rear alleyway was rededicated as Shirley Ann Place. All of these residences were developed within a narrow period of time (approximately 1924 to 1934). Also, it appears that the residences within the designated district and those in the potential expansion area retain a similar level of integrity. This potential district expansion is eligible under San Diego criterion A, and is significant under the themes of “Development in North Park: 1907-1929” and “Influence of the Great Depression & World War II in North Park: 1930-1945.”

Figure 10.4 – Location of Potential Historic Districts Identified in the Historic Resource Reconnaissance Survey



HISTORIC PRESERVATION

Lastly, the survey identified Residential Courts as significant resources scattered throughout the North Park Community Planning area, which are deserving of designation and preservation under a Multiple Property Listing. A MPL is a group of related significant properties with shared themes, trends and patterns of history. Such properties are typically grouped within a general geographic area, but not necessarily in a sufficient concentration to form a historic district. A MPL may be used to nominate and register thematically related historic properties simultaneously or to establish the registration requirements for properties that may be nominated individually or in groups in the future. The locations of the Residential Courts identified are listed in Table 10.4.

Table 10.4 Residential Courts to be Included in a Multiple Property Listing as Identified in the Historic Resource Reconnaissance Survey, Grouped by Theme				
PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	RESOURCE NAME
Development of North Park: 1907-1929				
2309-2325 30th Street	5391010100	1922	California Bungalow	
3216-3234 30th Street	4535402200	1922	American Colonial Revival	
3236-3240 30th Street	4535402300	1921	Mission Revival	
3317-3331 30th Street	4534911100	1923	Mission Revival	Florence Court
3373-3379 30th Street	4534910500	1925	Spanish Colonial Revival	
4174-4188 30th Street	4463032200	1925	California Bungalow	
3945-3951 Alabama Street	4456810700	1922	California Bungalow	
4560-4564 Alabama Street	4451413000	1924	California Bungalow	
4050-4058½ Arizona Street	4455812500	1929	Spanish Colonial Revival	Casa del Torres
3547-3551 Indiana Street	4523620900	1923	California Bungalow	
4166-4176 Florida Street	4455022900	1925	California Bungalow	
4649-4663 Georgia Street	4450510500	1927	Spanish Colonial Revival	
3358-3372 Grim Avenue	4534912100	1926	Mission Revival	
3933-3945½ Hamilton Street	4457021000	1927	Pueblo Revival	Aztec Court
4753-4759 Idaho Street	4382713500	1925	Spanish Colonial Revival	
3994-3996 Illinois Street	4464142400	1925	California Bungalow	
3981-3985 Louisiana Street	4456910200	1925	California Bungalow	
4418-4424 Louisiana Street	4452311700	1925	California Bungalow	
3029-3039½ Monroe Avenue	4461232300	1926	Spanish Colonial Revival	
4557-4563 Ohio Street	4460510600	1929	Spanish Colonial Revival	
4474-4480 Oregon Street	4452512800	1925	Spanish Colonial Revival	
4049-4063 Park Boulevard	4455510400	1923	California Bungalow	
4617-4619 Park Boulevard	4450421200	1925	Spanish Colonial Revival	
3009-3015 Suncrest Drive	4383020200	1925	Tudor Revival	
1807-1821 University Avenue	4522010100	1925	American Colonial Revival	
Influence of the Great Depression & World War II in North Park: 1930-1945				
4062-4072 30th Street	4463632400	1943	Minimal Traditional	
4347-4367 30th Street	4461630400	1939	Spanish Colonial Revival	
4421-4433 30th Street	4461230800	1940	Minimal Traditional	
4462-4466 30th Street	4461032400	1945	Minimal Traditional	
3969-3981 Alabama Street	4456810400	1940	Minimal Traditional	

HISTORIC PRESERVATION

Table 10.4
Residential Courts to be Included in a Multiple Property Listing as Identified in the Historic Resource Reconnaissance Survey, Grouped by Theme

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	RESOURCE NAME
3967-3971 Arizona Street	4457010500	1945	Minimal Traditional	
4341-4347 Arizona Street	4453510700	1940	Minimal Traditional	
4349-4355 Arizona Street	4453510600	1940	Minimal Traditional	
3934-3942 Bancroft Street	4464331900	1940	California Bungalow	
4439-4447 Florida Street	4452220700	1935	Minimal Traditional	
3982-3996 Hamilton Street	4457012600	1940	Modern	
3163-3167 Howard Avenue	4463230100	1945	Minimal Traditional	
4670-4680 Idaho Street	4450912400	1930	Spanish Colonial Revival	
4741-4745½ Idaho Street	4382710900	1941	Minimal Traditional	
4333-4339 Illinois Street	4461810800	1941	Minimal Traditional	
4341-4351½ Illinois Street	4461810700	1930	Streamline Moderne	
4380-4390 Illinois Street	4461832300	1935	Minimal Traditional	
4030-4040 Iowa Street	4463821900	1940	Minimal Traditional	
4077-4083 Iowa Street	4463830400	1940	Minimal Traditional	
4118-4124 Iowa Street	4463221900	1940	Minimal Traditional	
4218-4228 Iowa Street	4462510900	1936	Spanish Colonial Revival	
2926-2940 Juniper Street	5390910600	1930	Mission Revival	
3971-3981 Kansas Street	4464120300	1930	California Bungalow	
4110-4116 Kansas Street	4463022100	1937	Streamline Moderne	
4416-4430 Kansas Street	4461022000	1940	Minimal Traditional	
2975 Laurel Street	5390213100	1940	American Colonial Revival	Laurel Manor
2981 Laurel Street	5390213100	1940	American Colonial Revival	Laurel Manor
4370-4394 Louisiana Street	4453323000	1945	Modern	
4373-4379 Louisiana Street	4453410400	1940	Minimal Traditional	
3957-3959 Mississippi Street	4456820700	1940	Minimal Traditional	
4026-4030 Mississippi Street	4455621800	1940	Minimal Traditional	
4057-4063 Mississippi Street	4455710600	1940	Minimal Traditional	
4081-4087 Mississippi Street	4455710300	1930	Spanish Colonial Revival	
4351-4355½ Mississippi Street	4453320700	1935	Minimal Traditional	
4679-4683 Mississippi Street	4450620300	1940	Minimal Traditional	
4350-4364 Ohio Street	4461631600	1936	Spanish Colonial Revival	
4474-4482 Ohio Street	4461232400	1940	Modern	
4349-4355 Oregon Street	4453610800	1935	Streamline Moderne	
4365-4369 Oregon Street	4453610600	1940	Minimal Traditional	
4541-4547 Oregon Street	4451720900	1940	Minimal Traditional	
4714-4724 Oregon Street	4382521900	1930	Spanish Colonial Revival	
4723-4731 Oregon Street	4382601100	1930	Spanish Colonial Revival	
4033 Park Boulevard	4455510600	1945	Spanish Colonial Revival	
4537-4541 Park Boulevard	4451310800	1940	Minimal Traditional	
4573-4587 Park Boulevard	4451310200	1930	Spanish Colonial Revival	
3002-3016 Quince Street	4536010400	1930	Spanish Colonial Revival	Roosevelt Court
4577-4583 Texas Street	4451610500	1935	Spanish Colonial Revival	
3936-3940 Utah Street	4457121600	1940	Minimal Traditional	
4142-4150 Utah Street	4463012700	1940	Minimal Traditional	

Table 10.4
Residential Courts to be Included in a Multiple Property Listing as Identified in the Historic Resource Reconnaissance Survey, Grouped by Theme

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	RESOURCE NAME
4341-4353 Utah Street	4461610900	1940	Minimal Traditional	
4409-4415 Utah Street	4461021400	1935	Minimal Traditional	
4430-4440 Utah Street	4461012200	1940	Minimal Traditional	
4442-4452 Utah Street	4461012300	1935	Minimal Traditional	
4460-4470 Utah Street	4461012500	1940	Minimal Traditional	
Post-World War II Development in North Park: 1946-1970				
4329-4341½ Alabama Street	4453311100	1953	Modern	
4075 Arizona Street	4455820300	1946	Modern	
4110-4114½ Arizona Street	4455311700	1950	Modern	
4058-4064 Hamilton Street	4455822400	1950	Minimal Traditional	
4066-4072 Hamilton Street	4455822500	1950	Minimal Traditional	
4646-4652 Idaho Street	4450912100	1950	Modern	
4501 Illinois Street	4460520700	1953	Minimal Traditional	
4470-4476 Illinois Street	4460513500	1960	Modern	
4471-4475½ Illinois Street	4460521100	1953	Modern	
4477-4481½ Illinois Street	4460521000	1954	Modern	
4502-4512 Ohio Street	4460531800	1951	Modern	

Substantial public outreach with the North Park Community Planning group, regional and local preservation groups, and members of the community occurred throughout the development of the Historic Context and completion of the survey. This information was considered and often incorporated into the results and recommendations of the survey. Following distribution of the Draft Survey Report, staff conducted additional outreach with these groups in order to identify any resources not included in the survey which the community believed to be historically significant. Based on the results of this outreach, the following resources have been identified as potentially significant, requiring additional site-specific evaluation (Table 10.5).

Table 10.5
Potentially Significant Individual Resources Identified During Public Outreach, Grouped by Theme

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	PROPERTY TYPE
Development of North Park: 1907-1929				
4201-4211 30 th Street	4462331200	1923	Commercial Vernacular	Commercial
2002 El Cajon Boulevard**	4453231500	c.1926	Vernacular	Mixed
2432 El Cajon Boulevard*	4453421200	c.1925	False Front	Commercial
2621 El Cajon Boulevard*	4454220400	c.1910s	No Style	Commercial
3094 El Cajon Boulevard	4461831500	1927	Spanish Eclectic	Institutional
3093-3095 El Cajon Boulevard	4462530700	c.1922	Streamline Moderne	Commercial
Influence of the Great Depression & World War II in North Park: 1930-1945				
2528 El Cajon Boulevard	4453513000	c.1935	Art Deco	Institutional

HISTORIC PRESERVATION

Table 10.5
Potentially Significant Individual Resources Identified During Public Outreach, Grouped by Theme

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	PROPERTY TYPE
2903-2911 El Cajon Boulevard	4462320500	c.1937	Streamline Moderne	Commercial
2921-2923 El Cajon Boulevard	4462320400	c.1940	Modern	Commercial
2927-2931 El Cajon Boulevard	4462320300	c.1935	Modern	Commercial
2923-2935 Meade Avenue	4461622300	c.1942	Moderne	Commercial
Post-World War II Development in North Park: 1946-1970				
4334-4382 30th Street	4461622900	c.1950s	Aztec Bowl Neon Sign	Sign
1835 El Cajon Boulevard	4453801400	c.1969	Modern	Commercial
1940 El Cajon Boulevard	4453222500	c.1946	Modern	Commercial
2136 El Cajon Boulevard	4453311500	c.1955	Modern	Commercial
2222 El Cajon Boulevard	4453321400	unkwn	Wonder Weaver Painted Sign	Sign
2548-2550 El Cajon Boulevard	4453511600	1955	Modern	Commercial
3035 El Cajon Boulevard	4462330600	c.1962	Modern	Commercial
3051 El Cajon Boulevard	4462530100	c.1951	Colonial	Commercial
3069-3075 El Cajon Boulevard	4462530300 4462530400	c.1946	Streamline Moderne	Commercial
2717 University Avenue	4530821100	c.1956	Modern	Institutional
*It has been indicated that this building may be socially/historically significant.				
**This building may be significant to San Diego's LGBTQ history.				

In addition, the following 5 potential historic districts have been identified (Table 10.6 and Figure 10.5). In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance Criteria and contributing and non-contributing resources.

Table 10.6
Potential Historic Districts Identified During Public Outreach

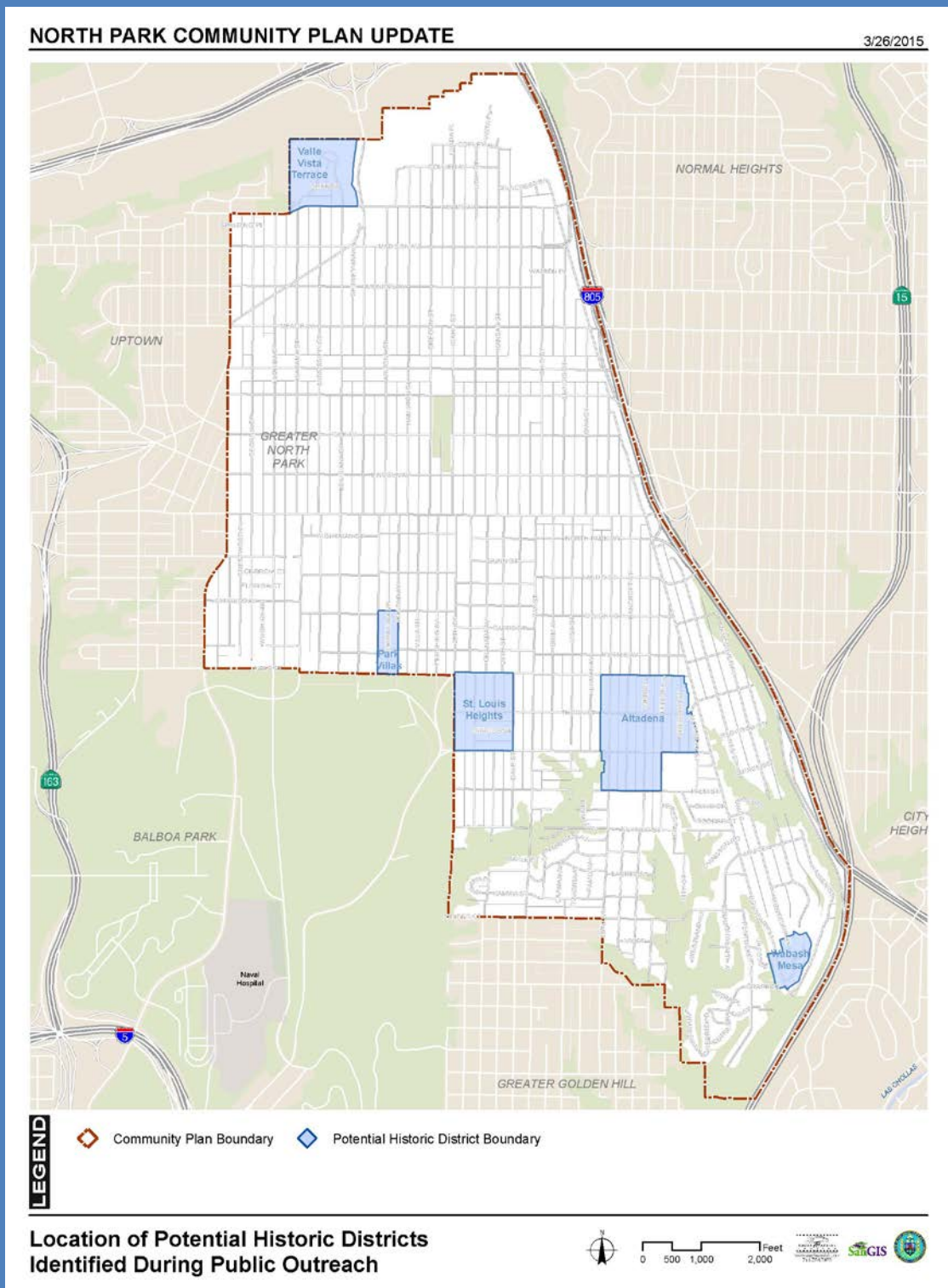
POTENTIAL HISTORIC DISTRICT	LOCATION	SIZE	PERIOD OF SIGNIFICANCE	THEME(S)	POSSIBLE HRB CRITERIA
Valle Vista Terrace Historic District	Valle Vista Terrace Subdivision, including Panorama Street, Cliff Street, and north side of Adams avenue	89 Parcels	c.1907-c.1940	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C
Park Villas Historic District	Dwight Street to the north, Arnold Street to the east, Myrtle Street to the south, and Arizona Street to the west	48 Parcels	c.1911-c.1937	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C

**Table 10.6
Potential Historic Districts Identified During Public Outreach**

POTENTIAL HISTORIC DISTRICT	LOCATION	SIZE	PERIOD OF SIGNIFICANCE	THEME(S)	POSSIBLE HRB CRITERIA
Altadena/Carmel Heights/Frary Heights Historic District	Blocks A, B, C, D, H, I, J, K, L and the western half of Block E in the Altadena Subdivision; Blocks 1, 2 and 3 in the Carmel Heights Subdivision; and the eastern half of Blocks 4 and 5, along with Lots 1, 2, 3, 4, 47 and 48 of Block 10 and Lots 1, 2, 3, 4, 45, 46, 47 and 48 of Block 11 in the Frary Heights Subdivision.	400 Parcels	c.1907-c.1945	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C
Wabash Mesa Historic District	Wabash Mesa Units No. 2 and 3 (1990-2277 Boundary Street, 2005-2264 Montclair Street, and Becky Place)	82 Parcels	c. 1963-1967	Post-World War II Development in North Park: 1946-1970	A, C
St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights Historic District	Block 2 and eastern half of Block 1 of St. Louis Heights Subdivision; Block 2 of Lynhurst Subdivision; entirety of Wallace Heights Subdivision; eastern half of Block 1 of O'Nealls Terrace; and	135 Parcels	c.1907-c.1945	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C

These potential historical resources identified by the Historic Resource Reconnaissance Survey and the public outreach process are protected and preserved through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. In addition, to ensure the protection of the potential historic districts identified from erosion due to insensitive redevelopment, a Community Plan Implementation Overlay Zone (CPIOZ) has been established coterminous with the boundaries of all potential historic districts identified in the adopted North Park Historic Resources Survey (including those identified by the community and included in Appendix J of the Survey Report) to provide interim protection of the potential historic districts until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures. The details of the CPIOZ, including the boundaries and requirements, can be found in the Land Use Element of this Plan. Additional policies that address the potential historical resources of North Park follow.

Figure 10.5 – Location of Potential Historic Districts Identified During Public Outreach



POLICIES AND RECOMMENDATIONS

- 10.2-1 Provide interim protection of all potential historic districts identified in the adopted North Park Historic Resources Survey (including those identified by the community and included in Appendix J of the Survey Report) until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.
- 10.2-2 Intensively survey and prepare nominations for the potential historic districts identified in the North Park Historic Resources Survey, and bring those nominations before the Historical Resources Board for review and designation.
- 10.2-3 Provide support and guidance to community members and groups who wish to prepare and submit historic district nominations to the City, consistent with adopted Guidelines.
- 10.2-4 Provide support and guidance to community members and groups who wish to prepare and submit individual historic resource nominations to the City, consistent with the Municipal Code and adopted Guidelines.
- 10.2-5 Work with members of the community to identify and evaluate additional properties that possess historic significance for social or cultural reasons (such an association with an important person or event) for potential historic designation.
- 10.2-6 Prepare a Historic Context and Multiple Property Listing addressing courtyard apartments/bungalow courtyards for review and designation by the Historical Resources Board.
- 10.2-7 Evaluate the identified Park Boulevard Multi-Family Residential Grouping along with the contiguous multi-family residences on the west side of Park Boulevard in the Uptown CPA to determine if the area as a whole contains a sufficient number of contributing properties to qualify as a historic district.
- 10.2-8 Preserve and protect historic lighting fixtures within designated and potential historic districts. Encourage the use of “acorn” style lighting fixtures within designated and potential historic districts when new lighting fixtures are introduced or non-historic lighting fixtures are replaced.
- 10.2-9 Conduct project specific Native American consultation early in the development review process to ensure adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state and federal regulations and guidelines.

- 10.2-10 Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within North Park, and refer site to the Historical Resources Board for designation, as appropriate.

10.3 Educational Opportunities and Incentives Related To Historical Resources

Revitalization and adaptive reuse of historic buildings and districts conserves resources, uses existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism and enhances quality of life and community character. The successful implementation of a historic preservation program requires widespread community support. In order to better inform and educate the public on the merits of historic preservation, information on the resources themselves, as well as the purpose and objectives of the preservation program, must be developed and widely distributed.

There are a number of incentives available to owners of historic resources to assist with the revitalization and adaptive reuse of historic buildings and districts. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards and the character of the community. The Mills Act, which is a highly successful incentive, provides property tax relief to owners to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future.

In addition to direct incentives to owners of designated historical resources, all members of the community enjoy the benefits of historic preservation through reinvestment of individual property tax savings into historical properties and an increased historic tourism economy. There is great opportunity to build on the existing local patronage and tourism base drawn to the community's neighborhoods and shopping districts by highlighting and celebrating the rich history of North Park.

In addition to the General Plan Historic Preservation Element Policies, the following recommendations are specific to North Park for implementation of educational opportunities and incentives for preservation of the community's historical resources.

POLICIES AND RECOMMENDATIONS

- 10.3-1 Provide opportunities for education and interpretation of North Park's diverse history through the distribution of printed brochures, mobile technology (such as phone apps) and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
- 10.3-2 Partner with local community and historic organizations, including the North Park Historical Society, to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program.
- 10.3-3 Outreach to the North Park Business Improvement District (BID), local businesses and other organizations operating within the 30th Street/University Avenue Commercial Historic District and the various individually significant designated and potential resources to provide information on the benefits and responsibilities of historic resource stewardship.
- 10.3-4 Work with businesses and organizations to create and promote new marketing and heritage tourism programs and opportunities.
- 10.3-5 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.