

Greater North Park Community Plan Area
Preliminary Survey Results

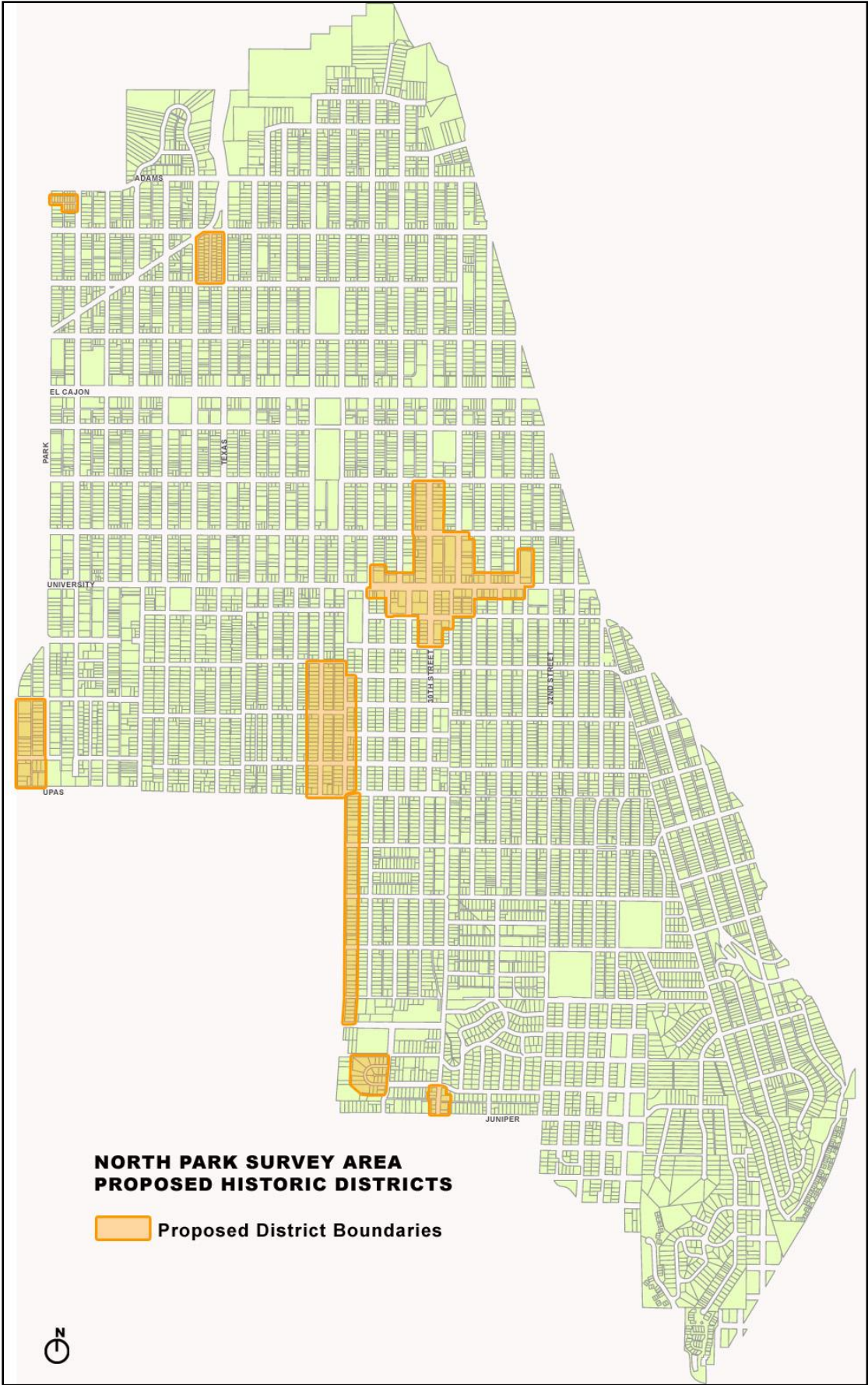
Historic Resources Group
June 24, 2010

IDENTIFIED HISTORIC RESOURCES

POTENTIAL HISTORIC DISTRICTS

The survey has identified nine potential historic districts which meet one or more of the Historical Resources Board's criterion for local designation. Each proposed district is described below, along with photos of representative district contributors, and a map defining proposed district boundaries.¹

¹ Because the proposed Residential Court Thematic Historic District is composed of discontinuous properties, it has not been mapped.



Residential Districts

28th Street Residential Historic District

The 28th Street Residential Historic District is an intact grouping of single-family residences along overlooking Balboa Park to the west. This proposed district is composed of approximately 45 one- and two-story residences, designed primarily in the Spanish Colonial Revival style. The period of significance for the proposed district extends from the 1920s through the 1930s. This area currently includes eleven designated local landmarks.

Representative district contributors:



2727 28th Street.



2829 28th Street.



2807 28th Street.



2037 28th Street.



28TH STREET RESIDENTIAL HISTORIC DISTRICT
 Proposed District Boundary

Kalmia Place Residential Historic District

The Kalmia Place Residential Historic District is an intact grouping of single-family residential properties located along a single U-shaped street overlooking the Balboa Park Golf Course to the west. The district boundaries coincide with those of the original Kalmia Place tract, subdivided in 1923. The tract was developed with a comprehensive landscape plan, and its irregular street pattern created lots which took advantage of the natural topography and canyon views. This proposed district is composed of approximately 20 properties, designed primarily in the Spanish Colonial Revival, Streamline Moderne, and Modern architectural styles. The period of significance for the proposed district extends from the 1920s through the 1950s. The area is marked by a pair of concrete pillars at both the entrance and exit to the district's one-way street. The district also includes a proposed landmark, a 1937 Streamline Moderne residence at 2848 Kalmia Place.

Representative district contributors:



2848 Kalmia Place.



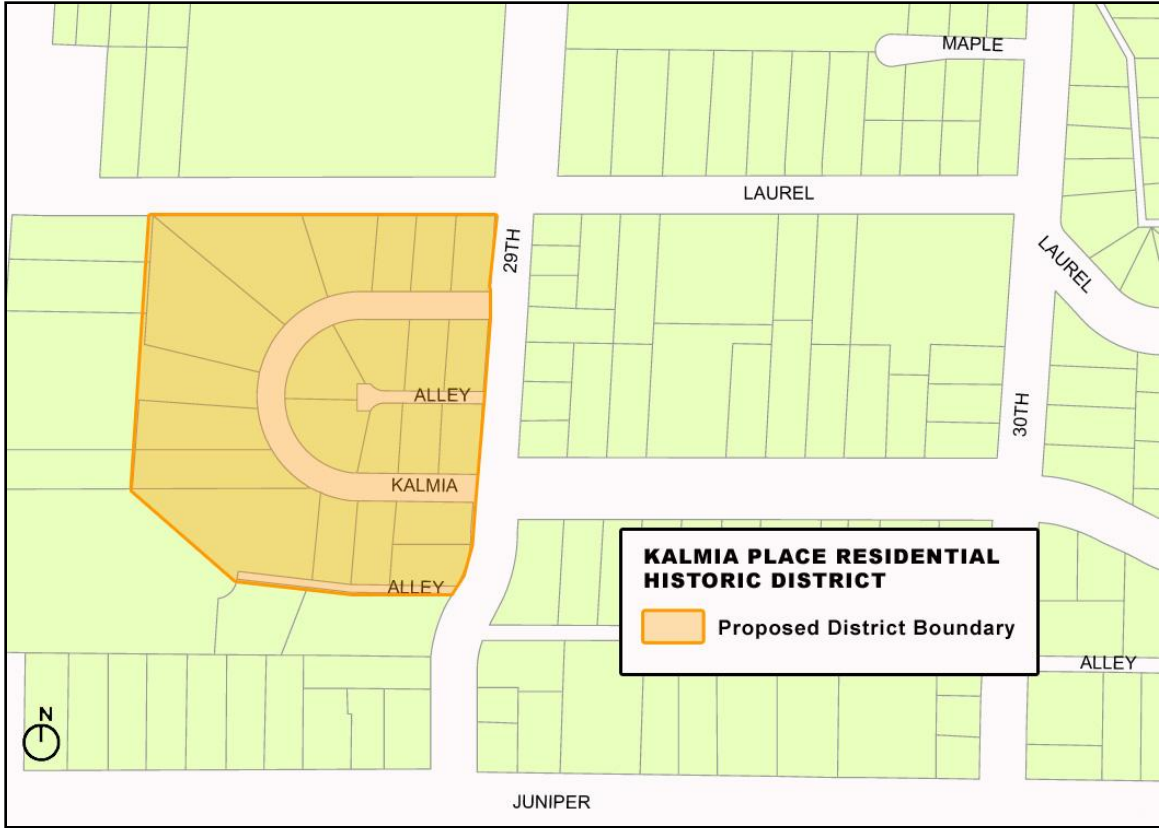
2839 Kalmia Place.



Kalmia Place Subdivision Markers.



2802 Kalmia Place.



Park Boulevard Multi-Family Residential Historic District

The Park Boulevard Multi-Family Residential Historic District is an intact grouping of approximately 33 multi-family residences located along both sides of Park Boulevard immediately north of Upas.² This collection of residential development was the result of improvements in streetcar and automobile transportation in the 1920s. The period of significance for this district extends from the 1920s through the 1930s. Now known as “Park Boulevard Apartment Row,” this area was specifically targeted for higher-density development in order to maximize residential units within a limited space. These apartment buildings were designed to be compatible in scale with the surrounding single-family neighborhoods. Earlier examples were designed in the Spanish Colonial Revival or Renaissance Revival styles, reflecting the influence of the 1915 Panama-California Exposition. One of the most prominent structures along Apartment Row is the Embassy Hotel at 3645 Park Boulevard, which originally opened in 1929 as “The Padre.” This property has been identified as a proposed landmark.

Representative district contributors:



Embassy Hotel, 3645 Park Blvd.



3602-3608 Indiana Street.



3650 Indiana Street.



1725-1729 Myrtle Avenue.

² Note that the proposed historic district straddles two community plan areas. The portion east of Park Boulevard is in the Greater North Park CPA; the area west of Park is in Uptown. These results are for the North Park portion only.



Residential Court Thematic Historic District³

The Residential Court Thematic Historic District is a discontinuous grouping of approximately 170 residential courts located throughout the survey area.⁴ Concentrated primarily between University Avenue on the south and Adams Avenue on the north, these properties were not developed in geographic clusters. Rather, they were constructed as infill in neighborhoods primarily developed with single-family residences. The period of significance for this district extends from the 1920s through the 1950s. For the purposes of this survey, the term “residential court” includes both pre-war detached-unit “bungalow courts,” as well as post-war linear courts. Earlier examples were designed in the Craftsman/California Bungalow, Spanish Colonial Revival, and American Colonial Revival style; later examples are Streamline Moderne, Minimal Traditional, or Modern in style.

Representative district contributors:



4367 30th Street.



3009-3015 Suncrest Drive.



4366-4378 Illinois Street.



4343-4349 Mississippi Street.

³ Because this district is composed of discontinuous properties, it has not been mapped.

⁴ Pending further analysis, some of these identified properties may not retain sufficient integrity to contribute to the district.

Shirley Ann Place Residential Historic District Expansion

The Shirley Ann Place Residential Historic District Expansion proposes to expand the boundaries of the designated historic district. The designated district contains a single block of modest Spanish Colonial Revival single-family residences along both sides of Shirley Ann Place. The proposed expansion would extend the boundaries one half-block east to Texas Street, and one half-block west to Louisiana Street. The entire extent bounded by Texas, Louisiana, Madison and Monroe, was purchased by the Alberta Security Company in 1924. The west side of Texas and the east side of Louisiana were largely developed that same year with approximately 26 California bungalows on standard residential lots. Sometime between 1925 and 1927, the rear portions of these lots were re-subdivided and developed by the same owners, and the rear alleyway was rededicated as Shirley Ann Place.⁵ All of these residences were developed within a narrow period of time (approximately 1924 to 1934). Also, it appears that the residences within the designated district and those in the proposed expansion area retain a similar level of integrity.

Representative district contributors:



4562 Texas Street.

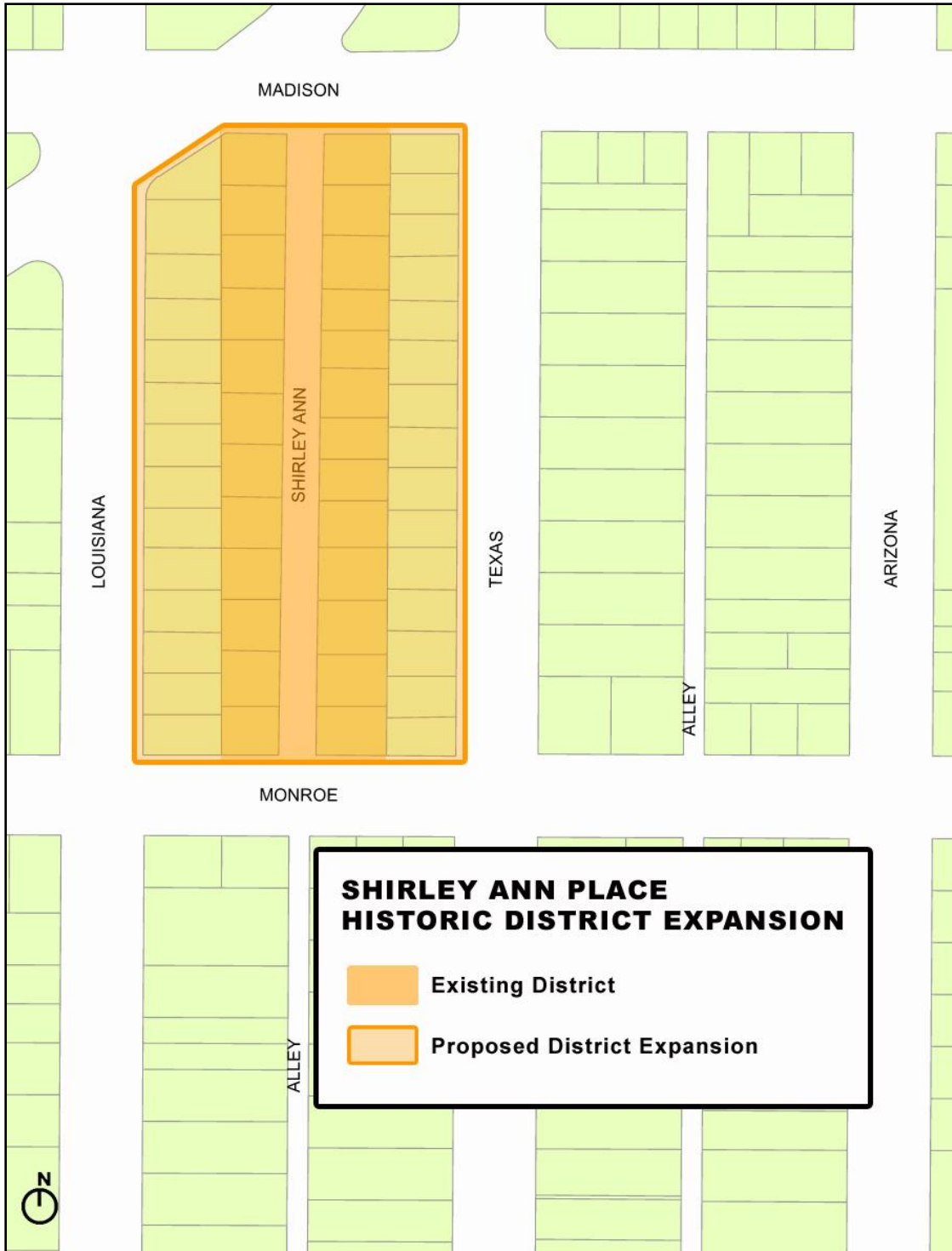


4549 Louisiana Street.



4536 Texas Street.

⁵ City of San Diego. "Shirley Ann Place Historical Resources Board Historical District Designation." June 22, 2000. (9)



Spalding Place Residential Historic District

The Spalding Place Residential Historic District is an intact grouping of single-family residential properties located along an alleyway near Park Boulevard and Adams Avenue. This proposed district is composed of approximately 14 modest California bungalows, most of which were constructed in 1909. The period of significance for the proposed district extends from 1909 through the 1920s.

Representative district contributors:



1831 Spalding Place.



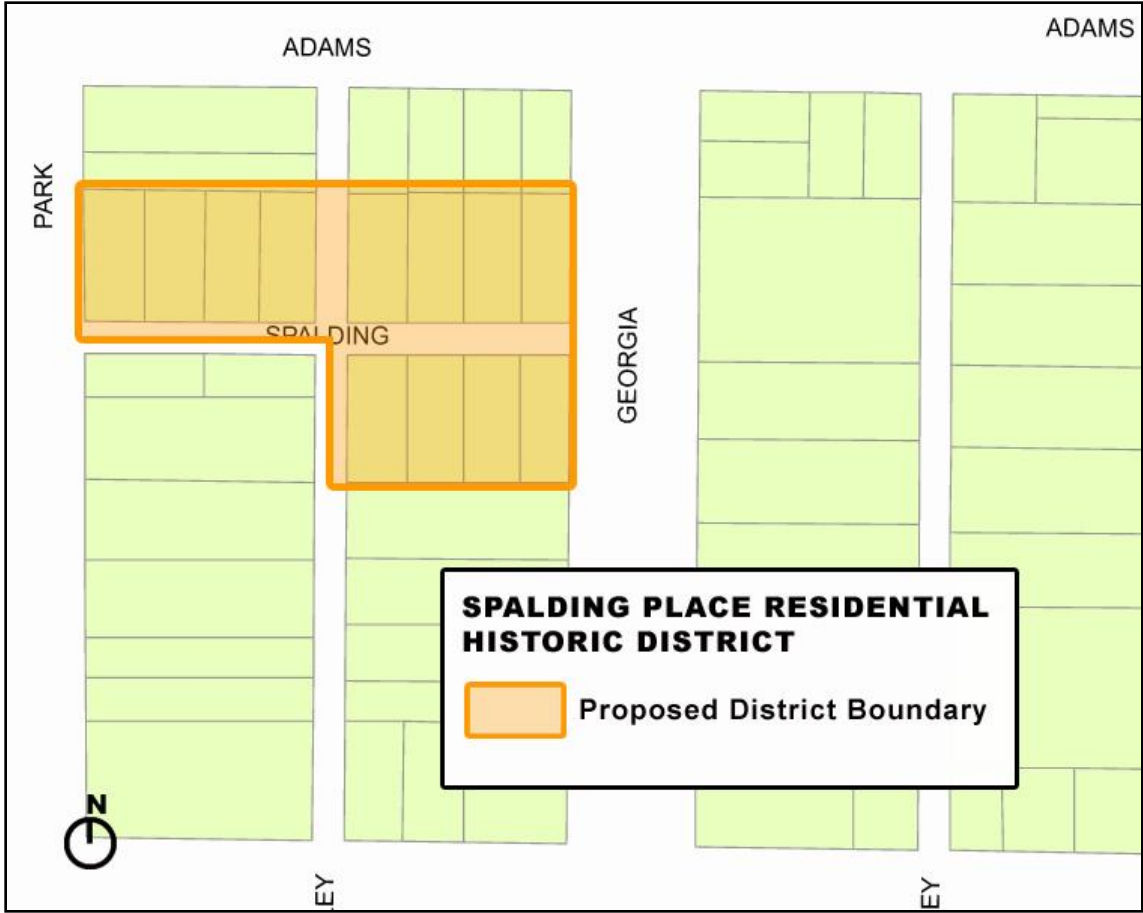
1815 Spalding Place.



1837 Spalding Place.



1814 Spalding Place.



Commercial Districts

30th Street/Juniper Street Commercial Historic District

The 30th Street/Juniper Street Commercial Historic District is an intact grouping of commercial properties along both sides of 30th Street near Juniper.⁶ The proposed district comprises a commercial node developed along the 30th Street Streetcar Line. The North Park portion of the district contains approximately eight commercial buildings. The period of significance for the proposed district extends from the 1920s through the 1940s. The district also includes two proposed landmark, 2361-2367 30th Street and 3004-3022 Juniper Street.

Representative district contributors:



2361-2367 30th Street.



3004-3022 Juniper Street.

⁶ Note that the proposed historic district straddles two community plan areas. The portion north of Juniper Street is in the Greater North Park CPA; the area south of Juniper is in Golden Hill. These results are for the North Park portion only.



30th Street/University Avenue Commercial Historic District

The 30th Street/University Avenue Commercial Historic District is an intact grouping of approximately 130 commercial properties. Commercial development began here in 1912, when the 30th Street Streetcar Line was extended northward to intersect with the University Avenue Streetcar Line. During this period, businesses primarily catered to the needs of local residents. In the 1920s and 1930s, the area experienced a major expansion, making 30th and University the city's largest commercial center outside of downtown. In the 1950s, many of the storefronts were modernized, often with large display windows, a trend that occurred along commercial corridors throughout California. The period of significance for the proposed district extends from 1912 through the 1950s, reflecting the evolution of this thriving commercial core. The district includes two designated local landmarks: the North Park Theater at 2893-2899 University Avenue, and the storefronts at 2911-2917 University Avenue. It also includes three proposed landmarks: the Newman Building at 2900-2912 University Avenue; the J.C. Penney Building at 3029 University Avenue; and the commercial building at 3937-3939 Iowa Street.

Representative district contributors:



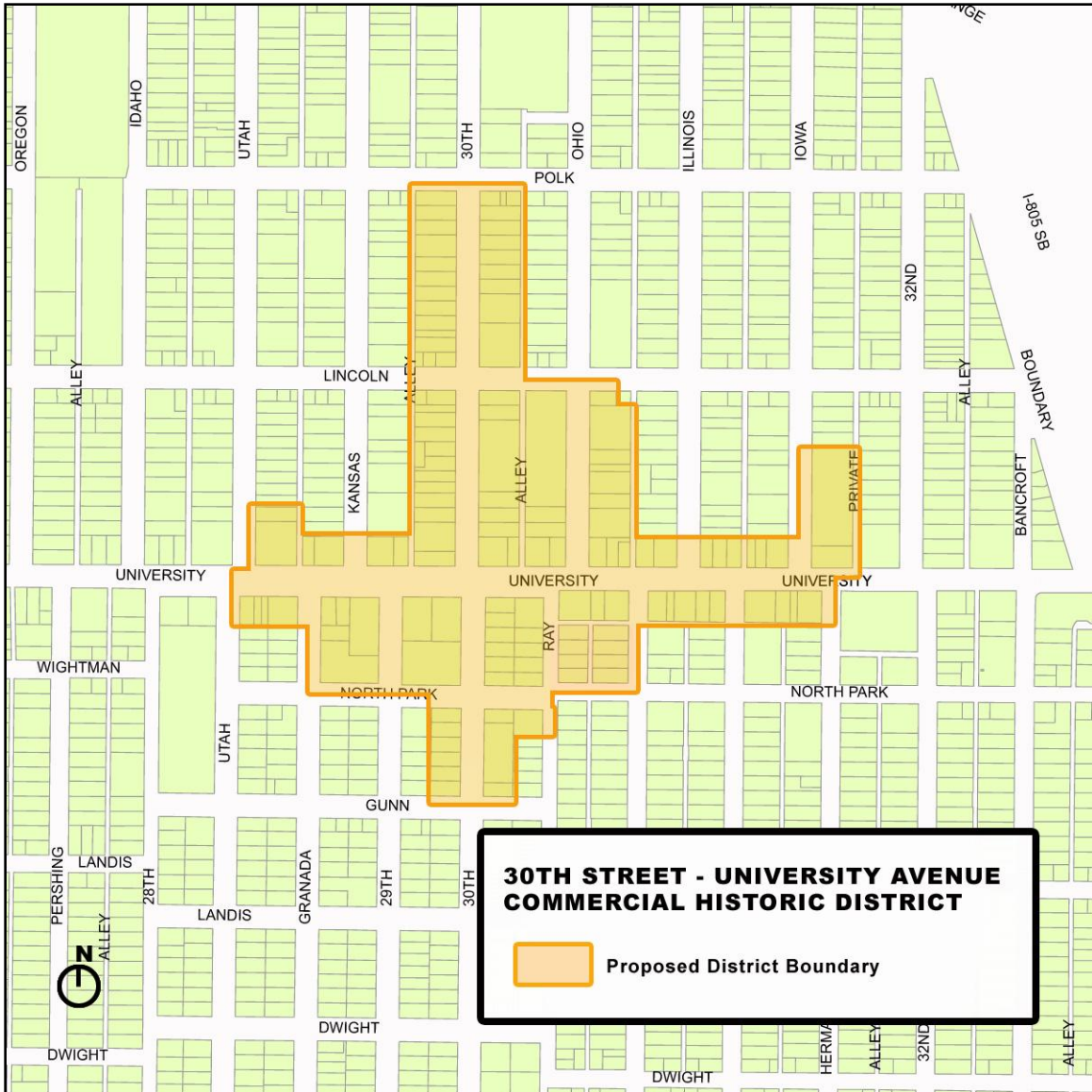
Dixie Lumber & Supply Co., 3925 Ohio Street.



Newman Building, 2900-2912 University Avenue.



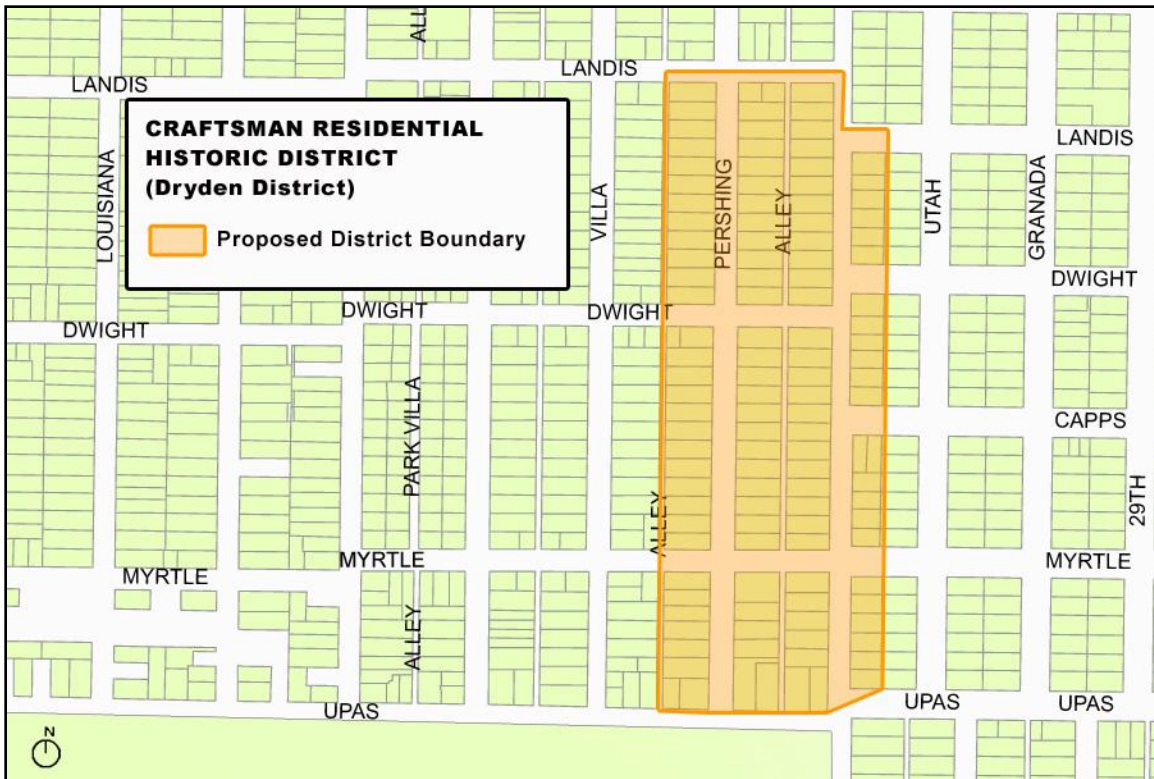
J.C. Penney Building, 3029 University Avenue.



Previously Identified Historic District

Craftsman Residential Historic District (Dryden District)⁷

The Craftsman Residential Historic District (Dryden District) is currently under review by the City for local designation. This proposed district is an intact grouping of single-family residences located along both sides of 28th Street and Pershing Avenue, just north of Balboa Park. Composed of approximately 132 properties, these few blocks appear to represent one of the more intact collections of Craftsman and Spanish Colonial Revival residential architecture in North Park. The proposed period of significance extends from 1912 through the 1920s; note that the period of significance defined in the district nomination extended to 1941. The proposed northern boundary is defined as Landis Street; note that the district nomination includes several parcels north of Landis.



⁷ Because the Dryden District is currently being considered for designation by the City, it was not documented at the same level as other parts of the survey area.

PROPOSED LANDMARKS

The survey has identified 48 properties as appearing eligible for local landmark designation.

Residential

Single-Family Residences⁸

- 3553 28th Street, George Carr Residence, 1925. Good example of Oriental Craftsman residential architecture.
- 2228 33rd Street, Clitsome Residence, 1938, designed by Lloyd Ruocco. Good example of Streamline Moderne residential architecture by a master architect.
- 2204 Cliff Street, 1914. Good example of Craftsman residential architecture.
- 4212 Florida Street, circa 1900. Rare example of turn-of-the-20th century residential development in North Park.
- 4216 Florida Street, circa 1900. Rare example of turn-of-the-20th century residential development in North Park.
- 1915 Howard Avenue, circa 1900. Rare example of turn-of-the-20th century residential development in North Park.
- 1919 Howard Avenue, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; good example of Queen Anne residential architecture in North Park.
- 2848 Kalmia Place, 1937. Good example of Streamline Moderne residential architecture.
- 4744 Panorama Drive, George Hawley House, 1907, designed by Hebbard & Gill. Good example of Craftsman residential architecture by a master architect; good example of early-20th century residential development in North Park.
- 3727 Park Boulevard, circa 1900. Good example of Stick/Eastlake residential architecture; good example of turn-of-the-20th century residential development in North Park.
- 2860 Redwood Street, circa 1900. Good example of early-20th century residential development in North Park.

⁸ This survey examined any single-family residences which appeared to have been constructed around the turn of the 20th century (i.e. circa 1900). Only those which appear to retain sufficient integrity to be eligible for local landmark designation have been listed here. Note that these properties have tax assessor construction dates ranging from 1902 to 1910. There are no properties in the City-provided database with a tax assessor date earlier than 1902.



George Carr Residence, 3553 28th Street.



Clitsome Residence, 2228 33rd Street.



3727 Park Boulevard.

Multi-Family Residences

- 2454-2474 Adams Avenue, El Cantorral Court, 1928. Good example of Pueblo Revival residential architecture; good example of early-20th century multi-family residential development in North Park.
- 3925-3935 Alabama Street, 1930. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in North Park.
- 4469-4517 Ohio Street, circa 1940. Good example of a mid-20th century garden apartment in North Park.
- 3645 Park Boulevard, Embassy Hotel, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in North Park.
- 3791 Park Boulevard, Nile Apartments, 1928. Good example of Renaissance Revival residential architecture; good example of early-20th century multi-family residential development in North Park.
- 1910 Robinson Avenue, 1937, designed by Owen King. Good example of Streamline Moderne residential architecture; good example of mid-20th century multi-family residential development in North Park.



El Cantorral Court, 2454-2474 Adams Avenue.



Nile Apartments, 3791 Park Boulevard.



1910 Robinson Avenue.

Commercial

- 2361-2367 30th Street, circa 1920. Good example of Renaissance Revival commercial architecture; good example of early-20th century commercial development in North Park.
- 3382-3396 30th Street, The Lynhurst, 1919. Good example of early-20th century commercial development in North Park.

- 2110 El Cajon Boulevard, circa 1960. Good example of Modern commercial architecture.
- 2144 El Cajon Boulevard, Shield Security, 1964. Good example of Modern commercial architecture.
- 2445 El Cajon Boulevard, Denny's Restaurant, circa 1965, designed by Armét and Davis. Good example of Googie commercial architecture by a master architect.
- 2900 El Cajon, Rudford's Restaurant, originally constructed in 1938, became Rudford's in 1949. Good example of neon signage; good example of mid-20th century commercial development in North Park.
- 3937-3939 Iowa Street, Thrift Trader, circa 1960. Good example of Modern architecture.
- 3004-3022 Juniper Street, circa 1930. Good example of Spanish Colonial Revival commercial architecture; good example of early-20th century commercial development in North Park.
- 3783 Park Boulevard, 1928, designed by George L. Stowe. Good example Egyptian Revival commercial architecture; good example of mid-20th century auto-related commercial development in North Park.
- 4175 Park Boulevard, Henry's Farmers Market, circa 1965. Good example of Googie commercial architecture.
- 4237-4251 Park Boulevard, former Piggly Wiggly building, 1926. Good example of Art Deco commercial architecture; good example of early-20th century commercial development in North Park.
- 2505 University Avenue, San Diego Collision Center, 1922. Good example of early auto-related development in North Park.
- 2525-2543 University Avenue, circa 1925. Good example of an early-20th century brick commercial block in North Park.
- 2900-2912 University Avenue, Newman Building, 1929. Good example of Spanish Colonial Revival commercial architecture; good example of early-20th century commercial development in North Park.
- 3029 University Avenue, J.C. Penney Building, 1942. Good example of Late Moderne commercial architecture; good example of mid-20th century commercial development in North Park.
- 3036 Upas Street, West Coast Auto Body & Paint, circa 1930. Good example of early auto-related commercial development in North Park.
- 3040 Upas Street, Skelley's Garage, circa 1930. Good example of early auto-related commercial development in North Park.



2110 El Cajon Boulevard.



3783 Park Boulevard.



Henry's Farmers Market, 4175 Park Boulevard.



4237-4251 Park Boulevard.



2525-2543 University Avenue.

Civic and Institutional

Churches

- 3585 30th Street, St. Patrick's Church, 1929, architect Frank Hope Jr. Good example of Renaissance Revival architecture; good example of early-20th century institutional development in North Park.
- 3729 30th Street, St. Luke's Chapel, originally built in 1897, designed by Hebbard & Gill, reconstructed at the current location in 1924. Good example of Mission Revival

architecture by a master architect; good example of early-20th century institutional development in North Park.

- 4333 30th Street, Chua Phat Da, (formerly Metropolitan Community Church), circa 1940. Good example of Spanish Colonial Revival architecture.
- 3810 Bancroft Street, North Park Baptist Church, 1935, designed by J.S. Groves. Good example of Streamline Modern architecture; good example of early-20th century institutional development in North Park.
- 3655 Park Boulevard, St. Spyridon Greek Orthodox Church, circa 1930. Good example of Spanish Colonial Revival architecture; good example of early-20th century institutional development in North Park.
- 3076-3090 Polk Avenue, Korean Church of Seventh-Day Adventists, circa 1930. Good example of Art Deco architecture; good example of early-20th century institutional development in North Park.
- 3030 Thorn Street, Trinity United Methodist Church, 1924, designed by E. Tuttle. Good example of Spanish Colonial Revival architecture; good example of early-20th century institutional development in North Park.



*St. Patrick's Church, 3585
30th Street.*



*Korean Church of Seventh-Day
Adventists, 3076-3090 Polk Avenue.*



North Park Baptist Church, 3810 Bancroft Street.

Fraternal Organizations

- 3795 Utah Street, Masonic Temple/Silver Gate Lodge, 1931, designed by Charles and Edward Quayle. Good example of Art Deco architecture by a master architect; good example of early-20th century institutional development in North Park.



Masonic Temple/Silver Gate Lodge, 3795 Utah Street.

Schools

- 3226-3266 Nutmeg Street; St. Augustine High School, original buildings (Austin Hall and Vasey Hall) built in 1922, designed by Mead & Requa. Good example of Spanish Colonial Revival architecture by a master architect; good example of early-20th century institutional development in North Park.
- 4860 Oregon Street, Academy of Our Lady of Peace, three original 1916 buildings were constructed as part of the Vandruff Estate (2 residences and an observatory), several additional buildings were constructed in the 1920s. Good example of Renaissance Revival and Spanish Colonial Revival architecture; good example of early-20th century residential and institutional development in North Park.



St. Augustine High School, 3226-3266 Nutmeg Street.



Academy of Our Lady of Peace, 4860 Oregon Street.

Civic

- 3791 Grim Avenue, U.S. Post Office, 1951. Good example of mid-20th century civic development in North Park.
- 4193 Park Boulevard, University Heights Branch Library, 1966. Good example of Modern civic architecture; good example of mid-20th century civic development in North Park.



U.S. Post Office, 3791 Grim Avenue.



University Heights Branch Library, 4193 Park Boulevard.

Infrastructure

- 2725 El Cajon Boulevard, North Park High Water Storage Tank, 1924. Rare example of early North Park infrastructure.
- 3169 El Cajon Boulevard, San Diego Gas & Electric Co. Building (SDG&E), Substation F, 1926, designed by Eugene Hoffman. Good example of Renaissance Revival architecture by a master architect; rare example of early North Park infrastructure.



University Heights Branch Library, 4193 Park Boulevard.



SDG&E Co., Substation F, 3169 El Cajon Boulevard.