

**GREATER GOLDEN HILL COMMUNITY PLAN
UPDATE
DRAFT HISTORIC CONTEXT STATEMENT**

JUNE 2010

**CITY OF SAN DIEGO
CITY PLANNING AND COMMUNITY INVESTMENT
202 C STREET
SAN DIEGO, CALIFORNIA 92101**

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PROJECT OVERVIEW

A. INTRODUCTION AND DEFINITION OF GEOGRAPHIC AREA

Purpose and Scope of the Historic Context:

This historic context statement applies to the Greater Golden Hill Community Planning Area, and was prepared in support of the City of San Diego's Greater Golden Hill Community Plan Update. The information contained herein will be used to identify locations within the Planning Area that may contain significant historical resources. In addition, this document will be used to shape the Historic Preservation element of the Community Plan Update. The prehistoric context and archaeological resources in Golden Hill will be addressed in a separate document.

The Greater Golden Hill Community Planning Area (Planning Area) is situated within San Diego's urban core. Located to the east of downtown and adjacent to Balboa Park, the Planning Area occupies 441 acres and encompasses the communities of Golden Hill and South Park.¹ More specifically, the Planning Area is bounded by Balboa Park and Juniper Street on the north; State Route 94 on the south; Interstate 5 on the west; and an irregular border roughly following 32nd Street, Marlton Drive, the 34th Street canyon, and Beech Street on the east. The study area is illustrated in Figure 1.

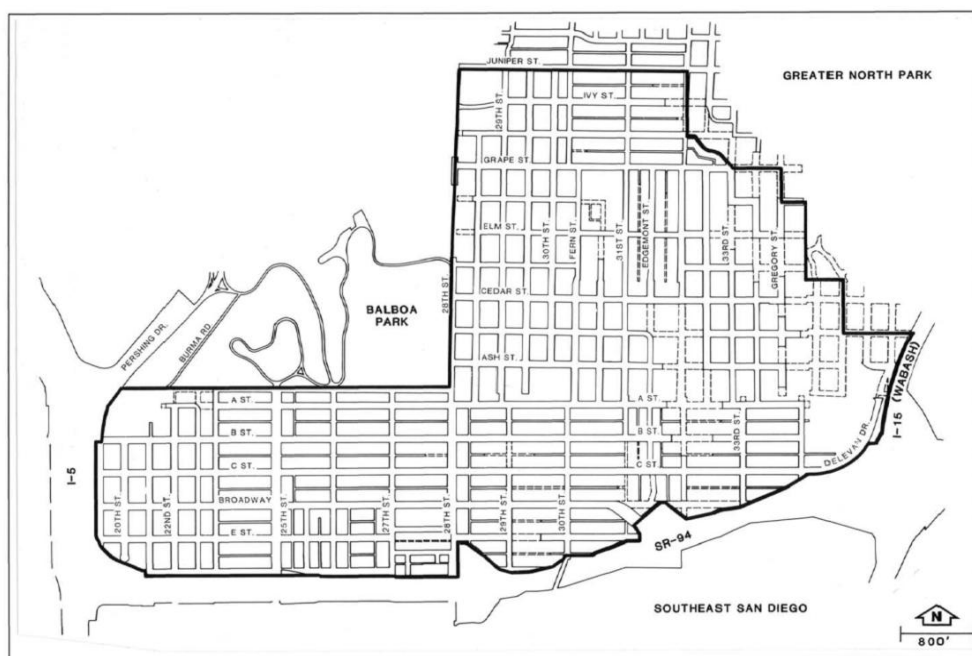


Figure 1. Map of the Greater Golden Hill Planning Area, showing boundaries.

Source: Golden Hill Community Plan, 1988

¹ Greater Golden Hill Planning Committee and City of San Diego Planning Department, *Golden Hill Community Plan* (1988), 1.

Aside from topography and location, the communities within the Planning Area – Golden Hill and South Park – are remarkably distinct. To account for differences in neighborhood character and provide a sense of orientation, this historic context distinguishes between the central and northeastern sections of the Planning Area. Generally, “central Golden Hill” refers to the neighborhood of Golden Hill proper, and includes the area south of Balboa Park and “A” Street. On the other hand, “northeastern Golden Hill” encompasses the community of South Park, and lies east of Balboa Park and north of “A” Street. These boundaries are illustrated in Figure 2.



Figure 2. Map of the central and northeastern sections of Greater Golden Hill.
Source: Golden Hill Community Plan, 1988

Historical Overview of the Planning Area:

Golden Hill was settled in the late 19th century, and is largely significant with regard to its residential history. Initially marketed by real estate speculators as one of San Diego’s finest districts, many of the city’s most esteemed citizens constructed their mansions atop the crest of Golden Hill near the turn of the 20th century. Residential development accelerated, but shifted to the northeastern portion of the Planning Area adjacent to Balboa Park, in the years preceding the highly anticipated Panama-California Expedition of 1915. Replete with single-family homes designed in an eclectic mix of architectural styles, the majority of Golden Hill was built to capacity by 1930.

In the years following the Great Depression, Golden Hill experienced a period of decline and marked physical change. Responding to a chronic housing shortage which arose in San Diego at the height of World War II, city officials rezoned much of the Planning Area to accommodate high-density residential development. Due to these zoning codes, many of the neighborhood's large mansions were replaced with large multifamily complexes, while others were subdivided into multiple units.

Today, Golden Hill is best characterized in terms of its diversity. In addition to housing a wide variety of income levels and ethnic groups, the community boasts a built environment that is equally as eclectic. The built environment reflects the history of the community as many of San Diego's oldest and most dignified mansions are located in Golden Hill alongside modest bungalows, apartment homes and contemporary commercial enterprises. In general, the southern and western ends of the Planning Area are characterized by a diverse built environment, while the northeastern section – which encompasses South Park – has retained a cohesive collection of the Planning Area's early housing.

B. RESEARCH DESIGN AND METHODOLOGY:

This historic context statement was developed primarily through archival research, and synthesizes information collected from a variety of primary and secondary materials. In addition to consulting the historical resource files at the City Planning and Community Investment Department and the archives at Save Our Heritage Organisation, research was conducted at the San Diego Public Library, the San Diego Historical Society, and the libraries at the University of California, San Diego.

Primary sources included historic maps, photographs and newspapers, and media advertisements. Specifically, subdivision maps, in conjunction with Sanborn Fire Insurance Maps, were used to establish broad patterns of development within Golden Hill. Historic photographs provided imagery of the community's evolving landscape and predominant architectural styles. Other primary materials included several articles, advertisements and editorials from the archives of the *Los Angeles Times* and *San Diego Union*.

Secondary sources of information were consulted to supplement these primary materials, and included later accounts of history recorded in a variety of books, essays, journals and master's theses. While some of these sources – including essays recanting the histories of Golden Hill and South Park – provide information specific to Greater Golden Hill, others discuss the development of the Planning Area within the broader context of San Diego history.

C. IDENTIFICATION OF HISTORIC CONTEXTS AND PERIODS OF SIGNIFICANCE:

The Greater Golden Hill Community Planning Area embodies several historic contexts, each of which reflects a significant pattern of development within the community. While some of these contexts are unique to the Planning Area, others convey larger historical trends and can be applied to additional areas within the city. Generally, the following four contexts and periods of significance adhere to a chronological framework, though some periods overlap:

- The Early History of Greater Golden Hill: 1769-1885
- An Elite Residential District: 1885-1905
- Streetcar Development: 1905-1930
- An Era of Transitions: 1930-1990

Each of these contexts and periods of significance, as well as their corresponding property types, are laid out in further detail in the following section.

D. EVALUATION CRITERIA

City of San Diego Register

Although based on NRHP and CRHR criteria, the City of San Diego designation criteria differ in order and quantity from the federal and state registers. The Historical Resources Guidelines of the Land Development Manual (a supplement to the Municipal Code) states that any improvement, building, structure, sign, interior element, fixture, feature, site, place, district or object may be designated as historical by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following criteria:

- A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.
- B. Is identified with persons or events significant in local, state or national history.
- C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the California State Office of Historic Preservation for listing on the California Register of Historical Resources.

- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

In addition to meeting one or more of the above criteria, a City of San Diego Register-eligible property must also retain sufficient integrity to convey its significance. Although the City's municipal code does use a 45 year threshold to review properties which may be adversely impacted by development, a property need not be 45 years of age to be eligible for listing on the City's register. In addition, the recently *adopted Guidelines for the Application of Historical Resources Board Designation Criteria* provide guidance on the application of local designation criteria.

Though the order and quantity of the San Diego criteria differ from the NRHP and California CRHR the following parallel relationships can be established:

NRHP and CRHR Criteria	San Diego (HRB) Criteria
Criterion A/Criterion 1	HRB Criterion B (events)
Criterion B/Criterion 2	HRB Criterion B (persons)
Criterion C/Criterion 3	HRB Criteria C and D
Criterion D/Criterion 4 ²	HRB Criterion A (archaeology)

HRB Criterion A is not directly addressed through NRHP or CRHR criteria as it refers to a special element of the City's, a community's, or a neighborhood's historical, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. As stated in the *Guidelines for the Application of Historical Resources Board Designation Criteria* adopted by the City's HRB, "Special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance." When Criterion A is applied to archaeological resources it does closely align with NRHP Criterion D or CRHR Criteria 4. Therefore, this document will consider HRB Criterion A separately from the other NRHP/CRHR criterion within the registration requirements for each property type.

HRB Criterion E is only applied to properties determined eligible for the NRHP or CRHR; therefore, registration requirements related to this criterion are not necessary. In addition, HRB Criterion F is applied to contributors in historic districts, but the district is determined eligible under one of the other criteria (HRB A-D); therefore registration requirements will not be addressed in this document.

² NRHP Criterion D and CRHR Criterion 4 typically apply to archaeological resources. The pre-contact period of Golden Hill will be addressed in a separate document and analysis under this criterion will be addressed at that time.

Integrity

In addition to establishing significance, resources must have historical “integrity.” Integrity is defined as the ability of a resource to convey its significance through the property’s physical features and how those features relate to the property’s significance within its “period of significance.” For historic resources a “period of significance” is the date or span of time which reflects the significance of the architecture; or within which significant events transpired or significant individuals made their important contributions in relation to the resource in question. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. These aspects of integrity are defined in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* as follows:

- **Location** is the place where a resource was constructed or where an event occurred.
- **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
- **Setting** applies to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.
- **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
- **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
- **Feeling** relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
- **Association** directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property’s historic character.

HISTORIC CONTEXT

A. EARLY HISTORY OF GREATER GOLDEN HILL: 1769-1885

In the years preceding European contact, Southern California was home to an estimated 10,000 Native Americans, many of whom lived in villages dispersed throughout the region with permanent settlements most often concentrated around permanent freshwater sources. During this time, the uplands and mesas of Greater Golden Hill remained largely undeveloped in their natural state, though the area did serve as a valuable source of seeds, roots and plant materials.³

Upon the arrival of Spanish explorers in 1769, many of the indigenous settlements were uprooted and replaced with the Spanish land use system, which consisted of the presidio, pueblo and mission. During the Spanish period (1769-1822), most of San Diego, including Greater Golden Hill, was placed under the jurisdiction of the Mission San Diego de Alcalá. Although its topography was ideal for cattle grazing, Greater Golden Hill was a considerable distance from the mission, and therefore experienced little activity in the years marked by Spanish occupation. This trend of relative inactivity persisted into the Mexican period (1822-1846), when the mission lands were acquired and transformed into vast cattle *ranchos*.⁴

Following the Mexican-American War and the ratification of the Treaty of Guadalupe Hidalgo in 1848, California was admitted to the United States, and the expansive *ranchos* began to dissolve. In subsequent years, federal legislation encouraged Americans to move west and establish homesteads, but Native Americans, who could neither own nor purchase land, were relegated to small *rancherias*, most often on the fringes of development.⁵ One of the largest *rancherias* in San Diego was erected in 1860 along the western slope of Golden Hill, near the present-day intersection of 20th Street and Broadway (Figure 3).⁶

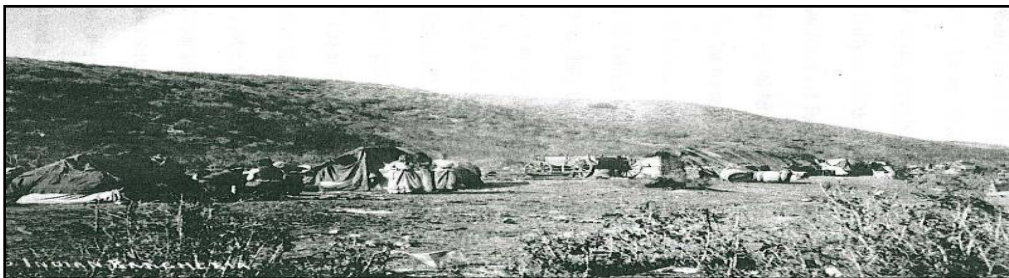


Figure 3. Indian *Rancheria* near Golden Hill
Source: Susan Hunter Carrico (1984)

³ City of San Diego, “Greater Golden Hill Historic District,” Historical Resources Report (1970).

⁴ Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City: Peregrine Smith, 1973), 37-38.

⁵ Susan Hunter Carrico, *Urban Indians in San Diego: 1850-1900*, M.A. Thesis (University of San Diego, 1984), 29.

⁶ John Davidson, “Golden Hill Recalled as Ugly Indian Camp,” *San Diego Union*, 2 Jul. 1937.

Aside from the Indian *rancheria*, little development occurred in Greater Golden Hill until Alonzo Horton purchased one thousand acres of real estate and established New San Diego in 1867. Eager to capitalize on the prospective new city, speculators and boosters began to purchase and subdivide the land adjacent to Horton's Addition.⁷ Among the first of these transactions included the subdivision of Culverwell and Taggart's Addition in 1869, located within the western portion of Golden which was marketed for its large lots and unobstructed views of the city and harbor (Figure 4).⁸

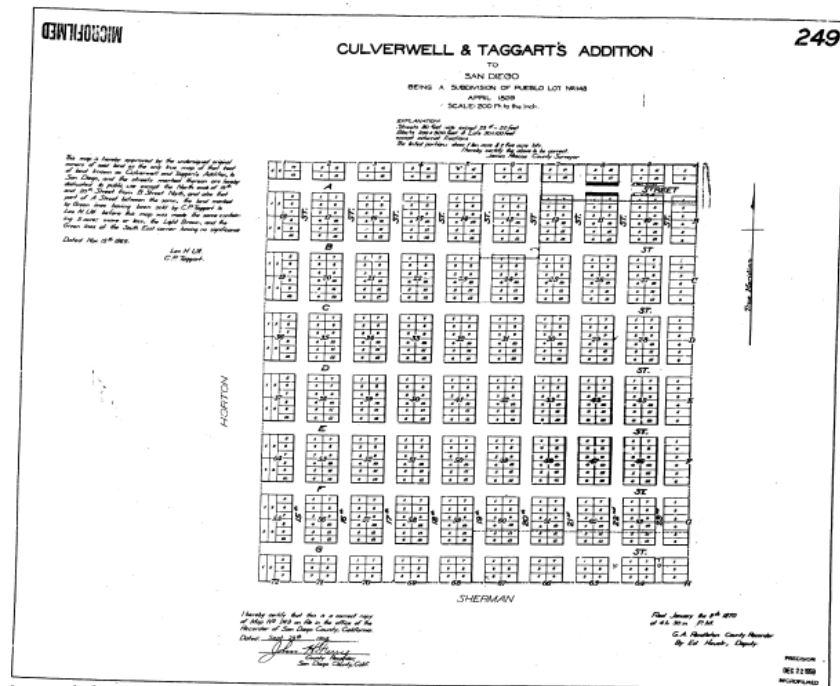


Figure 4. Subdivision map of Culverwell and Taggart's Addition, filed April 1869.
Source: City of San Diego Development Services

Land speculation in Greater Golden Hill accelerated in the early 1870s, after the Texas and Pacific Railway Company announced its plan to construct a transcontinental rail line to San Diego. Despite its distance from the city center, a large parcel east of City Park was purchased by eager developers in 1870, and was christened the Park Addition. In 1872, touted by civic boosters as San Diego's "Year of Awakening", real estate magnate H.M. Higgins purchased several hundred acres to the east of Culverwell and Taggart's Addition, and filed a subdivision map for Higgins' Addition later that year.⁹

⁷ City of San Diego, "Greater Golden Hill Historic District."

⁸ Ibid.

⁹ Clare Crane, "Withering Heights: Golden Hill, Where the Power Used to Be," *San Diego Magazine*, March 1971, 61.

Real estate activity came to an abrupt halt, though, when the financial Panic of 1873 left the Texas and Pacific Railway unable to fund the construction of a transcontinental rail line.¹⁰ While many parcels had been sold within the subdivisions of Greater Golden Hill, little construction had taken place and a number of settlers, who had financed their purchase through installment plans, defaulted on their payments and fled San Diego altogether.¹¹ Without the demand for real estate, new development within Golden Hill ceased for the remainder of the 1870s.

In its early years, Greater Golden Hill failed to evolve into the monolithic neighborhood envisioned by boosters and investors. Activity during this time was largely the result of speculation, and while a considerable amount of property was purchased and subdivided, only a few small homes were constructed along the western boundary of the Planning Area.¹² Moreover, records indicate that all vestiges of the Indian *Rancheria* were destroyed in 1887, when the City Trustees evicted Indians from the area for what were deemed “moral and sanitary reasons.”¹³

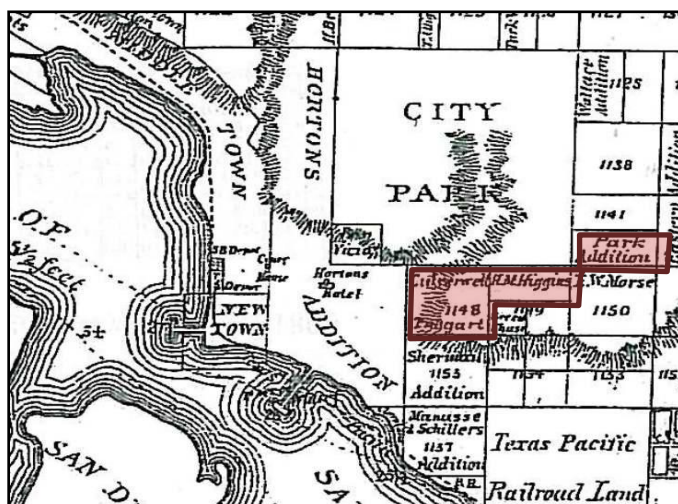


Figure 5. Map of San Diego subdivisions, 1873
Source: Historical Resources Report for HRB # 835

Property Types

Few, if any, built resources from this period remain extant in Golden Hill. Though land was subdivided, few buildings were constructed during this period due to the financial collapse of the 1870s. Properties that were constructed were residential. Small wood homes along the western boundary may still exist; however, none have been documented. Portions of these homes may have been incorporated into a larger home built in the late 19th or early 20th century.

¹⁰ Ibid.

¹¹ William Ellsworth Smythe, *History of San Diego 1542-1908* (San Diego: The History Company, 1908).

¹² City of San Diego, “Greater Golden Hill Historic District.”

¹³ Carrico, 40.

Significance

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

Given the rarity of resources, should a residence dating to the early history of Golden Hill be located, it may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for its association with the establishment of Golden Hill as a residential community outside downtown San Diego.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

A residence or structure may be eligible under NRHP Criterion B/California Register Criterion 2/HRB Criterion B if it is found to be associated with a significant or prominent individual from the early history of Golden Hill. Due to the rarity of this property type, a property associated with a prominent individual will likely be the only remaining example of the person's achievements, and therefore would be significant at the local or regional level.

NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D

Due to the rarity of resources from the early history of Golden Hill, a residence or structure from this period may be eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C as an example of a type, period, or method of construction. It is unlikely that a master architect, builder, designer, or engineer worked on a residence in Golden Hill during the early period of its history, but should a resource be found it would likely be eligible as a rare example of a designed property.

HRB Criterion A

A building or structure dating to the early history of Golden Hill may be eligible under HRB Criterion A as a special element of the historical development of Golden Hill as one of the first residential communities outside of downtown San Diego. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, social, or cultural development of the community.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a residential property must retain sufficient integrity to convey its significance. Given the rarity of the property type, a property need not retain all of its character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association

as the physical fabric that conveys the connection to the individual is crucial. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Due to the rarity of the property type, some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, feeling, and association.

B. AN ELITE RESIDENTIAL DISTRICT: 1885-1905

The Great Boom and its Aftermath:

Development in Greater Golden Hill remained at a standstill until Southern California experienced a period of unprecedented economic growth in the late 1880s. Upon the completion of the highly anticipated California Southern Railroad in 1885, San Diego was connected to the transcontinental Santa Fe line at its hub in Barstow. This subsequently touched off the “Great Boom” between the years 1885 and 1887, wherein San Diego experienced a population increase unparalleled in its history.

The events of the late 1880s brought about a renaissance to many of the subdivisions within Greater Golden Hill, as real estate speculation once again became a lucrative enterprise. At the requests of speculators and developers, the City Trustees embarked on a series of civic improvement projects within Greater Golden Hill to attract the attention of prospective homebuyers. Among these projects included the paving of “D” Street (now Broadway) between downtown and 25th Street, and the grading of an obtrusive mound, known as Indian Hill, near the intersection of “D” and 16th Streets.¹⁴

In 1887, local developers Daniel Schuyler and Erastus Bartlett spearheaded a campaign to officially name the neighborhood east of downtown “Golden Hill,” due to the manner in which the sun glinted across the hill at dusk. The name was approved by the City Trustees in February, and in March a poem was published in *The Golden Era* magazine, touting the merits of the burgeoning community:

*As the sun rolls down and is lost to sight,
Tinting the scene with its golden light,
The islands dim and the fading shore,
The ebbing tide through our harbor door,
The drooping sails of an anchoring fleet,
The shadowy city at our feet,
With the mountains' proud peaks so lofty and still,
'Tis a picture to see from Golden Hill.¹⁵*

Upon the collapse of the Great Boom in 1888, development had not yet linked Greater Golden Hill with the rest of the city, and consequently the Planning Area retained a quasi-rural character (Figure 6). Though property sales had abounded between the years 1885 and 1887, the majority

¹⁴ Crane, 63.

¹⁵ Ibid.

of real estate activity was speculative and involved the sale of vacant parcels, most often at inflated rates.¹⁶ However, there existed a handful of settlers who had erected modest residences within Golden Hill, primarily along its western slope on lots near the city center.



Figure 6. Panoramic view of San Diego from Golden Hill, circa 1890
Source: San Diego Historical Society

Early Residential Development within Golden Hill:

Despite the collapse of the Great Boom, the events of the 1880s had left San Diego with an element of population and wealth. In 1895, a group of investors purchased forty acres within the Planning Area, bounded by 24th, 25th, “A” and “E” streets, and thereafter filed a subdivision map for the Golden Hill Addition.¹⁷ Catering to the city’s newfound elite, the investors marketed the Golden Hill Addition as a refined neighborhood, whereby elegant homes would occupy large lots; ample setbacks would protect views of the harbor; and each parcel would be provided access to water, gas and sewer lines.

Every property deed included a number of building restrictions, to ensure that all homes in the Golden Hill Addition would embody a high aesthetic standard. Specifically, the developers required all houses to be set back exactly 40 feet from the street, and mandated that houses “must present an appearance on every side, equal with the front.”¹⁸ In addition, deed restrictions strictly prohibited the construction of any secondary structures, including barns, sheds and corrals.

In subsequent years, Greater Golden Hill was transformed into an established residential district.

¹⁶ City of San Diego, “Greater Golden Hill Historic District.”

¹⁷ Ibid.

¹⁸ Davidson.

Beginning in 1895, many of San Diego's most prominent citizens, including doctors, lawyers, businessmen and politicians, purchased lots and constructed homes within Golden Hill Addition.¹⁹ Among the earliest homes in the Planning Area were erected for such figures as Dr. John Webster, at 25th and "F" Streets (not extant); department store magnate Reuben Quatermass, at 2404 Broadway (HRB # 39); and state Senator Leroy Wright, at 2470 "B" Street (HRB # 130).²⁰

The majority of the early homes in Greater Golden Hill were styled in accordance with Victorian principles.²¹ These homes embodied many of the character-defining features of Victorian residential architecture, including irregular floor plans; wrap-around porches; steeply pitched, gabled roofs; and richly embellished façades.²² Among the most remarkable structures of this era include the Quatermass-Wilde House at 2404 Broadway (HRB # 39, 1896) and the Clark McKee House at 2460 "B" Street (HRB # 130, 1897).

Along with the Victorian style, homes constructed in Greater Golden Hill near the turn of the twentieth century were also designed in the Classical Revival style. In the early 19th century, Victoriana rapidly fell out of favor as period revival styles became popular.²³ Notable structures include the Patrick Martin House at 2496 "E" Street, as well as three unnamed homes at 2430 "B" Street, 2451 "B" Street and 2415 "E" Street. All four of these structures are contributing features of the Golden Hill Historic District (HRB # 130).

Several of the homes erected during the late 19th Century are attributed to master architects Emmor Brooke Weaver, William Hebbard and Irving Gill – all of whom were active in the Planning Area at this time.²⁴ Among these structures include the William Hugh Strong House at 2460 "A" Street, designed by Weaver in 1905; the A.H. Frost House at 2456 Broadway, designed by Hebbard and Gill in 1897; and the Rynearson House at 2441 "E" Street, also designed by Hebbard and Gill, in 1898. The neighborhood also contains the first known structure designed by Gill and constructed in 1895, the George Garrettson House, at 2410 "E" Street.²⁵ Socially, Golden Hill continued to appeal primarily to the wealthy and prominent, and among its most distinguished residents included mayors Grant Conrad, James Wadham and Louis Wilde; state Senator Ed Fletcher; city councilman Fred Heilbron; and Superior Court Judge Charles Haines.²⁶

¹⁹ Crane, 107.

²⁰ Ibid.

²¹ City of San Diego, "Greater Golden Hill Historic District."

²² Leland M. Roth, *American Architecture* (Boulder: Westview Press, 2003), 242.

²³ Ibid.

²⁴ Greater Golden Hill Planning Committee and City of San Diego Planning Department, 6.

²⁵ City of San Diego, "Greater Golden Hill Historic District."

²⁶ Crane, 67.

In its formative years, Golden Hill was not exclusively the domain of the civic elite, but appealed to middle class merchants and professionals as well. Indeed, wealth and social status were concentrated atop the crest of the hill, but middle classmen constructed more modest Victorian homes along the Planning Area's western slope.²⁷ By 1906, there had been a marked amount of residential development between 19th and 24th Streets.²⁸ While this development consisted mostly of single-family homes, several small apartment flats had been constructed, including a structure on the northwest corner of 24th and "E" Streets, another structure at 1044/46 21st Street, and a building at 1028/1030 22nd Street.²⁹

Around 1900, a group of Golden Hill residents spearheaded a grassroots effort to beautify the southeastern corner of the undeveloped City Park, near the intersection of 23rd and "A" Streets. For many years this area, which was later christened Golden Hill Park, was lauded as the city's greenest and best maintained public space, replete with grass and trees, pathways and tennis courts.³⁰ To better serve the recreational needs of the growing community, residents also financed the construction of a golf course, an aviary, a bandstand for weekend concerts and San Diego's first park playground.

Property Types

During the end of the 19th Century and beginning of the 20th Century, Golden Hill became a residential neighborhood, catering primarily to the city's elite. Marketed by investors as a prime location to live, Golden Hill became the first residential district outside of downtown San Diego; therefore, property types that remain from this period are primarily residential. Single family homes were the most prevalent and ranged from large, Victorian mansions to small, modest bungalows. Multi-family housing in the form of flats were also constructed, but there were only a handful of them built before 1906.

Residential

Historically, the community of Golden Hill consisted almost entirely of single family homes. With time, other residential buildings were constructed, but single family dwellings continued to be among the most common residential property types constructed in the late 19th century. Some of these homes, especially those near the study area's western periphery, were constructed for San Diego's upper class in the 1890s and early 1900s. Generally, these homes were large, multi-storied and designed in Victorian or period revival style architecture (Figure 7).

²⁷ City of San Diego, "Greater Golden Hill Historic District."

²⁸ Sanborn Fire Insurance Maps, 1906.

²⁹ Ibid.

³⁰ Gregory E. Montes, "San Diego's City Park, 1868-1902: An Early Debate on Environment and Profit," *The Journal of San Diego History* 23 (1977), 2.

Along with large Victorian homes, small, modest homes and bungalows, often designed in the Folk Victorian, Craftsman, Spanish Eclectic, or Mission Revival styles were constructed during the later part of this period (1895-1905). These structures are interspersed among Golden Hill's eclectic mix of large Victorian homes. While a few bungalows were built prior to 1905, the majority of these properties were built during the second phase of Golden Hill's development as the streetcar became the main mode of transportation.

Character-Defining Features

Residential properties in Greater Golden Hill constructed between 1885 and 1905 exhibit the following character-defining features:

- Single-family home or flats
- Victorian or Period Revival Styles (Colonial Revival, Prairie, Neoclassical, or combination of two styles)
- One or two-stories
- Wood-frame construction
- Gable or hip roof
- Wood cladding (shingles or horizontal siding)
- Wood ornamentation
- Wood-sash windows (typically double hung)
- Wood door (glazed or paneled)
- Prominent front or side porches



Figure 7. Quatermass Wilde House, 2404 Broadway, circa 1896
Source: CPCI Staff

Significance

In order to be eligible for listing in the local, state or national historic register, residential properties dating to Golden Hill's era as an elite residential community must be significant under at least one of the following criteria.

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

A residence dating to the period between 1885 and 1905 may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for its association or representation of the development of Golden Hill as one of the first residential districts outside of downtown San Diego. A residence may be eligible individually or a group of residences may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a district.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

A residence or structure in Golden Hill that can be documented as the home of an important person in local history such as a prominent civic leader, real estate developer, or successful businessperson would be significant under HRB Criterion B. While some prominent residents are known including Mayor Grant Conrad, James Wadham and Louis Wilde; state Senator Ed Fletcher; City Councilman Fred Heilbron; and Superior Court Judge Charles Haines, additional significant individuals may be discovered through research.

NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D (Design/Const.)

A residence retaining high levels of integrity of design, materials, workmanship would convey

significance under HRB Criterion C for displaying distinctive characteristics of Victorian (Stick, Queen Anne, Shingle) or late 19th Century architectural styles such as Colonial Revival, Prairie, or Neoclassical. The Victorian style was by far the most prevalent in Golden Hill during the late 19th Century; therefore, the majority of individually eligible properties will be Victorian in style and exhibit the following basic character-defining features: steeply pitched gabled roof or irregular roof line, overhanging eaves with exposed rafter tails, decorative trusses, wood wall cladding, use of wood shingles as accents, partial or full width porch, bay windows, and towers. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the elite residential phase of development in Golden Hill. Established masters with homes in Golden Hill include Emmor Brooke Weaver, William Hebbard, and Irving Gill; however, other master builders, architects, etc. may be established as further research is conducted

HRB Criterion A

Single family residences constructed before 1905 in Golden Hill may be significant under HRB Criterion A as a special element of Golden Hill and its development as an elite residential community. These homes would likely be very prominent buildings that were either the first on a block or influential in the construction of other structures in the area. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity

In order to be eligible for listing in the local, state, or national register, a residential property from the elite residential period must retain sufficient integrity to convey its significance. A residential property from the elite residential district period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable (replacement of windows, small addition) as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

In evaluating the integrity of properties that date to Golden Hill's development as an elite residential district, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. However, given the rarity of resources in San Diego that date to the late 19th century, other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of Golden Hill or an event that is significant in Golden Hill's history as an elite residential district. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

C. STREETCAR DEVELOPMENT: 1905-1930

The Antecedents of South Park:

Development in the northeastern section of the Planning Area can be traced to 1870, when real estate speculators purchased a large parcel of land east of City Park and filed a subdivision map for the South Park Addition.³¹ Several years later, in 1886, real estate developers Clarkson Seaman and Daniel Choate acquired several acres abutting the South Park Addition's northern edge, and registered Seaman and Choate's Addition later that year (Figure 8).³² These investors had all envisioned a thriving residential district, but in reality the area – which was a considerable distance from the central business district – remained undeveloped throughout the nineteenth century.³³

In 1905, the rural community of South Park began to evolve into a developed residential district. That year, the Bartlett Estate Company, which had acquired the South Park Addition, began to actively improve and sell parcels within the subdivision. To enhance the appeal of their new community, the Company undertook a variety of civic improvement projects, which included the planting of ornamental palm trees; the construction of 20-foot sidewalks; and the installation of water, sewer and electrical connections at every lot.³⁴ In this regard the neighborhood was unique, as it was among the first in San Diego to feature improvements at the expense of the developer.

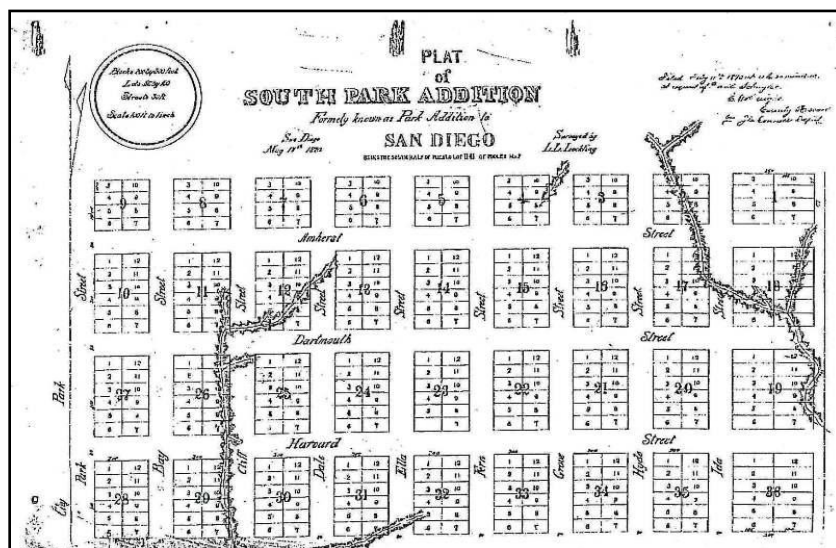


Figure 8. Map of the South Park Addition, filed May, 1870.

Source: Save Our Heritage Organisation

³¹ Beth Montes, "The Early History of South Park," <http://www.southparkneighbors.com/index.php?pageId=93390>.

³² "Seaman and Choate Subdivision." Save our Heritage Organisation.

³³ J.D. Eaton, "South Park, the Scene of Much Activity," *San Diego Union*, 2 Apr. 1911.

³⁴ "Best Residence Section in City: South Park Offers Every Inducement to the Home Builder," *San Diego Union*, December 1906.

Newspaper advertisements from the period indicate that, during its formative years, South Park was marketed as a high-class residential district. Attached to every property deed were a number of building restrictions, aimed at preventing “those annoying events which sometimes disturb the serenity of the best residence sections of the city.”³⁵ Specifically, the Company mandated that all new homes within the subdivision cost no less than \$3500, enacted setback requirements, and prohibited the construction of all forms of multifamily housing, including apartment buildings and flats.

The South Park and East Side Railway:

Common to the era, development in the northeastern section of the Planning Area went hand-in-hand with the provision of mechanized transportation. In 1906, the Bartlett Estate Company financed the construction of an electric streetcar – the South Park and East Side Railway – which began near the intersection of 30th and Juniper Streets in South Park, and ended at the intersection of 25th and “D” Streets in Golden Hill (Figure 9).³⁶ Service to the community was expanded in 1907, when the company extended the line’s terminus from Golden Hill to the intersection of 4th and “D” streets, at the core of the city’s central business district.³⁷



Figure 9. The Bartlett Estate Company Office, at the intersection of 28th and “A” Streets.
Source: San Diego Historical Society

The completion of the streetcar line touched off a period of residential development within the northeastern section of the Planning Area, as the quasi-rural community was better connected with the city’s established districts. Homes were constructed beginning in 1906 and were initially

³⁵ Ibid.

³⁶ Montes.

³⁷ Ibid.

concentrated along 28th Street and Granada Avenue, adjacent to the eastern border of City Park.³⁸ New construction in the area remained steady in subsequent years, as San Diego experienced a twofold increase in its population between the years 1900 and 1910.³⁹

In accordance with the building restrictions instated in previous years, early development in South Park consisted almost exclusively of single-family residences. These homes were designed at the height of the Arts and Crafts movement and, as such, many embodied characteristics of Craftsman architecture, though others were designed in the Spanish Colonial Revival style.⁴⁰ Among the earliest homes constructed in South Park include the Josephine Scripps Residence at 1355 28th Street (HRB # 180); the Fletcher-Halley House at 1612 Granada Avenue (HRB # 349); and the Peter M. Price House, designed by master architect Irving Gill, at 1355 Granada Avenue (HRB # 485).⁴¹

An Established Streetcar Suburb:

The northeastern section of the Planning Area experienced a period of intensive growth shortly after ground was broken in 1911 for the Panama California Exposition. Given the area's proximity to Balboa Park and the Exposition grounds, in conjunction with its accessibility to the central business district, residential development accelerated between the years 1911 and 1916.⁴² This period of rapid growth intensified in 1912, when John Spreckels acquired the South Park and East Side Railway and extended the line several blocks north, to University Avenue (Figure 10).⁴³



**Figure 10. Streetcar traveling on 30th Street across Switzer Canyon.
Source: San Diego Electric Railway Association**

³⁸ Ibid.

³⁹ Pourade, *Gold in the Sun*.

⁴⁰ Montes.

⁴¹ City of San Diego, "Greater Golden Hill Historic District."

⁴² Ibid.

⁴³ City of San Diego, "Rose Grocery," Historical Resources Report, 2007.

It was during the era of the Exposition that South Park was rapidly transformed into an established residential district. The community surged in development activity and by 1920, only a limited number of vacant parcels remained in the northeastern section of the Planning Area. The majority of development consisted of single-family homes, though there were also a few small-scale apartment buildings and flats.

Indeed, South Park attracted the attention of prospective homebuyers, but the community was by no means exclusively residential. In addition to residences, the rapid growth of the 1910s necessitated other types of development in the community to meet the needs of its expanding population. Among the first of these developments included the construction of Fire Station No. 9 (HRB # 810) on 30th Street, between Ivy and Juniper Streets, in 1914 (Figure 11). Reflecting the architectural character of the community, the station was designed in the Craftsman style, and in recent years has been heralded as the oldest surviving fire station in San Diego.⁴⁴



Figure 11. Fire Station No. 9, 1923.
Source: Historical Resources Report for HRB # 809

Commercial establishments were constructed within the community as well and were located primarily alongside the streetcar line, including the 30th Street corridor, between Beech and Juniper Streets. Several restaurants, a drugstore, an upholsterer and the Rose Grocery (HRB # 809), opened during this period and the corridor appeared to be “an early 20th century trolley stop commercial center for the eastern reach of San Diego.”⁴⁵

The pattern of commercial development was largely determined by the streetcar route, but many enterprises reflected the car culture that emerged after the First World War. Among the most

⁴⁴ Ibid.

⁴⁵ Ibid.

commonly built commercial establishments are gasoline and service stations, which were generally located on the community's most prominent and accessible corners. The Burlingame Garage at 2227 30th Street (HRB # 808) was also designed with the automobile in mind, and for more than 30 years provided a facility for area residents to store and service their vehicles.⁴⁶

Though residential development in South Park reached its peak in the years preceding the Exposition, homes were constructed, albeit more slowly, through the late 1920s. By 1930, only a handful of parcels in the community remained vacant, and shortly thereafter the northeastern section of the Planning Area had reached capacity.⁴⁷ Socially, the neighborhood had remained the domain of the civic elite, and among its most notable residents included Mayor James Wadham; master architect Edward Quayle; renowned artist Alfred Mitchell; and notable businessmen O.W. Cotton and John F. Forward.⁴⁸

During its formative years, South Park assumed the shape and character of a twentieth century streetcar suburb. In addition to improving the community's accessibility and catalyzing construction, the electric streetcar was ultimately responsible for shaping the pattern of development within South Park. When the streetcar line was removed in 1949, the general land development patterns and organization of the community had been established with commercial establishments located along major transportation routes and residential buildings located within a close distance of the streetcar.

Property Types

As the streetcar line expanded throughout the Planning Area, residential development flourished. There was a shift from large, stately homes to modest bungalows, particularly in South Park. In addition, there was a shift in architectural styles as the Victorian style fell out of favor and period revival styles became popular. Along with flats and bungalow courts, larger apartment buildings began to appear in the Planning Area. As the number of Golden Hill residents increased, retail establishments along with religious institutions opened in the neighborhood. The majority of commercial properties were located along streetcar lines including 25th Street. Religious institutions were scattered across the neighborhood; one of the earliest was the Swedish Lutheran Church located on the northeast corner of 25th and E Street.

Residential

Residential development during the streetcar development period overlapped with the previous period (Elite Residential District) and therefore, similar properties can be associated with this

⁴⁶ Ibid.

⁴⁷ Montes

⁴⁸ Ibid.

theme. However, rather than large, elaborate Victorian homes, modest bungalows in the Craftsman, Spanish Eclectic, or Mission Revival architectural styles were common. In addition, multi-family buildings such as flats were constructed and provided housing options for the City's growing middle class. As the population of the City increased and more visitors arrived in the San Diego for the 1915 Exposition, additional forms of housing such as apartment buildings began to appear in Golden Hill and other neighborhoods adjacent to Balboa Park. The grid based street system remained and influenced the setback and location of homes on lots; typically homes were setback further on the lot than a commercial structure.

Single Family Homes

The most prevalent property constructed during the streetcar suburb period was the single family home. Early homes (those constructed prior to 1915) were generally large, two-stories, and designed in Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles (Figure 12). Modest homes built throughout this period were often one story, and reflected the same architectural styles. By the early 20th century, there was a noticeable shift away from Victorian Era styles to styles influenced by the Arts and Crafts Movement such as Craftsman Bungalows or homes that incorporated two or more styles such as Prairie and Craftsman. Many Craftsman homes were set back from the street, featured large front porches, gable roofs, exposed rafter tails, decorative beams or brackets, and wood lap or shingle siding. Prairie homes featured low-pitched or flat roofs, prominent front or side porches, wide over-hanging eaves, and often incorporated both stucco and wood in their exterior finishes. Mission Revival homes featured a flat or gable roof with Mission style parapet, wide over-hanging eaves, smooth stucco, and a front or side porch. Common features of Spanish Eclectic homes included low-pitched gable roofs with red tile, narrow eaves, smooth stucco facades, arched windows or doors along the principal façade.



**Figure 12. E.E. Leighninger House, HRB #584, 1611 Dale Street.
Source: CPCI Staff**

Character-Defining Features

Single family homes in Greater Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- One or two-stories
- Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles
- Wood-frame construction
- Gable , hip or flat roof
- Stucco or wood cladding
- Wood-sash windows (typically double hung) or casement windows
- Wood door (glazed or paneled)
- Prominent front or side porches

Flats

Between 1906 and 1920, several flats were constructed in the southern and western section of Golden Hill. These flats were generally located south of “A” Street and west of 27th Street. Many of these flats are still extant and represent another residential building type common to the Planning Area. Unlike apartment buildings – which generally feature shared entryways and corridors – each unit in a residential flat is accessed by an independent entrance.⁴⁹ Flats generally contain between two and four independent units and are designed in either the Victorian, Craftsman, Prairie or period revival styles (Figures 13 and 14).



Figure 13. Flats at 1228-34 24th Street.
Source: CPCI Staff



Figure 14. Flats at 1077 26th Street.
Source: CPCI Staff

⁴⁹ Roland-Nawi Associates, *Mission Dolores Historic Context Statement* (Sacramento: December 2007), 37-38.

Character-Defining Features

Flats in Greater Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- One or two-stories
- Craftsman, Prairie, Colonial Revival, or other period revival styles
- Stucco or wood cladding
- Gable, hip or flat roof
- Wood door (glazed or paneled)
- Typically each unit accessed by an independent entrance

Apartment Buildings

Moderate-scale apartment buildings first appeared in Golden Hill in the early 20th Century. These structures, which contain more units than residential flats, are typically multistoried, occupy prominent corner lots and feature characteristics of Prairie or period revival style architecture (Figure 15). For many years, properties in South Park were accompanied by restrictive covenants that prohibited the construction of multifamily housing; therefore, early apartment buildings are primarily concentrated south of “A” Street in Golden Hill.



Figure 15. Golden View Apartments at 23rd and “E” Streets.
HRB #193

Source: CPCI Staff

Character-Defining Features

Apartment buildings in Greater Golden Hill constructed during the development of the area as a streetcar community feature the following character-defining features:

- Multistoried (over 3 stories)
- Prairie or Period Revival Styles (Colonial Revival, Neoclassical)
- Typically flat roof with parapet and/or mansard roof
- Stucco or wood cladding
- Normally on prominent corner lots
- Wood door (glazed or paneled)

Bungalow Courts

While not as common as other residential property types, several bungalow courts are interspersed throughout Greater Golden Hill. Bungalow courts were constructed primarily in the years after World War I and before World War II. These courts were built along the streetcar transit lines and at the time were thought of as an ideal location for singles, especially single women working in downtown offices.⁵⁰ Many were done in the Mediterranean, Mission, Spanish and Period Revival styles popular at the time. Bungalow courts typically contained between six and ten units arranged around a landscaped central court or a long garden pathway. The units were typically small and contained a small kitchen, a bathroom and main room bedroom/living room sometimes with a pull down bed. The courtyard areas created a community gathering area and were intended to foster a safe and social environment for those who could not afford a single family home. After World War II, fewer Bungalow Courts were built as developers concentrated on single family homes and large apartments. A handful of bungalow courts can be found in both Golden Hill and South Park, and feature Spanish Eclectic or other period revival style elements (Figures 16 and 17).

⁵⁰ James R. Curtis and Larry Ford, "Bungalow Courts in San Diego: Monitoring a Sense of Place," *The Journal of San Diego History* 34 (1988), 2.



Figure 16. Bungalow Court at 3137 Juniper Street.
Source: CPCI Staff



Figure 17. Bungalow Court at 2412 "E" Street.
Source: CPCI Staff

Character-Defining Features

Bungalow courts in Greater Golden Hill constructed during the streetcar era feature the following character-defining features:

- Attached or detached small cottages arranged around a landscaped central court or a long garden pathway
- Typically single-story
- Built along the streetcar transit lines
- Mediterranean, Mission, Spanish and Period Revival styles
- Wood-frame construction
- Gable, hip or flat roof
- Stucco or wood cladding
- Wood-sash windows (typically double hung)
- Wood door (glazed or paneled)

Significance

In order to be eligible for listing in the local, state or national historic register, residential properties in Golden Hill from the streetcar era must be significant under at least one of the following criteria.

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

Residential resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B for their association with the expansion of Golden Hill as a streetcar suburb. A residence or group of residences may also be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of Golden Hill as a streetcar suburb.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

A residence may be significant under HRB Criterion B for its association with the life of a person important in the development of Golden Hill as a streetcar suburb. A residential property that can be documented as the home of an important person in local history such as Mayor James Wadham; the home of master architect Edward Quayle; renowned artist Alfred Mitchell; and notable businessmen O.W. Cotton and John F. Forward. Other prominent civic leaders, real estate developers, or successful businesspersons may also be significant under HRB Criterion B. Documentation must establish the connection between the significant individual and the resource. In addition, the individual must have lived in the resource during the period that the person's significant achievements and contributions occurred.

NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)

A residence may be significant under *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D* for displaying distinctive characteristics of architectural styles such as Craftsman, Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the streetcar suburb phase of development in Golden Hill. Established masters with homes in Golden Hill include Edward Quayle and Irving Gill; however, other master builders, architects, etc. may be established as further research is conducted.

HRB Criterion A

Residential properties constructed between 1905 and 1930 in Golden Hill may be significant under HRB Criterion A as a special element of Golden Hill and its development as a streetcar suburb. These homes would likely be very prominent buildings that were built directly as a result of the streetcar line or influenced the development of the streetcar. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity

In order to be eligible for listing in the local, state, or national register, a residential property from the streetcar era must retain sufficient integrity to convey its significance. A residential

property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residence significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable (replacement of windows, small addition) as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

In evaluating the integrity of properties that date to Golden Hill's development as a streetcar suburb, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. Other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of Golden Hill or an event that is significant in Golden Hill's history as a streetcar suburb. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

Commercial

Commercial structures, while not as numerous as residences, can also be found throughout Greater Golden Hill. While commercial development in the study area consists primarily of single-story retail structures, a small number of mixed use buildings are also present. Generally, commercial structures are concentrated in small pockets along 25th Street in Golden Hill and along former streetcar routes and stops on 30th, Beech, and Juniper streets in South Park, though a few occupy other prominent neighborhood corners. These buildings, like residences, embody a variety of architectural styles including Mission Revival and Art Moderne.

Single-Story Retail

Single-story retail structures were constructed as the populations of Golden Hill and South Park grew. Typically, these structures were sited near the street, accommodated a single commercial tenant and embodied a wide variety of stylistic influences including Mission Revival and Streamline Moderne (Figures 18 and 19). Some of these structures have since been replaced with contemporary buildings, but many good examples remain and can be found along major thoroughfares in both Golden Hill and South Park, particularly along Juniper street, Beech Street,

and 25th Street.



Figure 18. Single-Story Retail at 1138 25th Street.
Source: CPCI Staff



Figure 19. Single-Story Retail at 30th and Beech Streets.
Source: CPCI Staff

Mixed Use

While common in many older urban neighborhoods, mixed use structures are quite rare in Greater Golden Hill. Instead of separating residential and commercial uses, mixed use structures accommodate both property types, most often by combining ground-level retail with upper-story apartments. In the Planning Area, mixed use structures generally feature between two and three stories and adhere to a standard “residential-over-commercial” design (Figure 20). Though uncommon, a handful of these buildings can be found on prominent corner lots throughout the Planning Area as well as adjacent to the route of the streetcar line.

Character-Defining Features

Commercial properties in Greater Golden Hill constructed during the development of the area as a streetcar suburb feature the following character-defining features:

- Located on corners and along the streetcar transit lines
- One or two stories for commercial and retail
- Two and three stories for mixed use
- Streamline Moderne, Mission, and Spanish styles
- Concrete or wood-frame construction
- Flat or gable roof with a parapet
- Wood or metal storefronts
- Built to property line with on street or rear parking

Significance

In order to be eligible for listing in the local, state or national historic register, commercial properties from the streetcar era in must be significant under at least one of the following criteria.

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

A commercial building may be significant under NRHP Criterion A/California Register Criterion 1/HRB Criterion B for its association with the development of Golden Hill as a streetcar suburb or had a significant impact on local history. A commercial building may also be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the areas streetcar suburb development during the period.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

A commercial building that can be documented as being associated with a prominent civic leader, real estate developer, or successful businessperson would be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred.

NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D (Design/Const.)

A commercial resource dating to the streetcar suburb era may be significant under NRHP Criterion C/California Register Criterion 3/HRB Criterion C and as an example of a building type, period or method of construction, or for displaying distinctive characteristics of architectural styles such as Streamline Moderne, Mission, and Spanish or other period architectural styles. A notable work of a master builder, architect, or designer would be significant under HRB Criterion D if the residential property was designed or constructed during the streetcar suburb phase of development in Golden Hill.

HRB Criterion A

A commercial building may be significant under HRB Criterion A for its association with the development of Golden Hill as a streetcar suburb. Most likely, if a property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity

In order to be eligible for listing in the local, state, or national register, a commercial property from the streetcar suburb period must retain sufficient integrity to convey its significance. A commercial property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting,

feeling, and association. A commercial building eligible under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A commercial building eligible under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

Institutional

Given its residential character, Golden Hill does not contain many institutional or government structures. By the early 20th Century, as the community grew there was a need for various civic, social and recreational buildings and sites. Essential neighborhood facilities such as fire stations were constructed as early as 1914. However, other facilities such as a post office did not open until the mid-20th Century.

Fire Station No. 9 was one of the first institutional buildings constructed in Golden Hill in 1914. Located on 30th Street, between Ivy and Juniper Streets, adjacent to the expanding streetcar, Fire Station No. 9 was built in the Craftsman style. By 1920 another fire station was built on the southeast corner of 25th Street and Broadway.

By 1920, the Brooklyn Public School occupied the block bounded by Ash Street, Fern St, A Street, and 30th Street. A school remains on this site today; however, it is unknown if any portions of the structure date to the early 20th Century.

Several churches and religious structures, which provide a visual counterpoint to the community's residential and commercial fabric, were constructed prior to 1920. Most often, churches occupy corner lots along major thoroughfares, and can be found interspersed among both residential and commercial structures (Figure 21). Three of the earliest churches included the Church of Our Lady of Angels at 24th and G Street, the Brooklyn Heights Presbyterian Church at 30th and Fir, and the Swedish Lutheran Church at 25th and E Streets.



Figure 21. Church at 835 25th Street.

Source: CPCI Staff

Character-Defining Features

Institutional properties in Greater Golden Hill constructed during the a streetcar era exhibit the following character-defining features:

- Located on prominent corners and along the streetcar transit lines
- Typically one or two stories for schools and fire stations
- Multiple stories stories for churches and religious structures
- Art Moderne, Mission, and Spanish styles
- Concrete or wood-frame construction
- Gable or flat roof with a parapet
- Built to property line with on street or rear parking

Significance

In order to be eligible for listing in the local, state or national historic register, institutional properties in Golden Hill from the streetcar era must be significant under at least one of the following criteria.

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

Institutional resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the development of Golden Hill as a streetcar suburb. If the institutional property played an important role in the history or development of Golden Hill it may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

An institutional building may be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill as a streetcar suburb. An institutional property that can be documented as associated with an important person in local history such as a prominent civic leader, real estate developer, successful businessperson, or clergy may be significant.

NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)

An institutional building may be eligible under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D for embodying distinctive characteristics of a style, type, period, or method of construction. Institutional buildings were designed in a variety of architectural styles, but some of the favored styles include Streamline Moderne, Mission, and Spanish styles. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D if the property was designed or constructed during the streetcar era in Golden Hill.

HRB Criterion A

An institutional building dating to the streetcar era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. Most likely, if an institutional property represents a special element of Golden Hill during this period, it will reflect the historical, cultural, social, economic, political, or architectural development of the community.

Integrity

In order to be eligible for listing in the local, state, or national register, an institutional property from the streetcar suburb period must retain sufficient integrity to convey its significance. An institutional property from the streetcar suburb period that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. An institutional property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. An institutional property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable as long as the property retains its essential features and overall form. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association.

D. AN ERA OF TRANSITIONS: 1930-1990

Note: Additional research and fieldwork will need to be conducted to complete this section. In particular, more information is required on the influence of Union Halls in Golden Hill.

The Great Depression and World War II:

Although Greater Golden Hill was among San Diego's most affluent districts by the late 1920s, the community was nonetheless impacted by the onset of the Great Depression. Between the years 1929 and 1932, the national rate of home construction decreased by nearly 80 percent, and in effect the Planning Area, which was primarily residential, experienced very little development activity over the course of the 1930s.⁵¹ Among the handful of new structures erected in the Depression Era was the Seventh Day Adventist Church at 2411 Broadway, an intact example of the Art Deco style (Figure 22).⁵²



Figure 22. Seventh Day Adventist Church, HRB #130
Source: Historical Resources Report for HRB # 130

A residential security map of San Diego, created by the Home Owners Loan Corporation (HOLC) in 1933, indicates that the Planning Area began to witness physical decline as early as the Depression era. To determine which urban neighborhoods qualified for federal mortgage

⁵¹ Mark Broad, "I Remember the Wall Street Crash," BBC News, 6 Oct. 2008.

⁵² City of San Diego, "Greater Golden Hill Historic District."

assistance, the HOLC devised a four-tiered appraisal system, wherein residential districts were rated on a scale of 1 to 4 (Figure 23).⁵³ The map indicates that central Golden Hill was among the lowest stratum, or “fourth grade,” of neighborhoods, which was suggestive of poor maintenance, physical distress and vandalism.⁵⁴ Most of South Park received a “third grade” rating, given the relative age and condition of its housing stock.

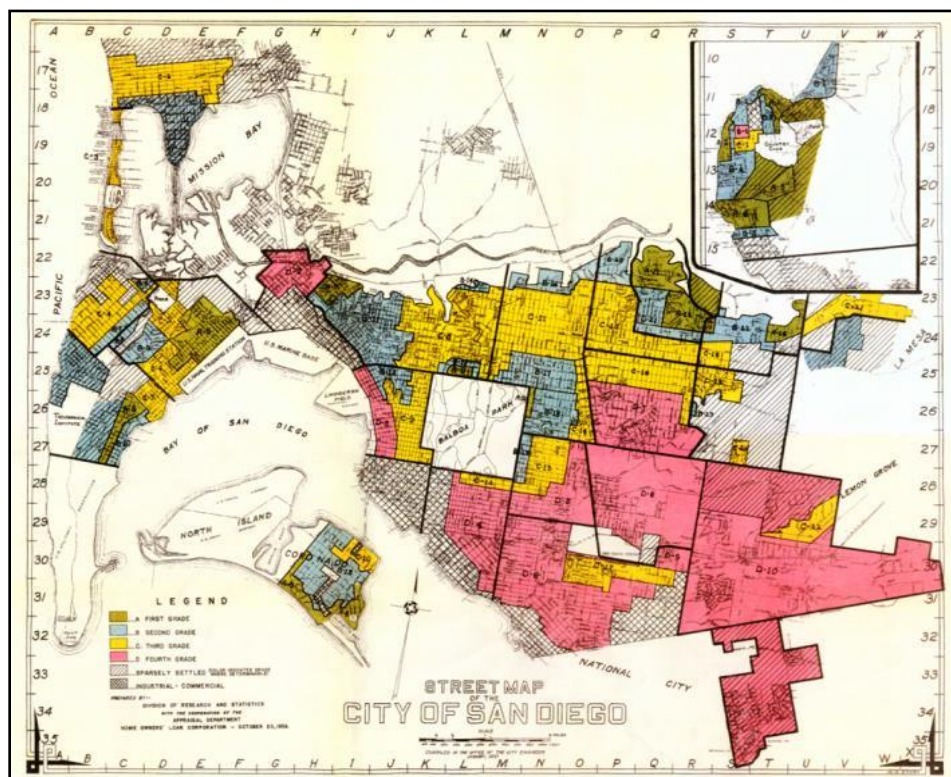


Figure 23. HOLC Residential Security map of San Diego, 1933.
Source: David Theo Goldberg and Richard Marciano

The next wave of activity within Greater Golden Hill was touched off by the Second World War, at which time San Diego was transformed into a thriving metropolitan center. Shortly after the war began in 1939, the Federal Government invested heavily in defense, and San Diego, which was home to both a sizable naval presence and aviation contractor Consolidated Aircraft, emerged as a hub of wartime production. This culminated in a period of rapid population growth between the years 1940 and 1943, wherein defense employees and their families poured into the city at an average of 1,500 per week.⁵⁵

⁵³ Becky M. Nicolaides and Andrew Wiese, *The Suburb Reader* (New York: Routledge), 2006, 248.

⁵⁴ Ibid.

⁵⁵ Christine Killory, “Temporary Suburbs: The Lost Opportunity of San Diego’s National Defense Housing Projects,” *The Journal of San Diego History* 39 (1993), 1-2.

Not surprisingly, the massive influx of war workers strained San Diego's resources and infrastructure, and the city thereafter experienced a housing shortage unparalleled in its history.⁵⁶ Indeed, the Federal Government provided some relief by constructing workforce housing for defense employees, but much of the problem remained on the shoulders of local officials. Among the remedies adopted by the City Council was to amend the municipal zoning code, so that density would be encouraged in several areas throughout the city, including much of Greater Golden Hill.⁵⁷

Postwar Aftermath: Physical and Social Change:

Due to the amended zoning ordinance, much of Greater Golden Hill experienced marked physical changes both during and after World War II. Development in the area – especially south of “A” Street – picked up once again during the 1940s and 1950s, but unlike previous years, new construction of this era consisted primarily of moderate and large-scale apartment complexes.⁵⁸ Indeed, some of these apartments were sited on vacant parcels, but others replaced many of the neighborhood's single-family residences.⁵⁹

By 1956, a substantial number of homes south of “A” Street had either been subdivided or converted for alternative uses. Hebbard and Gill's A.H. Frost House at 2456 Broadway (HRB # 130), as well as Gill's George Garrettson House at 2411 “E” Street (HRB # 130), were initially constructed as single-family residences, but by 1956 were used as rest homes.⁶⁰ Other residences, including those at 931 22nd Street, 1030 24th Street and 2451 “B” Street, were converted into rooming houses and apartment flats, and a home at 1260 22nd Street had become the Laynes Hospitality Home for Servicemen.

Undoubtedly, the abundance of apartments and rooming houses within Golden Hill brought a sizable number of the working class to the neighborhood. This shift in demography is seen in the increase of several union halls and labor centers.⁶¹ Among these facilities included the American Federation of Labor Building at 23rd and Broadway; the Frank Rosenbloom Labor Center at 1165 19th Street; and a complex of union offices at 2731 “B” Street.

Further physical change came about in the late 1950s, when the State Division of Highways initiated the construction of two freeways – Interstate 5 and State Route 94 – along the Planning Area's southern and western borders. As these routes were intended to convenience suburban commuters, little effort was made to mitigate their impacts on Golden Hill, and in turn several

⁵⁶ Ibid.

⁵⁷ Greater Golden Hill Planning Committee and City of San Diego Planning Department, 6.

⁵⁸ Ibid.

⁵⁹ Sanborn Maps, 1920 and 1956.

⁶⁰ Sanborn Maps, 1956

⁶¹ Ibid.

homes that obstructed the freeways' paths were razed. Freeway construction also had the effect of "carving out" and isolating Golden Hill, as many streets were truncated and re-routed to accommodate underpasses, overpasses and ramps.⁶²

Whereas central Golden Hill was markedly redeveloped during and after World War II, the northeastern section of the Planning Area experienced comparatively little physical change during this time. By the late 1940s, San Diego's electric streetcars had been decommissioned and their tracks removed, yet in subsequent years South Park retained the form and character of a streetcar suburb.⁶³ During this period, most of South Park's homes and businesses remained intact, and little infill development had occurred.⁶⁴

A Diverse Neighborhood Emerges

Between the 1960s and 1970s, Greater Golden Hill witnessed marked changes in its demographic makeup. The availability of affordable apartments, in conjunction with the exodus of middle and upper class homeowners to the suburbs, meant that the once-exclusive community attracted an increasing number of working class.⁶⁵ In time, central Golden Hill emerged as one of San Diego's most ethnically and economically diverse neighborhoods.⁶⁶

At this time, the majority of incoming residents rented instead of owned their homes. Due to absentee landlords, little maintenance was completed on the neighborhood's aging structures and the condition of many structures deteriorated.⁶⁷ An article in the *Los Angeles Times* described Golden Hill as a community replete with "rickety, dilapidated homes interspersed among the mansions for which the area is noted."⁶⁸

Interest in Greater Golden Hill was regenerated in the 1970s, when two national oil crises steered many middle-class professionals back into centralized, inner-city neighborhoods.⁶⁹ As homeownership in the Planning Area steadily increased throughout the 1980s, there emerged a growing consciousness among residents to eradicate blight, reduce density and restore the community's historic character. In 1978, the City's Historical Resources Board designated the Golden Hill Historic District, a six block area bounded by Balboa Park on the north, 25th Street on the east, F Street on the south, and 24th Street on the west. Following the designation of the district, there was a concerted effort by property owners and community members to preserve

⁶² Betty Slater, "A New Era for Golden Hill," *San Diego Home and Garden*, July 1980, 33.

⁶³ Montes.

⁶⁴ Sanborn Maps, 1956

⁶⁵ Greater Golden Hill Planning Committee and City of San Diego Planning Department, 6.

⁶⁶ Robert Montemayor, "Energy and Vision Bring Glitter Back Into Golden Hill," *Los Angeles Times*, May 16, 1982.

⁶⁷ Slater, 34.

⁶⁸ Montemayor.

⁶⁹ Ibid.

and embrace the heritage and built environment in Golden Hill.

Property Types

Though Golden Hill was primarily built out by the start of World War II, a few residential and commercial property types emerged from the pre and post-war era. San Diego emerged as a center for the Navy and much of the City experienced a build up prior to the War. A period of rapid population growth between 1940 and 1943 left the City with a housing shortage. The City Council responded by amending the municipal housing code, so that density would be encouraged. This resulted in larger apartment buildings being constructed in several areas throughout the City including Golden Hill. In addition, as San Diego emerged as the center for Naval activity in the Pacific, other wartime industries such as aviation and shipbuilding established factories and offices in the City. This created an influx of workers seeking jobs and in response, the popularity of labor unions increased and the union presence was visible in San Diego, particularly in Golden Hill.

Residential

Given that the Planning Area was built out by the 1930s, and mid-century zoning codes encouraged high density residential development, few, if any single family homes were constructed in Greater Golden Hill after the Great Depression. Multi-family housing in the form of apartment buildings were constructed in this period. In addition, large single family homes were converted into multiple units and rented to residents rather than owner occupied.

Apartment Buildings

Due to amendments to the municipal zoning code, large apartment buildings constructed after the Second World War were generally concentrated in the area south of A Street. These apartments are considerably larger than those constructed in previous years contained more units, and were oriented around the automobile. Generally, these postwar structures are between two and four stories, embody contemporary architectural styles, and are located in the southern and western sections of the study area (Figure 24).



Figure 24. Apartments at 2401 C Street.
Source: CPCI Staff

Character-Defining Features

Residential properties in Greater Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- Two or three stories
- Mid-century architectural styles – Contemporary, Minimal Traditional, Streamline Moderne, (Refer to *San Diego Modernism Historic Context Statement*)
- Incorporate parking into site or building
- Flat or hip roof
- Little or no ornamentation
- Steel or aluminum windows

Significance

In order to be eligible for listing in the local, state or national historic register, residential properties in Golden Hill from the pre and post war era must be significant under at least one of the following criteria.

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

Residential resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community with a variety of housing types.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

A residential building may be significant under *NRHP Criterion B/California Register Criterion*

2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill during the pre or post war era. A residential property that can be documented as associated with an important person in local history such as a prominent civic leader, union organizer, or someone who made significant contributions to the defense industry in San Diego may qualify for designation.

NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)

A residential building dating to the pre and post war era may be eligible under *NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D* for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D. These resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.

HRB Criterion A

A residential building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. If the property contributed to the growth and expansion of Golden Hill as a diverse community both in terms of its demographics or housing types it may be eligible under HRB Criterion A.

Integrity

In order to be eligible for listing in the local, state, or national register, a residential property from the pre and post war period must retain sufficient integrity to convey its significance. A residential property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A residential property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residential property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

Commercial

Historically, the communities of Golden Hill and South Park were marketed as high-class residential districts and were not associated with commercial uses. A limited number of commercial establishments were constructed in the Golden Hill during its development as a streetcar suburb. During the pre and post war era, the majority of commercial properties included gasoline stations, automotive repair shops and small manufacturer establishments. These buildings generally feature flat roofs and vehicular bays, are between one and two stories, and are sited among other commercial developments along former streetcar lines (Figure 25). Most often, they embody a variety of architectural styles, but are ornamentally restrained.



Figure 25. Gasoline Station at 25th and C Street.
Source: CPCI Staff

Character-Defining Features

Commercial properties in Greater Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- One story
- Oriented towards automobile services
- Canopy Overhangs
- Flat roofs
- Located along 25th Street, Juniper Street, and 30th Street

Significance

In order to be eligible for listing in the local, state or national historic register, commercial properties in Golden Hill from the pre and post war era must be significant under at least one of the following criteria.

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

It is not likely that commercial resources will be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community with a variety of housing types. With a limited number of commercial properties built during this period, it is unlikely that they will represent this theme.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

Due to the limited number of commercial resources built during the pre and post war era, it is not likely that a commercial building will be significant under *NRHP Criterion B/California Register Criterion 2/HRB Criterion B* for its association with the life of a person important during this period. However, it may be possible through additional research that a connection between a significant individual and an individual resource may be made; in these cases these resources may be significant under *NRHP Criterion B/California Register Criterion 2/HRB Criterion B*.

NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D (Design/Const.)

A commercial building dating to the pre and post war era may be eligible under *NRHP Criterion C/California Register Criterion 3/HRB Criterion C and D* for embodying distinctive characteristics of a style, type, period, or method of construction. It is not likely that a building will be a notable work of a master builder, architect, or designer due to the limited number of commercial resources constructed during this period. All resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.

HRB Criterion A

A commercial building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill as a representation of the evolution of the community of a single family neighborhood to a diverse community. However, it is not likely that there are a large number of commercial properties that reflect this evolution as this change is best exemplified through residential and institutional properties.

Integrity

In order to be eligible for listing in the local, state, or national register, a commercial property from the pre and post war period must retain sufficient integrity to convey its significance. A commercial property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. A commercial property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A commercial property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain

integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

Institutional *(Additional research/fieldwork required)*

A number of institutional buildings including union halls and auditoriums were constructed during the pre and post war period. Generally constructed between 1945 and 1960, these large buildings were typically one or two stories in heights and featured little ornamentation; though some reflected Streamline Moderne architecture such as the AFL building at 23rd and Broadway (Figure 26). Often constructed of poured concrete or concrete block, these buildings typically had restrained ornamentation if any, and some were utilitarian in nature. The majority of these buildings appear to be located south of A Street.



Figure 26. American Federation of Labor Building at 2323 Broadway.
Source: CPCI Staff

Character-Defining Features

Institutional properties in Greater Golden Hill constructed during the pre and post war era exhibit the following character-defining features:

- Originally functioned as union hall
- Two or three stories
- Mid-century architectural style – Streamline Moderne, International, Contemporary (Refer to *San Diego Modernism Historic Context Statement*)
- Flat, barrel or hip roof
- Little or no ornamentation
- Steel or aluminum windows

Significance

In order to be eligible for listing in the local, state or national historic register, institutional properties in Golden Hill from the pre and post war era must be significant under at least one of the following criteria.

NRHP Criterion A/California Register Criterion 1/HRB Criterion B (events)

Institutional resources may be significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B as a representation of the evolution of Golden Hill from a single family neighborhood to a diverse community. For example, a union hall may reflect the increase in the number of working class moving into Golden Hill.

NRHP Criterion B/California Register Criterion 2/HRB Criterion B (persons)

An institutional building may be significant under NRHP Criterion B/California Register Criterion 2/HRB Criterion B for its association with the life of a person important in the development of Golden Hill during the pre or post war era. For example, if a particular property is associated with an important union organizer, it may be significant.

NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D (Design/Const.)

An institutional building dating to the pre and posts war era may be eligible under NRHP Criterion C/California Register Criterion 3/ HRB Criterion C and D for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer may be significant under HRB Criterion D. These resources should be evaluated in context of both Golden Hill's history and the City's Modernism historic Context Statement.

HRB Criterion A

An institutional building dating to the pre and post war era may be eligible under HRB Criterion A as a special element of the development of Golden Hill. Most likely, if a property represents a special element of Golden Hill during the pre and post war era, it will reflect the historical, cultural, economic, or political development of the community.

Integrity

In order to be eligible for listing in the local, state, or national register, an institutional property from the pre and post war period must retain sufficient integrity to convey its significance. An institutional property that has sufficient integrity will retain a majority of the character-defining features listed above. A property significant under NRHP Criterion A/CRHR Criterion 1/HRB Criterion B should retain integrity of location, setting, feeling, and association. An institutional property significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A property significant under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C or D should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A property significant under HRB Criterion A should retain integrity of location, setting, design, feeling, and association. In evaluating the integrity of properties that date to Golden Hill's development during the pre and post war era, consideration of integrity thresholds established in the City's Modernism Historic Context Statement should be applied as most likely resources will reflect architectural styles included in the Context Statement.

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