

**CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD  
POLICY SUBCOMMITTEE AGENDA**

**Monday, June 11, 2018, 3:00 PM to 4:00 PM**

**4<sup>th</sup> Floor Training Room**

Development Services Building  
1222 First Avenue, 4<sup>th</sup> Floor, San Diego, CA 92101

***The Policy Subcommittee is a subcommittee of the City of San Diego's Historical Resources Board. It is primarily composed of Historical Resources Board members who are interested in policy matters. In general, the Subcommittee is not a voting entity, but rather a forum for discussing issues and policy matters related to historic resources and their preservation. Comments at the meeting do not predispose future positions on any matter by the Historical Resources Board.***

***Members of the public will be allowed an opportunity to speak, for up to one minute each, at the end of the Subcommittee's discussion on an agenda item. Each member of the public is required to state their name and the organization (if any) that they represent prior to their one minute presentation.***

**MEETING AGENDA**

1. Introductions
2. Public Comment (on matters not on the agenda)
3. Subcommittee Comment (on matters not on the agenda)
4. Park Boulevard Residential Historic District: Staff is seeking the Policy Subcommittee's review of the draft historic context statement, statement of significance, period of significance and boundary description and justification for the Park Boulevard Residential Historic District.
5. Adjourn

Next Policy Subcommittee Meeting will be on Monday, July 9, 2018 at 3:00 PM.

Previous Policy Subcommittee meeting notes available at <https://www.sandiego.gov/development-services/historical/board/subcommittees/policy>

For more information, please contact Sonnier Francisco by phone at (619) 685-1360 or email at [sfrancisco@sandiego.gov](mailto:sfrancisco@sandiego.gov)



THE CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: May 30, 2018

TO: Historical Resources Board Policy Subcommittee

FROM: Kelley Stanco, Senior Planner, Historic Preservation Planning

SUBJECT: Park Boulevard Residential Historic District: Review of Context, Statement of Significance, Period of Significance and Boundary Description and Justification

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Background

The Park Boulevard Residential Historic District was first identified in the 1996 Mid-City Survey, a reconnaissance-level survey commissioned by the City of San Diego and completed by Architect Milford Wayne Donaldson and IS Architecture. The 1996 Survey identified an area bounded very roughly by Upas Street to the south, Indiana Street to the east, Robinson and Pennsylvania Avenue to the north, and an irregular western boundary that extended as far as Herbert Street (Attachment 1). The Mid-City Survey found that the area was potentially significant as a collection of 1920s-era Spanish Colonial Revival and Italian Renaissance-influenced apartment homes, and named the potential historic district “Park Boulevard Apartment Row”.

The Park Boulevard Apartment Row Historic District identified in 1996 straddles both the Uptown and North Park Community Planning Areas, with Park Boulevard serving as the boundary between the two communities. As part of the 2008-2016 comprehensive community plan updates for the Uptown and North Park Community Plans, the City of San Diego completed separate historic resource reconnaissance surveys for each of the planning areas. Both reconnaissance surveys consisted of historic context statements detailing the themes significant to the development of each community as well as the property types associated with those themes; and a reconnaissance-level survey that identified potential resources, including historic districts. However, because the area that comprised the 1996 Park Boulevard Apartment Row Historic District was divided between Uptown and North Park, the potential district was not re-evaluated as a single entity. Rather, the Uptown Survey identified the western half of the potential district, and the North Park Survey identified the eastern half of the potential district.

The 2016 Uptown Survey identified a boundary and period of significance that differed from the original 1996 Mid-City Survey findings. The potential district boundary did not extend as far west as the 1996 Mid-City survey, and the possible period of significance was extended from the 1920s to 1888-1960. The 2016 North Park Survey built more directly upon the 1996 Mid-City Survey, and identified a slightly smaller boundary on the eastern side of Park Boulevard that contained a collection of 1920s and 1930s multi-family residences. The North Park Survey concluded that this area was not eligible as a potential historic district on its own, but could be eligible when taken

together with the properties on the western side of Park Boulevard. A map illustrating the combined boundary identified in the 2016 Uptown Survey and the 2016 North Park Survey is included as Attachment 2.

### 2018 Intensive Survey

When the City began the intensive survey and historic district nomination effort for the Park Boulevard Residential Historic District in 2018, staff decided to take a fresh, comprehensive look at the potential historic district. The district had not been evaluated in its entirety in 22 years. When the district was first identified in the 1996 Mid-City Survey, the focus was on the apartment buildings, and the modernist apartment buildings within the area were not yet old enough to be considered part of the significance of the historic district. Additionally, the bifurcated nature of the 2016 surveys compromised the evaluation the district's potential significance.

Staff contracted with ICF Jones and Stokes (ICF) and their sub-consultant, Urbana Preservation and Planning (Urbana), to prepare the historic context statement, statement of significance, period of significance, and boundary description and justification for the district. Staff provided ICF and Urbana with the 1996 Mid-City Survey data and findings, as well as the 2016 Uptown Survey and the 2016 North Park Survey, and provided direction that the district would need to be researched and evaluated in light of all of the information available. ICF and Urbana began the research while staff started the survey work. Staff then met with the consultants to walk the area and discuss the findings of the research and the survey work in order to develop the significance statement and define a potential district boundary.

### *Context and Significance*

The resulting nomination differs slightly from the reconnaissance survey efforts that preceded it (Attachment 3). Research revealed that the area, which was generally isolated from transit and commercial areas at the start of the 20<sup>th</sup> century, originally developed with scattered single-family bungalows. Multi-family development wasn't feasible at this location until the late 19-teens, when the population boom following the 1915-1916 Exposition and the arrival of the streetcar made the area accessible to working class San Diegans. The first apartment building was constructed in 1921 by Master Builder Edward F. Bryans for owners Nat and Ella Sebastian, who would build several more apartment buildings together within the district boundary. Additional apartment buildings were constructed in the early 1920s before the City adopted its first zoning ordinance in 1923 and officially zoned the property along Park Boulevard between Upas and Robinson for uses that included multi-family housing.

Additional apartment buildings were constructed on vacant lots, behind existing single-family homes, and in some instances replaced existing single-family homes. Through the 1930s, 40s, 50s and 60s, tastes and preferences for multi-family housing options evolved, and can be seen throughout the district. In 1967, the City Council adopted the *Progress Guide and General Plan*, which set the stage for increased growth and density within the district and the surrounding community. Development and redevelopment following 1967 therefore reflected much larger buildings than their predecessors, in order to accommodate the increased density allowances.

The draft nomination concludes that the Park Boulevard Residential Historic District is significant under HRB Criterion A as a special element of San Diego's historical, economic, and architectural

development from 1900, when the area was initially platted as part of the University Heights expansion; through 1967, when the district was built-out and the character of new in-fill development shifted away from historical precedent as the City began to encourage higher density development through implementation of its growth management strategy in University Heights and the surrounding first ring suburban neighborhoods.

More specifically, the district is significant as a reflection of the area's evolution from low density single-family uses to higher density multiple-family housing over several phases of development originating from the wake of the 1915 Panama California Exposition that occurred immediately south in Balboa Park; the subsequent population boom; and installation of streetcar lines that made the area accessible to working class individuals and families that would occupy apartment buildings. The district also reflects, and is a microcosm of, the evolution of housing types and corresponding architectural styles in a first ring suburban neighborhood developed along a streetcar line. As such, it includes houses, cottages, and bungalows; duplexes and flats; cottage and bungalow courts; an apartment hotel; garden apartment complexes; and sixpack/dingbat apartment buildings; expressed in a wide variety of residential architecture.

The district is comprised of 87 land parcels containing 118 resources (Attachment 4). Of the 118 resources, 85 are contributing, including 11 contributing single-family dwellings, 72 contributing multi-family buildings or complexes, and 2 church buildings. These contributing resources were built between 1908 and 1961 and include bungalows, cottage courts, two-to-four family flats, an apartment hotel, garden court complexes, and linear apartment buildings colloquially referred to as dingbats. 33 noncontributing properties are sited throughout the district. The contributing resources exhibit an evolution of American domestic architecture and local working- and middle-class housing options over the first half of the 20th Century, including an Italianate apartment house, Craftsman bungalows and houses, Prairie style flats, Spanish Revival, Mediterranean Revival, and Italian Renaissance Revival flats, Minimal Traditional duplex and apartment buildings, and Ranch and Contemporary style garden court apartment buildings. Because the district is significant for a range of residential housing types, the proposed district name is the "Park Boulevard Residential Historic District."

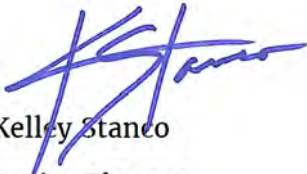
#### *Boundary*

The proposed boundary also differs from the boundaries identified during previous reconnaissance surveys, and is based on the historic context statement, significance statement, and survey work prepared through this intensive survey effort. Because the district's significance is rooted in the area's transition from single family to multi-family housing, and as a microcosm of the evolution of housing types and corresponding architectural styles in a first ring suburban neighborhood developed along a streetcar line; the proposed district boundary encompasses the properties that best reflect this significance and retain integrity (Attachment 5). The southern boundary remains Upas Street. The eastern boundary is generally consistent with boundary identified in the 1996 Mid-City survey, but includes the property at 1801-1843 Myrtle Avenue, a 1958 apartment building that was previously excluded. The northern boundary stops just short of Robinson, where the character of the area shifts from residential to commercial and a lesser degree of integrity is exhibited. Finally, the western boundary is anchored by several larger apartment buildings and bungalow courts. Properties west of the proposed western boundary are more typically single

family with some duplexes. Additionally, the 2016 Uptown Survey has identified this area to the west as a separate potential historic district – Park Edge North.

There is one variable that may impact the Park Boulevard Residential Historic District boundary going forward. Virtually the entire block bounded by Park Boulevard, Cypress Avenue, Indiana Street and Robinson Avenue is owned by the Greek Orthodox Church of San Diego, with the exception of one parcel at the southeast corner of the block that has been identified as non-contributing. The Church also owns one parcel at the northeast corner of the block just to the south. Under Government Code Section § 37361(c), a Church may receive an exception for historic designation of noncommercial property. In order for the exception to apply, several requirements must be met. Staff is currently discussing the district nomination with the Church, who does object to inclusion of their block in the historic district designation. If the Church can meet the requirements of Government Code Section § 37361(c), staff will be obligated to remove their property from the district. However, because the Church property is located at the far northeastern end of the district, staff's position is that even if the entire block were to be removed from the district, the overall integrity of the district and its eligibility for historic designation would not be compromised. Staff will update the Policy Subcommittee on the status of this block at the Policy Subcommittee meeting.

At this time, staff is seeking the Policy Subcommittee's review of the draft historic context statement, statement of significance, period of significance and boundary description and justification for the Park Boulevard Residential Historic District. In preparation for the discussion at the June 11<sup>th</sup> Policy Subcommittee meeting, staff encourages members of the subcommittee to visit the district independently to review the district boundary. Following the Policy Subcommittee meeting, staff will review all comments and direction received and revise the nomination as appropriate as we proceed with the designation process. Please note that because the document is an early draft, it is not in its final format. As the district nomination is finalized, it will be formatted on the applicable Department of Parks and Recreation (DPR) forms.




Kelley Stanco  
Senior Planner

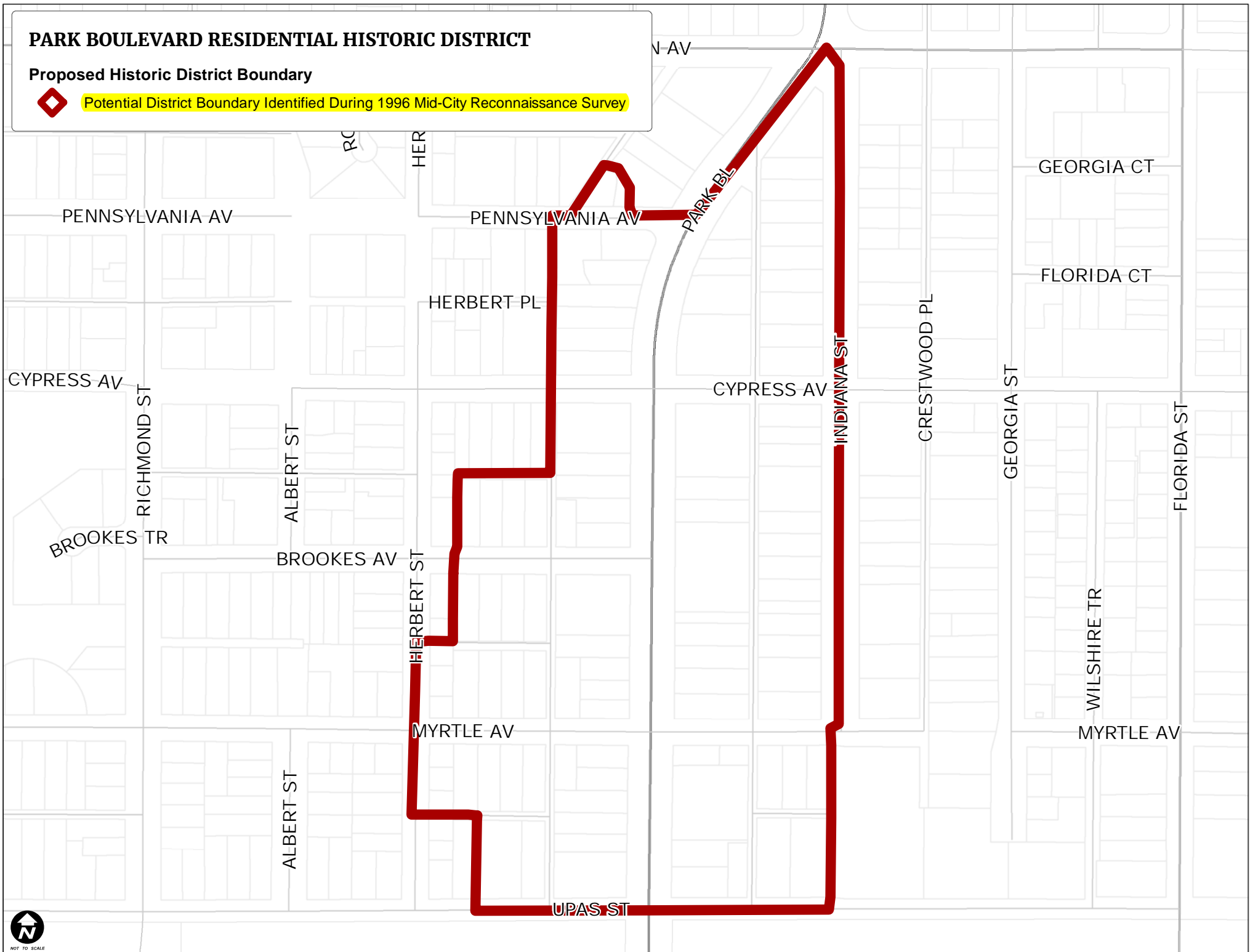
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- Attachments:
1. Potential Historic District Boundary Identified During 1996 Mid-City Survey
  2. Potential Historic District Boundary Identified During 2016 Uptown and North Park Surveys
  3. Draft Park Boulevard Residential Historic District Historic Context, Statement of Significance, Period of Significance and Boundary Description and Justification
  4. Draft Park Boulevard Residential Historic District Resource Analysis Spreadsheet
  5. Draft Park Boulevard Residential Historic District Map

# PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT

## Proposed Historic District Boundary

 Potential District Boundary Identified During 1996 Mid-City Reconnaissance Survey



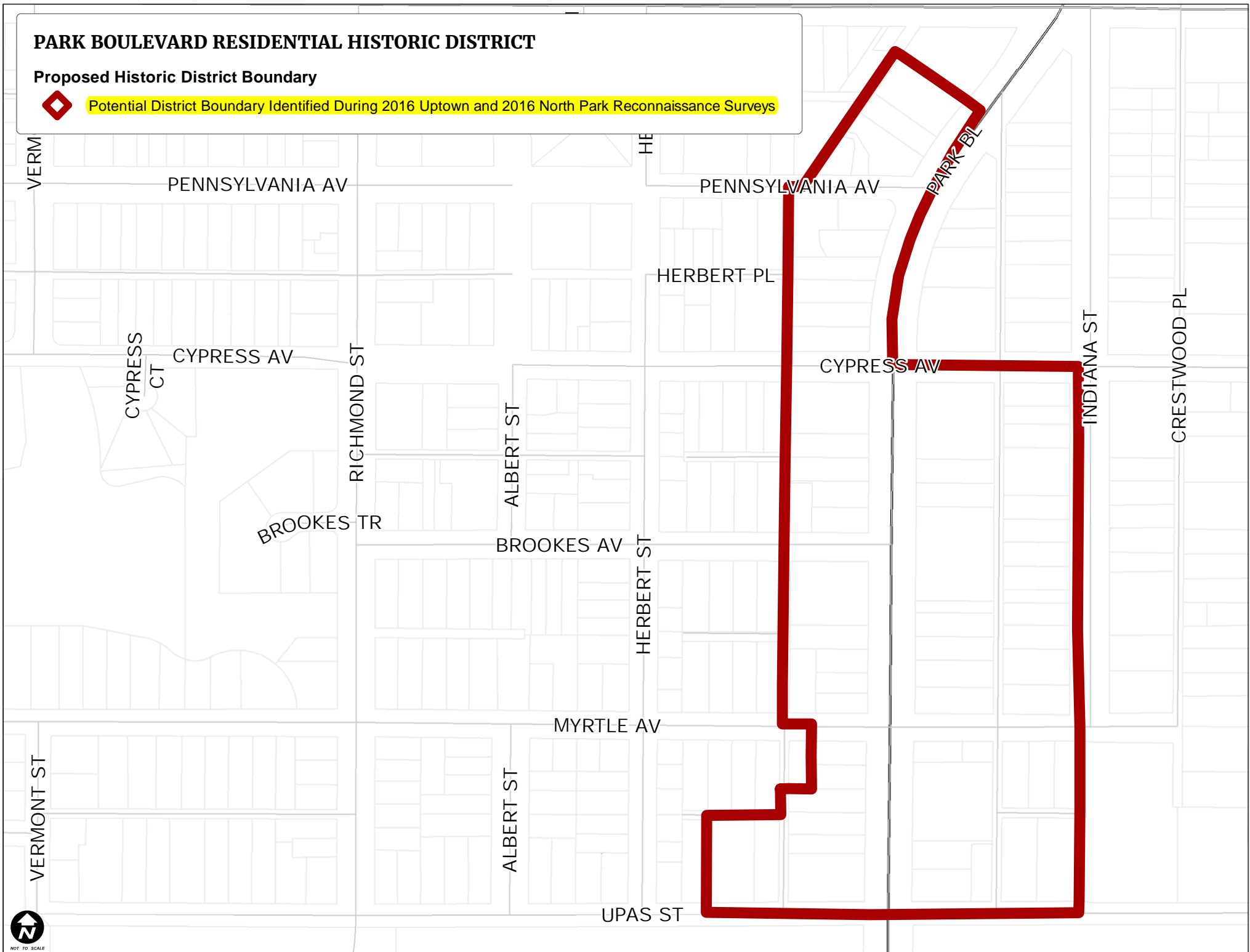
NOT TO SCALE

# PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT

## Proposed Historic District Boundary



Potential District Boundary Identified During 2016 Uptown and 2016 North Park Reconnaissance Surveys



NOT TO SCALE

**PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT**

**Draft Nomination Package**

Prepared For / Submitted To:  
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May 2018



**TABLE OF CONTENTS**

I. Historic District Introduction and Description ..... 1

II. Historic Context ..... 1

    University Heights..... 1

    Park Boulevard, Streetcar Service, and Infrastructure Improvements..... 6

    Growth, Zoning, and Intensification of Land Uses ..... 8

    Evolution of Local Housing Types and Styles..... 9

    Park Boulevard Residential Historic District..... 13

III. Statement of Significance ..... 18

IV. Boundary Description and Justification ..... 19

V. References..... 20

**Attachments**

**Tables**

1. Properties Attributed to Master Builder Edward F. Bryans in the Park Boulevard Residential Historic District

**Figures**

1. 1888 University Heights tract map
2. 1897, revised 1899 Map of the City of San Diego
3. College Hill Land Association 1887 Advertisement
4. College Hill Land Association 1888 Advertisement
5. 1900 amended University Heights tract map
6. San Diego Electric Railway lines, ca. 1920
7. Historic view, circa 1938, of University Avenue and Park Boulevard intersection
8. Historic view, circa 1910, of an unpaved portion of Park Boulevard in the vicinity of Balboa Park
9. 1940 HMG Co. Map
10. 1944 California State Road Map
11. 1926 Map of the City of San Diego and Vicinity
12. 1924 City of San Diego Zone B Map
13. 1930 City of San Diego Zoning Plan Map, Florence Heights, Hillcrest & Vicinity
14. Historic view, circa 1915, of University Heights and Mission Cliff Gardens
15. Historic view, circa 1928, Flat Buildings along Park Boulevard
16. Historic view, circa 1928, Flat Buildings along Upas Street at Park Boulevard
17. Historic view, circa 1929, Flat Buildings along Park Boulevard
18. Typical Bungalow Court Site Plan
19. FHA Basic Building Unit Plans for Rental Housing, 1941
20. Current view of the Charles Sproule House, 3712 Park Boulevard
21. 1906 Sanborn Fire Insurance Map
22. Historic View, circa 1920, San Diego Country Club Clubhouse / San Diego Conservatory of Music Building
23. 1921 Sanborn Fire Insurance Map delineating the Park Boulevard Residential Historic District
24. Historic view, circa 1921, 3541 Park Boulevard
25. Historic illustration, circa 1921, 3535 Park Boulevard
26. Historic view, circa 1922, 3419 Park Boulevard
27. Historic view, circa 1926, Wilshire Terrace tract
28. Historic view, circa 1924, Palace Court, 3718-3732 Park Boulevard
29. Historic view, circa 1925, Palace Court 3718-3732 Park Boulevard
30. Historic view, Gramercy Court, 1726-1738 Upas Street
31. Historic view, circa 1938, Embassy at Park apartment hotel, 3645 Park Boulevard
32. 1950 Sanborn Fire Insurance Map delineating the Park Boulevard Residential Historic District
33. Historic view, circa 1958, Terrace Park Garden Apartment, 1808 Upas Street / 1801 Myrtle

## I. HISTORIC DISTRICT INTRODUCTION AND DESCRIPTION

The Park Boulevard Residential Historic District is located in the University Heights tract of San Diego, within the City of San Diego Uptown and North Park Community Planning Areas (CPAs). Because of its segmentation into two separate CPAs, the history of University Heights is often separated out into the history of each CPA, rather than the tract itself. The historic context for the district draws from themes and narratives included within the *Uptown Community Plan Area 2016 Historic Resources Survey Report* and the *North Park Community Plan Area 2016 Historic Resources Survey Report*, with supplemental research conducted on themes relating to Balboa Park and the 1915 Panama-California Exposition, Park Boulevard as a major transportation corridor, the effects of zoning regulations implemented by the City of San Diego from 1923 forward, and the evolution of housing types and corresponding architectural styles in University Heights.

Located on Blocks 241-248, and a portion of Block 252, of the expanded University Heights land tract, the district boundary includes all parcels fronting the east and west sides of Park Boulevard, generally between Upas Street (at the southern end) and Robinson Avenue (at the northern end), and generally extends west to the alley west of Park Boulevard and east to include the west side of Indiana Street. Some deviations from this general boundary description do occur in order to recognize and include multi-family properties that represent the evolution of the district from its single-family beginnings to a residential community targeted for higher density cottage courts, two-to-four family flats, garden courts, and apartment buildings. Multiple-family properties define the district at its southwest, southeast, northeast, and northwest corners. The district is comprised of 87 land parcels containing 118 resources. Of the 118 resources, 85 are contributing, including 11 contributing single-family dwellings, 72 contributing multi-family buildings or complexes, and 2 church buildings. These contributing resources were built between 1908 and 1961 and include bungalows, cottage courts, two-to-four family flats, an apartment hotel, garden court complexes, and linear apartment buildings colloquially referred to as dingbats. 33 non-contributing properties are sited throughout the district. The contributing resources exhibit an evolution of American domestic architecture and local working- and middle-class housing options over the first half of the 20<sup>th</sup> Century, including an Italianate apartment house, Craftsman bungalows and houses, Prairie style flats, Spanish Revival, Mediterranean Revival, and Italian Renaissance Revival flats, Minimal Traditional duplex and apartment buildings, and Ranch and Contemporary style garden court apartment buildings.

The district is unique for its mix of historic-era housing types within the 1900 amended University Heights tract, and is defined by Park Boulevard, the north-south thoroughfare which historically connected University Heights to Balboa Park. For brief periods Park Boulevard was part of historic US Route 80 when the highway terminated at the intersection of Park Boulevard and Broadway (1929-1930s), and later continued down Park Boulevard to Market Street (1943-1953). Unlike comprehensively developed residential tracts, the Park Boulevard Residential Historic District is dictated and defined by construction of individually constructed buildings, some designed or developed by the same builder or owner, but void of codes, covenants, or conditions that characterize a traditional residential neighborhood and suburban tract. The factors behind the district's development are its proximity to Balboa Park, the installation of streetcar service, Park Boulevard as a segment of US Route 80, City of San Diego zoning regulations, and its origins in the University Heights tract, a speculative subdivision platted in a time of speculative real estate investment in San Diego when construction of comprehensively developed residential tracts had not yet been initiated in a wide scale manner. Anchored by the multi-family flats and apartment buildings that line both sides of Park Boulevard, the core of the district is contemporarily referred to as "Park Boulevard Apartment Row." However, consistent with its early zoning designation, the district features a mix of single-family dwellings, duplexes, bungalow and cottage courts, garden court apartments, and six-pack / dingbat buildings.

## II. HISTORIC CONTEXT

### University Heights

University Heights is one of the oldest developed land tracts in San Diego. The College Hill Land Association (CHLA) subdivided the tract in 1888 (**Figure 1**) as part of a speculative development effort that included building a new university surrounded by manmade lakes and residential lots, near the present-day intersection of Park Boulevard and El Cajon Boulevard. Within the community, streets were laid out in a rectilinear grid, and the names of U.S. presidents were chosen for all east-west streets, while north-south streets were named after states. To take advantage of a natural canyon in the tract, an artificial lake, "Mystic Lake," was planned between Maryland and Johnston streets and Lincoln Avenue. University Heights was on the periphery of the city, north of Balboa Park, and was still undeveloped at the

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time the tract was platted (**Figure 2**). To draw buyers to the location, the CHLA promoted University Heights as a community that would be anchored by the San Diego College of Arts, a proposed branch of the University of Southern California that would be built at the present-day intersection of El Cajon Boulevard (originally named University Avenue) and Park Boulevard (**Figure 3**). Initially, parcels within the tract were offered on installment plans, with the stipulation that the owner would construct a home worth at least \$1,000 within 90 days of purchase. Lot sales were intended to finance the construction of the new university building and campus (**Figure 4**). Sale of the University Heights land subdivision commenced in early 1888, and soon thereafter construction efforts were initiated which included pouring of the university building's foundation and installation of its cornerstone. Construction efforts, however, were brief with lagging lot sales resultant from an economic downturn, and by the early 1890s, construction efforts permanently ceased, leaving the CHLA property vacant until the turn-of-the-century.

To rebrand University Heights and bolster lot sales, in 1890 the San Diego Cable Railway (SDCR) initiated local streetcar service via a trunk line installed on Fifth Street between L Street and University Avenue, on what would become the No. 7 route. At University Avenue the line spanned east, ultimately continuing into the City of East San Diego (at present-day Boundary Street). At the intersection of Park Boulevard, the line continued north to end at Adams Avenue, at The Bluffs, a cliffside park overlooking Mission Valley developed by the SDCR at the intersection of Park Boulevard and Adams Avenue. Initially opened as a five-acre site, The Bluffs, was anchored by a pavilion built in an early Arts and Crafts aesthetic under the design of Master Architect William Hebbard. Tree-lined walkways, a lily pond, and other attractions surrounded the building. The Bluffs, however, was short-lived as a streetcar destination. By 1892 the SDCR was bankrupt and streetcar service to the park was discontinued. In 1896 the Citizens Traction Company (CTC) renamed The Bluffs as Mission Cliff Park, expanded the park to include additional attractions, and re-established the streetcar service after converting the old cable cars and lines to overhead trolleys.<sup>1</sup> By 1898 the CTC holdings were acquired by The San Diego Electric Railway Company (SDERC), which renamed and expanded the Mission Cliff Park as Mission Cliff Gardens, and continued the streetcar operations through the city, including in University Heights.

In 1897 the State of California requested design proposals for a \$100,000 school building that would serve as the San Diego Normal School, a training facility for elementary school teachers, to be sited at the vacant CHLA university site. Drawings prepared by San Diego architects William Hebbard and Irving Gill were selected, with full drawings approved in March of 1898. Construction commenced immediately at the former CHLA University Heights campus site with the new cornerstone installed on December 10, 1898 and the completed building dedicated on December 10, 1899. Hebbard & Gill were again commissioned by the San Diego State Normal School to prepare plans for the east and west wings of the Normal School; both wings were completed in 1904. The college remained at the University Heights location through the late 1920s when it opened at its present-day location at the newly constructed Spanish Revival style campus. An Italian Renaissance Revival-style Teachers Training Annex was added several years later, in 1910. Between 1953 and 1955 San Diego City Schools decided to demolish the building due to safety concerns and its compliance with building and fire codes. The opening of the State Normal School anchored residential development in the community of University Heights. In addition, in the mid 1890s a grammar school, the University Heights School, opened at the intersection of University Avenue and Vermont Street.

In 1900, the University Heights tract was amended to include 44 additional blocks for sale south of present-day University Avenue (**Figure 5**). Bounded by Alabama Street to the east, Upas Street to the south, 10<sup>th</sup> Avenue to the west, and University Avenue to the north, the blocks comprising the district are sited within the 1900 expansion area. In the 1888-1900 period, beyond the 'destination properties' described above, the primary property type constructed in University Heights was single-family homes in the form of cottages and bungalows in Queen Anne and early Craftsman styles.

In 1904, John D. Spreckels, owner of Mission Cliff Gardens, commissioned landscape gardener John Davidson to redesign the park grounds. Davidson planted trees, designed a Japanese garden, installed paths, benches and pergolas, and constructed retaining walls from stones extracted from the property's native soil. That same year, Harvey Bentley relocated his ostrich farm from Coronado to property adjacent to the park. In 1912, a 70' aviary was constructed at the park. Despite a dip in popularity as a result of the 1915 Panama-California Exposition in Balboa Park, Mission Cliff

Gardens remained a destination for area locals and tourists into the 1920s. By that time, however, the destination had fulfilled its purpose as an attraction at the end of the streetcar line intended to attract buyers of undeveloped lots to University Heights. In 1907, streetcar service was extended east along Adams Avenue to accommodate the sale of lots and development of the Normal Heights and Kensington tracts. These tracts remained unincorporated until circa 1923, although they maintained a strong connection to the city, having served as first-ring streetcar suburbs connected to University Heights and Downtown via Park Boulevard, and the Nos. 1 (Adams Avenue), 2 (University Heights Motor Road / Park Belt), 7 (Fifth Avenue Trunk), and 11 (Park Boulevard). Of particular importance to the district were the No. 7 and 11 streetcar lines installed on the south segment of Park Boulevard (within Balboa Park) and Indiana Street (north of Upas Street) in 1917, at the end of the Panama-California Exposition (**Figure 6**).

The Exposition was a major impetus for growth in the city and the University Heights tract. Held in Balboa Park between 1915 and 1917, the exposition shaped the character of the park with substantial, and ultimately permanent, improvements to circulation, landscaping, and facilities, and introduced Exposition attendees to the opportunities for residential and commercial development north and east of Balboa Park. On February 15, 1868, nearly 20 years prior to the subdividing of University Heights, Ephraim W. Morse, a Trustee of the City of San Diego presented a resolution to set aside two 160-acre pueblo lots for the purpose of securing suitable parkland for San Diegans. On May 26, 1868, the Trustees adopted a resolution to allocate nine pueblo lots (1,400-acres) northeast of Horton's Addition as permanent parkland for citizens of San Diego. On February 4, 1870, the California legislature declared that the land "be held in trust forever by the municipal authorities of said city for the use and purpose of a public park, and for no other or different purpose." In 1874, the California Legislature recognized the City as legal owners of the pueblo lands, therein confirming the legality of setting aside City Park and other transactions at pueblo lots. The reservation of 1,400-acres of parkland and legal ownership of the pueblo lots guide the city's geographic development patterns into the 21st Century, and paralleled early progressive-reform era park planning activities occurring throughout major United States cities. To document progress on the planning of Central Park, in their 1868 report to the City of New York, Frederick Law Olmsted and Calvert Vaux observed

There is scarcely a city of magnitude in this country that has not provided, or taken measures to provide a Park for the pleasure of its citizens...Baltimore has laid out and improved its Park under the enlightened action of commissioners. Philadelphia has already secured grounds of great extent; enlightened citizens throughout the country already perceive the desirability of procuring conveniently situated pleasure grounds that will accommodate present and future generations, while the necessary space can be acquired within the limits at a reasonable cost; and the subject is under discussions in Providence, Albany, Troy, Cincinnati, Pittsburgh, Chicago, St. Louis, and Louisville.<sup>2</sup>

Few improvements or changes were made in the park into the early 1880s. The canyons and mesas were blanketed in dense chaparral, a patchwork of wild adenostoma, sage brush, Spanish violets, shooting stars, mimulus and white popcorn. Characteristic to the surrounding land areas and the greater San Diego region with its natural system of canyons and mesas, the park's low-lying vegetation was home to coyotes, wildcats, rabbits, squirrels, quail and lizards. In 1881, the City provided five acres for the construction of a public high school at the southwestern edge of the park. Opened as the Russ School in 1883, the high school complex remains in place, with a substantially expanded campus, as San Diego High School. In 1884, a syndicate of park advocates petitioned the City for permission to plant eucalyptus trees along a road in the park, presumably Park Boulevard. The project, however, was not completed. In 1892, Kate Sessions established a 36-acre nursery in the park. Located near the intersection of Sixth and Upas Streets, Sessions' operation remained in the park until 1903 when it was relocated to Mission Hills. A noted gardener and landscape designer, Sessions was responsible for the park's first plantings, which included a variety of trees, shrubs and flowers. The San Diego Country Club, a private gold club, established a nine-hole course at the northern edge of the park in 1897. South of Upas Street and west of Park Boulevard, the club manually installed the course, opting for dirt rather than turf. In 1913 the course was graded over in preparation for the 1915 Exposition. In 1899, a sum of \$3,000 was bequeathed to the City for the improvements of roads and landscaping in the park. In 1902, Samuel Parsons, Jr. was hired to prepare a landscape design for the park. Parsons worked for 15 years as the superintendent of Central Park in New York City, therein forming a close relationship with and adherence to the design principles of Frederick Law Olmsted. Completed in July of 1903, Parson's plan provided for formal improvements initiated at the southwest section of the park. Further planting and formation of roads and other

improvements occurred incrementally until 1909 when the San Diego Chamber of Commerce announced that the city would host an exposition celebrating the completion of the Panama Canal. The Chamber incorporated the Panama-California Exposition Company and announced its agenda to the city's 40,000 residents. The event would be held at City Park, renamed in 1910 to Balboa Park, after Spanish explorer Vasco Núñez de Balboa. The park was an excellent site for the Exposition because of its favorable topography, abundance of undeveloped land and proximity to downtown. In anticipation of the Exposition, improvements were undertaken at the urban edges of the park, including along Sixth Avenue, which was widened and planted with rows of Cocos plumosa palm trees on each side; paving of University Avenue; paving of Washington Street; and filling in a canyon at the southwest corner of the park to connect West Park Boulevard to Sixth Avenue in the vicinity of Date and Juniper streets.

In 1911 the city began to formally develop Balboa Park as the site of the 1915 Panama-California Exposition.<sup>3</sup> The exposition opened on January 1, 1915 and closed on January 1, 1917. The success of the Exposition was largely attributed to its exotic architecture and beautifully landscaped gardens and park grounds. However, the Exposition also had a practical purpose. Beyond promoting a new architecture and the region's temperate climate, the Exposition illustrated the great opportunities to be found in this burgeoning western metropolis. In addition, San Diego had invested approximately \$2 million in physical improvements in preparation for the Exposition—buildings, landscaping, roadways, and infrastructure.<sup>4</sup> Anticipation of the Exposition and its two-year timeframe fostered one of the greatest building booms in San Diego's history, with landowners speculatively developing apartment and hotel properties in Downtown and on the west side of the park in advance of the event, and visitors who chose to relocate to San Diego settling in the first ring suburban neighborhoods accessible from the streetcar lines, including in University Heights.

Both during and after the 1915 Exposition, University Heights experienced intensive development and assumed the shape and character of a streetcar suburb. While the Exposition brought about international renown to San Diego and provided the impetus for urban growth, the construction and expansion of streetcar lines patterned development at this time. During the 1920s and 1930s, the increasing sale, development, and maintenance of lots in the communities of University Heights, Normal Heights, and Kensington left land speculators and community builders to look elsewhere for their next ventures. Mission Cliff Gardens and the adjacent Bentley Ostrich Farm closed in 1929. As University Heights continued to develop as a residential enclave accessible from multiple streetcar routes, commercial buildings with neighborhood service uses were established along streetcar routes, including along University Avenue and on Park Boulevard between University Avenue and Adams Avenue. Many businesses reflected the proliferation of the automobile after World War I. Among the most common businesses constructed in the early 1920s were automobile garages and gasoline and service stations at prominent and accessible corners, including a service station at the southwest corner of the University Avenue and Park Boulevard intersection (**Figure 7**). Increased automobile ownership also resulted in the construction of personal auto garages at the rear of single-family dwellings, multi-garage structures detached from multi-family flats and apartment buildings, and in some instances, garages at the ground floor of rear apartment buildings with one or two dwelling units above the garage. Thus for a period of time, University Heights accommodated multiple modes of transit, with its streetcar roots and the advancing presence of the automobile.

In 1926, a new transcontinental highway, US Route 80, was completed from Savannah, Georgia to San Diego. The final link of the highway spanned through University Heights along El Cajon Boulevard then south on Park Boulevard. It terminated at Broadway, and later Market Street, giving University Heights the distinction of being part of the first transcontinental highway and offering direct access to Balboa Park.

The rapid growth that characterized the area's development in the 1910s and 1920s collapsed at the start of the Great Depression. By 1933, nearly 25% of the American workforce was unemployed. In San Diego County, statistics were equally grim: at least 16,000 were unemployed and 4,000 families were on direct relief.<sup>5</sup> The Great Depression had an immediate impact on residential development in University Heights and elsewhere. In the North Park CPA, for example, only 14 building permits were issued in the first quarter of 1930, compared with 36 in the first quarter of 1929. Real estate sales continued to decrease and new development largely ceased through the mid-1930s. In the third quarter of 1934, only four residences and one small commercial building were constructed in the community. The dramatic decline in construction activity created a surplus in materials and skilled labor, resulting in a reduction in building costs. A new home could be built for just two-thirds the cost before the Depression, and existing homes were also offered at a greatly reduced price.

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Construction remained slow in University Heights through the 1930s and into the early 1940s. However, government economic stimulus programs resulted in a number of infrastructure projects, civic improvements, and homebuilding initiatives during this period, including in University Heights. Four pedestrian tunnels were built at points on Park Boulevard and El Cajon Boulevard, a new building was constructed at the San Diego State Normal College campus, and a rehabilitation, conservation, and improvement campaign was undertaken at Balboa Park funded by the Works Progress Administration. In June of 1934, Congress passed the National Housing Act (NHA) to relieve unemployment and stimulate the release of private credit for home repairs and construction. The NHA was intended to encourage home ownership by making residential mortgages more affordable. The legislation also created the Federal Housing Administration (FHA) to administer the program, which offered long-term loans with regular monthly payments in order to reduce the size of loan. Within the North Park CPA, residents and merchants of North Park joined together to form a committee in support of establishing the National Housing Act in their community, thereby connecting this major government initiative directly to the stimulation of housing construction in the North Park CPA.<sup>6</sup>

In 1935 and 1936 San Diego hosted the California Pacific International Exposition at Balboa Park. The 1935-1936 Exposition made use of the remaining 1915 buildings, with new construction occurring on the southern edge of the developed mesa in the Pueblo Revival, Mayan, and Moderne styles of architecture. In addition to using the preexisting Spanish Baroque structures from the 1915 Exposition, the California Pacific International Exposition featured several vernacular buildings designed by Master Architect Richard Requa. The 1935-1936 Exposition was meant to showcase a brighter future in the midst of the Depression, and displayed among its many exhibits, options for minimalist, low-cost single-family housing that would become the standard for development in San Diego from the Depression through World War II. Unlike its predecessor, though, the 1935 Exposition did not significantly influence the architectural character of the University Heights or the surrounding communities as much of the tracts were built out by the mid-1930s.<sup>7</sup>

During and after WWII, University Heights experienced limited new growth. In 1942 the former Mission Cliff Gardens and Bentley Ostrich Farm site was redeveloped into a single-family neighborhood with some of the park's features incorporated into the development, including its cobblestone wall, redwood gates, lily pond, streetcar waiting kiosk, and mature palm trees.<sup>8</sup> The City targeted other areas for the development of exclusive use residential districts promoted in its 1943 publication *Planning San Diego: A Program for the Development of a Post-War Plan for San Diego*, while most of University Heights remained zoned for "C" commercial and "R-4" mixed use. The R-4 zoning code provided for the construction of single family dwellings, apartment buildings, bungalow courts, hotels, boarding and lodging houses, clinics, institutions of educational or philanthropic nature, fraternity and sorority houses, libraries and museums, private clubs, lodges, and community centers.

In 1949, the city's streetcar lines were removed from service, leaving residents and businesses in University Heights completely reliant on personal automobiles and the municipal bus system. Beyond the main transportation corridors—University Avenue, El Cajon Boulevard, and Park Boulevard—physical improvements of the area were not especially geared for automobiles, which had steadily increased in size from the 1920s. Existing garages at residential properties were small structures setback at the corner of narrow residential lots, detached from the house or apartment building and accessible via a narrow driveway or from a rear alley. The availability of off-street and on-street parking likely became a concern in this period.

By 1958, when the City undertook a survey of blighted conditions citywide, University Heights was identified primarily as an "Area needing some conservation to maintain neighborhood quality." A 1960 study titled, *This is Your City*, surmised this designation.

Aside from areas of new growth and stability the majority of the City falls within the category of conservation. Modernization of public facilities can provide an impetus for private improvements. Painting, clean up, landscaping and trees can transform declining areas from monotonous drab neighborhoods in need of conservation to areas of permanence and stability.<sup>9</sup>

In the 1960s and 1970s, the effects of auto oriented post-WWII suburbanization took a toll on many of the city's older neighborhoods through the construction of new highways and shopping centers, the loss of population and businesses,

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and degradation of the sense of place that historically characterized the first-ring streetcar suburbs. Constructed between 1960 and 1962, Interstate 8 bypassed US Route 80 in University Heights. West of University Heights, in the Uptown CPA, construction of Interstate 5 during the same period resulted in the demolition of entire city blocks to accommodate the freeway and its accompanying overpasses, underpasses, and ramps. In February of 1961, the Mission Valley Shopping Center opened, drawing customers away from the city's historic commercial zones, and thereby adversely impacting the economic vitality of University Heights and the surrounding communities for decades to come.<sup>10</sup>

Beginning in 1967, the City's development of growth management plans further compromised University Heights' historic character. The City rezoned much of the area to accommodate greater densities. Original single-family dwellings were replaced with or converted to multi-family buildings, with the preferred configuration for new multi-family buildings being a two-story structure built out to the front, rear, and side yard setbacks, with on-site parking moved to the front of the building to replace the yard or garden space. In the contemporary-period, developers merged lots to accommodate larger residential projects, including condominium and townhouse buildings, residential towers, three-and-four-story apartment buildings, and mid-rise residential towers. This pattern and character of infill continued into the 1980s and 1990s and persists today albeit with greater awareness of the area's history and extant historical resources.

### **Park Boulevard, Streetcar Service, and Infrastructure Improvements**

In place as early as the 1880s, Park Boulevard served as the main north-south thoroughfare in the park and connecting to University Heights. North of the park, it was delineated on the 1888 University Heights subdivision map. By 1897, a secondary route, West Park Boulevard, was also in use. Spanning roughly parallel to and east of Sixth Avenue, between Palm Street and Date Street, West Park Boulevard was later renamed to Balboa Drive. Park Boulevard remained as a dirt road through at least 1910 (**Figure 8**). Maps of the 1915 Exposition grounds reveal that the existing alignment of Park Boulevard served two uses. At the southern and central segments, it served as the streetcar route connecting from Downtown and leading to *La Puerta Del Sur*, the south gate of the Exposition. At the northern segment, south of Upas Street, it served as part of *The Isthmus* and led to *La Puerta Del Norte*, the north gate of the Exposition sited approximately 200' south of Upas Street. The Park Boulevard alignment continued north into University Heights, through the 1900 expansion area of the tract.

Four early streetcar lines spanning through and radiating around Balboa Park are attributed to the growth and expansion of University Heights and the surrounding communities, the Nos. 2, 7, 1, and 11 lines, these lines were installed in 1886, 1890, 1907, and 1917 respectively, and formed the backbone for commercial and residential development in the city's first ring suburban communities (Figures 6 and 13). As each of these lines were installed and expanded, accessibility to University Heights and Balboa Park increased.

- **No. 2 Line - University Heights Motor Road / Park Belt Line:** In 1886, Elisha Babcock and H.L. Story built a steam power streetcar line, the University Heights Motor Road (or Park Belt Line), through the southeast section of the City. The line connected downtown, City Heights, University Heights and Hillcrest via a ten-mile loop. Originally initiating at Cedar Street, the line ran along 30th Street, through Switzer Canyon at the east edge of City Park, and onto the adjacent mesa. In 1908 the 30th Street Trolley Bridge, a wood and steel structure, was constructed to connect the South Park neighborhood to North Park and the University Heights tract. By 1909 the line terminated at Juniper Street, and in 1912 the line extended to University Avenue. By 1926, when the Rodney Stokes Company mapped the streetcar lines (**Figure 9**), the No. 2 Line was delineated as starting at the intersection of 12th and Broadway, then heading east on Broadway, north on 25th Street, east on B Street, north on 28th Street, east on Beech Street, and north on 30th Street where it terminated at the intersection of University and 30th Street. This line was integral to connecting University Heights to Downtown San Diego, as it was the north-south transportation option on the east side of Balboa Park, and was sited nine blocks east of the University Heights expansion area.
- **No. 7 Line – Fifth Avenue Trunk Line:** In 1890, the San Diego Cable Railway (SDCR) initiated local streetcar service via a trunk line installed on Fifth Street between L Street and University Avenue. Heading east to Park Boulevard the line spanned north along Park Boulevard to terminate at The Bluffs, a cliffside park the SDCR developed overlooking Mission Valley, to serve as the northern destination of the line. Initially opened as a five-acre site,

The Bluffs, was anchored by a pavilion built in an early Arts and Crafts aesthetic under the design of Master Architect William Hebbard. Tree-lined walkways, a lily pond, and other attractions surrounded the building. The Bluffs, however, as a streetcar destination, was short-lived. By 1892, the SDCR had gone bankrupt, terminating streetcar service, and the cliffside park remained in a state of minimal repair. In 1896, the Citizens Traction Company (CTC) renamed The Bluffs as Mission Cliff Park, expanded the park to include additional attractions, and re-established the streetcar service after converting the old cable cars and lines to overhead trolleys. <sup>11</sup> By 1898, the CTC holdings were acquired by The San Diego Electric Railway Company (SDERC), which renamed and expanded the Mission Cliff Park as Mission Cliff Gardens, and continued streetcar operations through the city, including in University Heights. In 1907, the Georgia Street Bridge opened, enabling an eastward extension along University Avenue to 30th Street, the northern terminus of the University Heights Motor Road / Park Belt Line (No. 2 Line). The No. 7 Line ran under the Georgia Street Bridge, a wooden bridge that allowed street and pedestrian traffic to cross over University Avenue, and continued out to the City of East San Diego, thereby opening-up a whole new area to development. In 1911, the line was double-tracked to accommodate increased ridership resultant from population growth and continued suburban development in University Heights and the adjacent communities north and east of Balboa Park. By 1926, when the Rodney Stokes Company mapped the streetcar lines (**Figure 9**), the No. 7 Line was delineated as starting at the intersection of Fifth Street and Market Street, then heading north on Fifth Street, and east on University Avenue where it terminated at Euclid Avenue. This line was integral to connecting University Heights to Downtown San Diego, as it was the north-south transportation option on the west side of Balboa Park, and offered direct connection through the park into the University Heights expansion area.

- No. 1 Line – Adams Avenue Line: Completed in 1907, the Adams Avenue Line offered a connection to the City of East San Diego and the communities of Normal Heights and Kensington. An electrical substation and a trolley barn were constructed to accommodate the line. Located at the north side of Adams Avenue at Florida Street, the trolley barn was completed in 1913 and housed trolley cars and control instruments for the line. By 1926, when the Rodney Stokes Company mapped the streetcar lines (**Figure 9**), the No. 1 line initiated at the intersection of Adams Avenue and Park Boulevard, and then ran east on Adams where it terminated at Marlborough Avenue. The initiation point of this line was approximately eight blocks north of the University Heights expansion area, and could be reached via the Nos. 7 and 11 lines that provided service through Balboa Park and north along Indiana Street and Park Boulevard.
- No. 11 – Park Boulevard Line: Identified as the No. 11 line on the 1926 Rodney Stokes Company Map of City of San Diego (**Figure 9**), the Park Boulevard Line shared an alignment with the No. 7 Line through Balboa Park, and with No. 1 along Adams Avenue. The route provided a stop at the south gate for the 1915 (and later the 1935-1936) Exposition in Balboa Park. In 1917 the Park Boulevard Line was extended north from the park's south gate, up Indiana Street to the intersection of Park Boulevard and Robinson Avenue where it continued north on Park Boulevard and terminated at University Avenue. This line was integral to connecting University Heights to Downtown and Balboa Park, and offered a direct connection to the University Heights extension area, thereby increasing the visibility of the Victorian-period tract for new commercial and residential development opportunities into the 1920s.

In addition to the construction of the Georgia Street Bridge in 1907 and the 30<sup>th</sup> Street Trolley Bridge in 1908, as the community grew, and in order to foster growth, other infrastructure improvements occurred in and around University Heights. In 1914, in response to increased automobile and trolley traffic on the route, the City widened University Avenue and replaced the Georgia Street Bridge with a new concrete structure. By 1922, increased ridership from the rise of residential and commercial construction around 30<sup>th</sup> Street and University Avenue strained the existing streetcar system. In response, SDERC President John D. Spreckels, announced a major project to rehabilitate all the streetcar lines in the city. System improvements began in late 1922 and were completed in 1924.

In 1926, a transcontinental highway, US Route 80, was completed from Savannah, Georgia to San Diego. Motorists travelling the final link of Highway 80, along El Cajon Boulevard, could choose between continuing west along Washington Street down the grade to Pacific Highway or proceed south on Park Boulevard into Downtown San Diego. Thus, Park



Boulevard became a major junction in the southern route of the first all-weather transcontinental highway to San Diego, offering access through the heart of Balboa Park. Into the 1930s US 80 terminated at the intersection of Park Boulevard and Broadway, and later between ca. 1943 and 1953, the route continued further south on Park Boulevard to terminate at Market Street (**Figures 10 and 11**).

The constant presence of streetcars and automobiles necessitated safeguards for pedestrians navigating Park Boulevard and El Cajon Boulevard. In December of 1931, as part of a local public works campaign and in an effort to improve pedestrian safety in the main thoroughfares of University Heights, the City Council passed a bond measure that provided for the construction of four pedestrian tunnels in the area: two under present-day El Cajon Boulevard in the vicinity of 38<sup>th</sup> Street and Chamoune Avenue, one at Park Boulevard in the vicinity of Normal Street, and one at Park Boulevard in the vicinity of Upas Street.<sup>12</sup> Valued at \$4,300, the tunnel at the Park and Upas intersection was the first of the four tunnels to be constructed. As specified in the March 18, 1932 edition of *The Evening Tribune*, the tunnel was constructed of reinforced concrete, 6' wide, 7' high, and approximately 71' long, with wide stairways at each sidewalk entrance. The tunnel's capacity was touted as "2000 persons passing three abreast at a space of four inches apart in five minutes."<sup>13</sup> Work started on the tunnel without fanfare. As reported in the *San Diego Union*, Mayor Austin conducted an impromptu visit to observe the project progress and happened to arrive when the first truckload of concrete also arrived at the site. In Mayoral fashion he threw in the first six shovel loads of concrete, therein holding his own ceremony before continuing on with his day.<sup>14</sup> There does not appear to have been a formal opening of the tunnel as local newspapers did not publicize such an event.

The streetcar lines remained in place as a major transportation option in University Heights and all of San Diego through 1949 when the last of the lines were removed from service. Physical tracks were removed or covered over with asphalt surfaces or medians. Loss of streetcar access combined with post-WWII building standards resulted in a change of lot development patterns, residential building types, and building amenities throughout the city. New exclusive use residential subdivisions were built in the city's second-ring neighborhoods based on the community builder model, with auto-oriented curvilinear streets and dwellings with attached one-or-two-car garages.

### **Growth, Zoning, and Intensification of Land Uses**

Historian John Hancock attributes San Diego's adoption of public planning in the early 1920s to the "pressures and promises of dramatic growth" the city faced leading into the second decade of the twentieth century. Between 1910 and 1920 San Diego's population doubled from approximately 39,578 to 74,361 residents. By 1930, the city's population reached 147,995.<sup>15</sup> As a result of World War I, the city transformed almost overnight into a military town. In the late 1910s, the military presence in San Diego dramatically increased with the construction of temporary camps, hospitals, and shipyard facilities that serviced the army, navy, and air force. In 1916, city voters approved a measure that allowed the Marine Corps to establish a base in Pt. Loma, and between 1916 and 1926 the Navy acquired thousands of acres of land throughout the city in order to establish ten major installations.<sup>16</sup> The military presence and culture of consumption in the 1920s created a period of prosperity in San Diego that resulted in population increases, the creation of jobs, and an expansion of the city's geographic boundaries. In 1923, the City of East San Diego consolidated into the City of San Diego. Primarily comprising the present-day community of City Heights, the annexation of East San Diego, combined with the annexation of Normal Heights and Kensington, resulted in a 33% population increase for the City. Over this 20-year period, much of the growth occurred in the first ring suburban communities north and east of Downtown and on the perimeter of Balboa Park, in Golden Hill, University Heights, South Park, and North Park – all accessible from streetcar lines. The city's expanded road network, increased count of taxable lots, and swelling population legitimized the need for orderly growth via zoning regulations.

Based on the pressures and promises of dramatic growth leading up to and in the early 1920s, in January of 1923 the City of San Diego adopted its first zoning ordinance and established the Department of City Planning in order to supervise day-to-day land use and development activities. Established under the authority of the 1922 Standard State Zoning Enabling Act, the City Planning Department, in conjunction with the City Planning Commission, implemented the newly created zoning ordinance, Ordinance No. 8924, which provided for the regulation, restriction, and segregation of the location of all industries, businesses, trades, apartments, dwellings, and other unspecified uses within the city.<sup>17</sup> Five distinct zones were created, Zones A-E, "consisting of various districts, and prescribing the classes of buildings, structures in said several zones, and the use thereof."<sup>18</sup>

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In June of 1924, Park Boulevard, between Robinson Avenue and Upas Street, was rezoned for Zone B land uses (**Figure 12**). As outlined in Ordinance 8924, Zone B limited uses to

dwellings, tenements, hotels, lodging or boarding houses, churches, private clubs, public or semi-public institutions of educational, philanthropic or eleemosynary nature, railroad passenger stations, and the usual accessories located on the same lot or parcel of land with any of said buildings, including the office of a physician, dentist or other person authorized by law to practice medicine, and including private garages containing necessary and convenient spaces for automobiles.<sup>19</sup>

In September 1924, Ordinance No. 9627 established a setback of 16-feet along the west side of Park Boulevard, between Robinson Avenue and Upas Street, in order to “prohibit the erection or construction of buildings or structures nearer to the front of lot line.”<sup>20</sup>

In October 1930, Ordinance No. 8924 was replaced by Ordinance 12988, which applied the new zoning codes of R-1, R-2, R-4 (residential or non-commercial non-industrial uses other than residential) and Zone C (commercial uses) to University Heights and Florence Heights, and portions of Uptown, Middletown, and South Park (**Figure 13**). The City zoned Park Boulevard and Indiana Street within the district as code R-4, which generally retained the same uses as the preceding Zone B land use designation. The R-4 code would reinforce the mixed character of the district’s single-family and varying multi-family residential buildings for decades. In contrast, the City zoned the area west of the alleys forming the approximate west boundary of the district as R-2, which restricted residential uses there to single-family dwellings and duplexes. R-2 excluded the larger two-story flats already present in the district by 1930, as well as the types of larger apartment buildings that developers would construct within the district over subsequent decades. Along Park Boulevard north of Balboa Park, commercial uses delineated by Zone C were permitted just beyond the boundary of the district, beginning at the 3-way intersection of Park Boulevard, Robinson Avenue, and Indiana Street, the historic junction of the No. 7 and No. 11 streetcar lines.<sup>21</sup>

In 1967, the City Council adopted the *Progress Guide and General Plan*, which set the stage for implementation of a growth management strategy and plan in the 1970s. The Residential Element of the 1967 plan projected a 20% increase in housing units in Central San Diego between 1964 and 1985, which corresponded to a net increase of 17 dwelling units per residential acre; the highest density projected in the plan.<sup>22</sup> These projections meant that the first-ring suburban communities of the city, including University Heights, would be targeted for infill housing projects, generally resulting in the removal of older building stock. Developers generally replaced older buildings with six-pack and dingbat apartment buildings.

### **Evolution of Local Housing Types and Styles**

From 1888 through the 1920s, University Heights was developed with single-family homes, cottages, and bungalows in a range of architectural styles. Historic photographs (**Figure 14**) disclose that in the vicinity of Mission Cliff Gardens and the San Diego Normal School campus, homes constructed prior to the 1915 Exposition were generally two-stories in Italianate, Eastlake, Arts and Crafts, Craftsman, Prairie, Mission Revival, and Spanish Eclectic aesthetics, including the Eastlake style Woodruff House built in circa 1887 at 4670 North Avenue, the Arts and Crafts style Creelman House built at 4656 North Avenue, and the Craftsman style Crenshaw House built at 4780 Panorama Drive. Modest but attractive bungalows and cottages were commonly constructed around the tract in the Craftsman style. Early homes within the district boundary generally consisted of these small Craftsman style bungalows, with some Victorian-era and Prairie style design influences.

At the time that University Heights was initially platted, multi-family housing was regarded as an inferior option in semi-urban and suburban neighborhoods, but after WWI urban apartments came into vogue with the middle and upper classes.<sup>23</sup> Within the Uptown CPA, by the 1920s, several multi-story high-end apartment buildings had been constructed in the Park West area near Banker’s Hill, capitalizing on views of the harbor, Balboa Park, and Downtown. In University Heights, multi-family flats were constructed along both sides of Park Boulevard, immediately north of Balboa Park (**Figures 15, 16, and 17**).

As a building typology, the typical flat comprised an entire floor, and flat buildings were often clustered or built adjacent to one another so as to create an urban streetscape in first ring suburban neighborhoods. Two-family flats often exhibited Colonial Revival or Classical Revival exterior details, gable-and-hip roofs, one-over-one or multi-lite wood sash windows with wood surrounds, columns at the first floor and pilasters at the second floor, and low open balustrades.<sup>24</sup> Four-family flats were typically built in one of four symmetrically composed arrangements:

- Bay-Front Facade – featuring two-stories in a rectilinear plan with clapboard, shingle, brick, or stucco siding; flat or sloped roof visible or obscured by parapet; ganged or triple window openings with multi-lite wood sash units with decorative sills and lintels; a central entrance with decorative lintel, sidelites, and ornamental brickwork; and a vertical division of the front facade.
- Classical Portico-Fronted Facade – featuring two-stories in a rectilinear plan with brick siding and, occasionally, quoins; flat roof; two-story projecting portico with an entablature; central second floor balcony; columns of varied orders; single window openings with one-over-one wood sash units with decorative sills and lintels; and a central entrance with an ornamental surround.
- Villa Facade – featuring two-stories in a rectilinear plan with brick or stucco on frame, hollow tile, block or concrete walls; single, ganged or triple window openings with single-or-double-hung or casement multi-lite wood or metal sash units; a central entrance with arch, canopy, pediment or elaborate hood.
- Spanish or Mediterranean Revival Facade – featuring two-stories in a rectilinear plan with stucco siding and terra cotta roofing tile; bell-form parapets; ganged window openings with multi-lite wood sash units; and a central entrance with sidelites and ornamental surround.<sup>25</sup>

Along Park Boulevard, groupings of flat buildings (**Figures 15, 16, and 17**) were designed almost exclusively in the Spanish Eclectic and Italian Renaissance Revival styles and reflected the Churrigueresque elements of the 1915 exposition.<sup>26</sup> Detached garages were sited at the rear of the lot, with an additional dwelling unit sited above the garage.

By the mid-1920s, a new residential building type began to appear throughout the city: bungalow and cottage courts. As zoning regulations were implemented, and the growing population resulted in a need for affordable housing, bungalow and cottage courts provided an affordable and income producing solution. Located throughout the city's first-ring suburban communities, including in University Heights, these courts were built primarily in the Spanish Eclectic, Tudor Revival, Egyptian Revival, and Art Deco styles. The bungalow court emerged in Pasadena in the 1910s and was the first multi-family property type to integrate common gardens or courtyard space into the site plan. This medium-high-density property type typically consists of detached single-story bungalows or cottages arranged in a U-shaped plan on a single or double residential lot, with unit entrances facing inward toward a common courtyard rather than facing the street (**Figure 18**). Some examples have little or no accommodation for the automobile while others may feature a detached garage or garages setback at the rear of the property.<sup>27</sup> Stylistically, bungalow and cottage courts offered the appropriate scale to integrate density into an existing single-family neighborhood without interrupting the established scale and aesthetics of the area. As a transitional housing type, bungalow and cottage courts represented modest middle-class housing options that did not compromise on the interior and exterior features included in traditional single-family homes. "Bungalow courts were the first multi-family prototype to focus more on space than object, providing residents with the advantages of peaks and shared spaces for communal interactions within a densely urban setting."<sup>28</sup> Outside of the Los Angeles region, more bungalow courts were constructed in San Diego than in any other city. Within the North Park CPA, most bungalow courts were built between University and Adams avenues, and located along or very near the streetcar lines north of Balboa Park.<sup>29</sup>

Into the 1930s and through the 1940s, as a result of the Great Depression and an interest in adapting a more affordable and simple aesthetic at working class dwellings, the exterior of single-family homes and apartment buildings was stripped to only the most minimal detailing and form. The federal government's New Deal programming substantially influenced this design direction, particularly the Federal Housing Administration, established in 1934 and influenced by the earlier policies of the United States Commerce Department under President Herbert Hoover and its 1931 *President's Conference for the Design of Residential Neighborhoods* (President's Conference).

The 1931 President's Conference convened experts in architecture, planning, residential design, home building, and lending to establish recommendations on reforming the nation's housing system. Primary goals of the conference included: creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and stimulating the building industry. The conference culminated in the creation of a new national priority to lower the cost of American homes while improving their design and efficiency. Established in 1934 and instituting a national program that would guide home building practices for decades to come, the Federal Housing Administration (FHA) implemented financing goals and enforced quality construction practices through its approval of properties for mortgage insurance and publication of housing and subdivision standards. Published in 1938 the FHA's *Architectural Planning and Procedure For Rental Housing* detailed characteristics and standards for building construction, neighborhood siting, and floor plan features at multi-family housing projects intended for FHA financing. This publication outlined preferred multiple-family projects as having the following characteristics

1. A preponderance of units for complete family living appealing to a stable rather than impermanent tenancy.
2. Location in a distinctly residential area, which promises to remain of good character or to develop or reimprove in a reasonable time as a desirable residential district.
3. Income from dwellings adequate to assure success of the project. Assumed income from accessory uses (garages, stores, etc.) only a small fraction of total estimated income.
4. A tenancy whose prospective income and ability to pay rental is not largely or solely dependent on the success and continuity of a single industry in the community.<sup>30</sup>

The guidebook affirmed the professional opinions and experience of planners, architects, builders, and real estate professionals espousing that

Real property which embodies high standards of design and construction enhances mortgage security and protection of the invested funds. It embodies those elements of a desirable residential environment which attract tenants, the source of the essential income which is necessary to the success of rental properties. Through careful planning, good construction, and use of durable materials, protection is provided against rapid obsolescence and depreciation.<sup>31</sup>

In 1941, the FHA passed Title 608 of the Federal Housing Act, which provided for a federal guarantee of mortgages on middle price apartment housing. Created under the title "War Housing Insurance" Title 608 was created to build apartment houses quickly and cheaply during the nation's housing shortage. From 1941 to 1948, under the 608 program private construction firms had been permitted to borrow federal-backed money on a per-room basis, which by 1948 had reached \$1,800 per room. In 1948, the rule was revised to allow builders to borrow up to \$8,100 per apartment. The result was a rash of small one-bedroom "efficiency" apartments and documented cases of over borrowing.

The FHA did not assign a set of aesthetic guidelines for multi-family housing projects guaranteed under the Section 608 program (as was prescribed for single-family units). However, the administration did rely on the following principles.

- Designs which relied for effect on mass, scale, and proportion are more attractive, and the resultant structures are sounder investments than those which strive for picturesque or unusual effects through elaborations of motif and ornament or startling use of materials.
- The property should be able to retain permanent acceptance and not be so faddish that it is soon outmoded.
- The design should be appropriate to the section of the country in which the property is located, to climate and topography, and to the mode of living of the probable occupants.
- The design of any project should have an architectural unity.
- Harmonious relation of open space to building height, of fenestration, entrances, and planting are factors, which, properly designed, create attractive developments.<sup>32</sup>

In 1954, Title 608 had expired, making it more difficult to obtain funding for privately constructed apartment buildings and multi-family residential properties. As FHA funding for multi-family housing waned, single-family housing options became more affordable, and comprehensively constructed suburban tracts were developed within and beyond the city's boundaries, therein reducing the attention on and level of investment in first-ring suburban neighborhoods, including University Heights.

Suburbanization progressively cut across lines of social and economic class extending to the working classes. To many Americans, especially after World War II, home ownership became equated with the attainment of middle-class status. The central motivation of suburbanization was the desire of Americans to own a single-family house in a semi-rural environment away from the city—what would become the American dream. The 1949 Housing Act further emboldened this objective and called for “a decent home and suitable living environment for every American family.” Advertisements around the city began to emphasize family values, quality of life, and the upward status mobility with suburban home ownership including for the community of Del Cerro which was advertised as offering a “real family center... a kind of living that has been planned...for a family like yours.” This social status drive was so strong, it diminished any design efforts on innovative housing or apartment concepts that existed in the pre-WWII era.<sup>33</sup>

Depression-era and post-WWII apartment buildings constructed according to FHA guidelines represented economy over aesthetics and were typically built in the Minimal Traditional style of architecture, set in a “tee,” “zee,” “ell” or U-shape, “strip” (rectilinear), “cross,” “offset cross” plan with limited Colonial Revival or Moderne detailing (**Figure 19**). These stucco-or-wood clad building types are discernible throughout University Heights, with some featuring terra cotta roofing, red concrete porches, exterior stairs, steel sash casement windows, and fixed wood shutters. Breaking from the lot development pattern of the 1920s, auto garages were incorporated into apartment buildings constructed between the 1930s-1950s, typically accessible from the rear or secondary facade. In the U-shaped properties, or a variation thereof, apartment buildings of the period were designed to include a central courtyard intended for communal recreation and outdoor space. Consistent with FHA guidelines, the courtyard was an integral feature, which helped to create an attractive open space that properly related to its associated apartment building. In University Heights, garden court apartment buildings signal a departure in massing, site plan arrangement, and architectural detailing traditionally employed in this historic single-family neighborhood, and along with flats, cottage and bungalow courts, demonstrate the evolution of housing types and architectural styles developed in the area.

The last phase in the evolution of historic-era housing in University Heights and the surrounding communities is represented by six-pack and dingbat apartment buildings, which in the San Diego area are most commonly attributed to builder Ray Huffman. Constructed in the 1960s and 1970s, this ubiquitous property type is characterized by a linear plan over two-stories, and contains approximately six-to-eight rental units with Minimal Traditional, Ranch, Contemporary, Post and Beam, Google, or Futurist style facades. Designers and builders of these properties eliminated auto garages from the site and created limited auto parking in the front setback via a curb cut that extended between side yard setbacks, which thereby reduced on-street parking opportunities for area residents and visitors, altered sidewalk grades, and created a visual interruption in the otherwise harmonious neighborhood streetscape. The property type emerged in the early 1960s when “the market for apartments in San Diego wasn't at all promising in 1962, '63, and '64. The boom of the Fifties had faded...and the apartment vacancy rate was hovering near ten percent.<sup>34</sup>” In the 1960s, Huffman's buildings were designed exclusively by the Encinitas-based architectural firm Phillips, Barnicoat and O'Grady. The architects had a relationship with the builder through their mutual experience working for the J.H. Hedrick Company, an apartment homebuilding company based out of San Gabriel, California.

After working for the J.H. Hedrick Company for five years, Huffman established the Ray L. Huffman Construction Company, and partnered with real estate brokers Harry Robinson and Robert Casale to form C & R Realty, for the purposes of selling Huffman's buildings. His first project was built at 4525 Texas Street on Block 52 of the University Heights tract.<sup>35</sup> His company's early and quick success was attributed to San Diego's population increase and resultant housing shortage, which according to Huffman, was brought on by several factors: cold weather in the eastern United States, defense contracts being awarded to San Diego firms, the company's aim to provide housing for working class individuals, and repetitious designs on standard size lots in established communities with desirable infrastructure and amenities. According to Huffman

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When we started out we were aiming for the blue collar, the J.C. Penney, or Montgomery Ward, or Sears shopper, and I say that respectfully. We tried to house the mass, and from 1962 to the late 1960s, we did a pretty good job of it...We did most of our building – I’m guessing maybe 400 buildings – in Pacific Beach, Ocean Beach, and North Park, as much as anything else because that was where the lion’s share of the areas zoned for high density apartments were. Those places have certain-size lots that were repetitious: 50 feet by 125 feet, 50 feet by 133, 50 feet by 140. And so we had anywhere from fifteen to twenty different apartment packages, with a front design that would fit on any one of them.

In 1982, Architect Mort O’Grady described his firm’s design work on Huffman’s buildings, which in turn were emulated by local apartment developers.

We tried to pick out themes of various architecture – French Provincial, Cape Cod, Spanish, Ranch – and build them with simple design and economy...The buildings had character. A typical package was eight or nine units on an alley. On your typical fifty-foot-wide lot, it was pretty much of a straight building with a small courtyard on the side. Two or three designs we used over and over. That was one thing that allowed Ray to keep his costs down – a lot of repetition.”

Many of these Huffman-built apartments included interior amenities that provided more value to the renter, some trendy like fold-down scales and hosiery bars in bathrooms and trash compactors in kitchens, and others that today are regarded as upgraded features, including stainless steel sinks, dishwashers, microwave ovens, and fireplaces.<sup>36</sup>

“Very few apartment houses were built in the Seventies compared to what was built in Fifties and Sixties.”<sup>37</sup> Inflation and increased building costs throughout Southern California brought an end to the construction of the smaller six-pack and dingbat apartment buildings. Higher costs equated to a need for higher rents, and a change in target audience for builders like Huffman and his peers. Additionally, in San Diego in the early 1970s, parking standards changed to require 1.5 spaces per dwelling unit and disallowing street parking in front of buildings, which contributed to the need to develop larger apartment complexes that could accommodate on-site parking garages and other amenities expected at higher rents.

### **Park Boulevard Residential Historic District**

Between 1900 and 1910 the district was developed with 18 improvements ranging in value from \$25 to \$685, with the earliest improvements built on Block 246, at the southwest corner of Park Boulevard and Myrtle Avenue (Lots 1-3) in 1900, and on the west side of Indiana Street (Lots 21-23) in 1903, both owned by the San Diego Country Club (SDCC), the organization responsible for laying out the first golf course in Balboa Park.<sup>38</sup> The SDCC built several clubhouses or associated improvements on Block 246, presumably the first on Lots 1-3 and 21-23. Located in close proximity, these lots had improvements valued at \$150 and \$500 respectively. In this early period, the highest value improvement was recorded in 1908 on Block 241 Lots 15-16, owned by John W. Emerson. *San Diego City Directories* disclose that Mr. Emerson was a partner in The Craftsman Workshops, a local wood working company with a space at 320 6<sup>th</sup> Street. Mr. Emerson’s residence remained in place through 1957 when it was replaced by the existing Contemporary style apartment building at 3704 Park Boulevard. Emerson’s neighbor to the north, Charles Sproule on Lots 17-18, also built a home in 1908, a Craftsman style dwelling that is extant with good integrity. Addressed as 3712 Park Boulevard, this property is the earliest extant dwelling in the district (**Figure 20**). The district was not delineated on the 1906 Sanborn Fire Insurance survey (**Figure 21**).

Approximately 93 improvements were completed in the district in the 1911-1929 period. A variety of factors contributed to these improvements, including: the installation of streetcar lines, with stops at University Avenue and Park Boulevard, and on Indiana Street in 1917; the anticipation and success of the 1915 Exposition in Balboa Park, population increases and the need for affordable housing; the City’s first zoning regulation that designated the district as a “B” zone in 1923; and designation of Park Boulevard as a portion of US Route 80. The 1911-1929 timeframe represents the most significant period of growth in the district. The earliest improvement in this period, again was completed by the SDCC, a \$2,115 building located at the northwest corner of Upas and Indiana Streets (**Figure 22**). The SDCC’s occupation of the building, however, was short-lived. The 1915 Exposition required closure and grading over of the SDCC golf course in June 1913. The

organization formally vacated its locale within the district, sold its clubhouse, and moved to a new course built in Pt. Loma by A.B. Spalding.<sup>39</sup>

By 1921, when the Sanborn Fire Insurance Company initially surveyed the area (**Figure 23**), lots within the district were improved with 23 single-family dwellings, one multi-family residential building, and one non-residential building. This count was dispersed to include:

- One multi-family building fronting the east side of Park Boulevard (a four-unit flat on Block 247);
- Three single-family dwellings fronting the east side of Park Boulevard (two on Block 247 and one on Block 246);
- Nine single-family dwellings fronting the west side of Park Boulevard (two on Block 244, three on Block 242, and four on Block 241);
- 11 single-family dwellings fronting the west side of Indiana Street (on Block 247); and
- One commercial-use building fronting the north side of Upas Street (on Block 246), the San Diego Conservatory of Music.<sup>40</sup> Providing musical education for the city's youth, the San Diego Conservatory of Music moved into the two-story former SDCC clubhouse at 1740 Upas Street in August 1920.<sup>41</sup>

The four-unit flat on Block 247, at 3611 Park Boulevard, is the earliest extant multi-family residential building constructed within the district in the 1911-1929 period. Designed in a Prairie style with an observable Mission Revival influence, the building was constructed in 1921 by Edward F. Bryans for property owners Nat and Ella Sebastian. The 3611 Park Boulevard property established the precedent for multi-family buildings along Park Boulevard. By October 1921, the Sebastians sold 3611 Park Boulevard and commissioned Bryans to construct two additional four-flat two-story multi-family buildings: one at 3541 Park Boulevard (not extant) (**Figure 24**) and one at 3525 Park Boulevard (**Figure 25**), in which the couple planned to reside. Ella Sebastian expressed her hopes for the district in a 1921 *San Diego Union* article

We are anxious to see this district built up. The location is admirable for either bungalows or apartment and flat structures and the No. 7 carline is close by. Several new buildings besides those we are constructing are now being put up, but there are numerous lots still available for home sites.<sup>42</sup>

On April 22, 1922, construction began on Roosevelt Junior High School, at the southwest corner of Park Boulevard and Upas Street, on the northern edge of Balboa Park. Constructed in a quasi-Spanish Revival style over a two-story campus, the school provided a visual cue for the architectural massing and stylistic details built along Park Boulevard through the remainder of the 1920s. Roosevelt Junior High School opened in September 1922 and helped to reinforce the perception of the district as a family-friendly neighborhood replete with streetcar access, a direct connection to Balboa Park, and a range of affordable housing options.<sup>43</sup> Prior to the first day of school, several new multi-family buildings were constructed in the district including the Stacy Flats at 3419 Park Boulevard (not extant) (**Figure 26**) designed by Master Architect William H. Wheeler,<sup>44</sup> and two additional buildings constructed by Edward Bryans located at 3501 Park Boulevard and 3511 Park Boulevard.<sup>45</sup> The uptick in building starts in the area, the streetcar extension, and the opening of the school foreshadowed the need for proper planning and infrastructure projects to ensure that the main thoroughfares in University Heights, including Park Boulevard, would be safe for area residents, business owners, and visitors.

After 1923, an increasing number of multi-family flats were constructed within the district boundaries. Over the next several years, Nat and Ella Sebastian commissioned Edward Bryans to build additional Spanish Colonial Revival-style multi-unit flats along Park Boulevard including a two-unit flat on Block 245, facing north at 1641 Myrtle Avenue.<sup>46</sup> Later that year, Bryans received a building permit for construction of the four-unit flat building at 3422 Upas Street on Block 245.<sup>47</sup> Bryans kept busy with projects within the district boundaries along and near Park Boulevard in 1925. In March the City issued a building permit for Bryans to construct a four-unit flat building near the park at 3409-15 Park Boulevard.<sup>48</sup> In September of that same year Bryans secured a permit for construction of the two-story two-unit flat building at 3418-20 Park Boulevard.<sup>49</sup> Two months later, in November 1925, the City issued a permit for Bryans to construct the four-unit flat building facing the park at 1714-20 Upas Street.<sup>50</sup> In November 1926 Bryans secured a permit to build an additional four-unit flat near the southwest corner of Block 246, at 3401-07 Park Boulevard.<sup>51</sup> By 1927 Bryans had constructed 15 two-family or four-family flats within the district boundaries.

Minnesota native, Edward Francis Bryans was born on April 16, 1881 to Irish immigrants William and Mary Bryans. Raised in Bennington Township, Mower County, Minnesota, Bryans worked as a farm laborer until he relocated to San Diego in circa 1910, where he began his career as a carpenter.<sup>52</sup> His first known project, a shed at the corner of Texas and Landis Streets in Pauly's Addition, was completed in 1912.<sup>53</sup> Over the next two decades, Bryans built homes in Arnold & Choate's Addition, Horton's Addition, Pauly's Addition, and the University Heights, Park Villas, Blair's Highlands, West End, and Mission Beach tracts. He additionally constructed the Escondido Chamber of Commerce Building in 1919 and served as the general contractor for the Todd's Clothing Store remodel (at Fifth and E Streets) in 1937.<sup>54</sup> By 1918 Bryans was living with his wife, Myrtle, at 3022 Upas Street, approximately 18-blocks east of the district. He identified his occupation as "contractor and builder" on his World War I draft registration card. In a May 28, 1922 *San Diego Union* advertisement, the Benson Lumber credited Bryans as having constructed over 150 homes during his first decade of living and working in San Diego. He also appears to have developed close relationships with some of his clients as evidenced by the repeated commissions, (and presumed referrals) received from Nat and Ella Sebastian, and another district property client, Helene D. Heinrich, who listed Bryans as the executor of her estate. On November 30, 1922 Ms. Heinrich shot and killed herself in her Park Boulevard flat. Bryans was listed in her will as both the executor and beneficiary of her estate.<sup>55</sup> In 1933, the San Diego Chapter of the American Institute of Architects honored Master Architect F.W. Stevenson and Bryans respectively as architect and contractor for their work on the Art Nouveau remodel of the Streicher Shoe Company Building at 939 5<sup>th</sup> Avenue.

Bryans worked as a San Diego-area building contractor for more than four decades. He lived to be 92 years old and died on August 12, 1973.<sup>56</sup> He is recognized as a Master Builder by the City of San Diego Historical Resources Board (HRB), with 18 Bryans-built homes listed on the City of San Diego Historical Resources Register including properties constructed in the Prairie (one house) and Craftsman (three bungalows and 14 homes) styles. Of the 18 designated properties:

- 13 are contributors to the North Park Dryden Historic District (Historical Resources Board (HRB) #1008),
- Four are individually significant (Miguel and Ella Gonzales house at 2829 28<sup>th</sup> Street (HRB #1012), the Eldora Rudrauff House at 3411 29<sup>th</sup> Street (HRB #558), the Dyar and Grace Hazelrigg House at 4247 Arden Way (HRB #495), and the Nathaniel and Ella Sebastian House at 4507 New Hampshire Street (HRB #1096), and
- One is a contributor to the Fort Stockton Line Historic District (HRB #822).<sup>57</sup>

Properties attributed to Edward Bryans within the district are listed in **Table 1**.

Another builder responsible for projects in the 1911-1929 period was Walter Broderick. Born in Michigan on August 19, 1878, Walter S. Broderick was a real estate developer responsible for the construction of six flat buildings in the district. In 1907, he established the Broderick West Land Company with business partner William H. West. By 1926 the partnership ceased and the Broderick Land Company was established. Prior to forming his own company, Broderick concentrated his efforts on Block 245, at the southwest corner of the district – the intersection of Park Boulevard and Upas Street. In 1923 and 1924 he developed two flat buildings at 3402 Park Boulevard.<sup>58</sup> By the end of 1925, he had constructed two additional flats at 3402 Park Boulevard, along with two four-unit flats on the adjacent property at 1632 Upas Street. Of the four buildings developed at 3402 Park Boulevard, one faces Park Boulevard and three front Upas Street. All buildings are extant.

In 1926, Broderick began selling lots in the Wilshire Terrace tract (**Figure 27**), a new subdivision his company created out of University Heights' Block 254, two blocks east of Indiana Street. In addition to his lot sales in Wilshire Terrace, Broderick built several homes in the tract. The onset of the Great Depression led to the company's failure. Broderick became a furniture salesman for a time and subsequently worked for several sign companies. Broderick died in 1954 at the age of 75.<sup>59</sup> No buildings credited to Broderick have been designated by the HRB.

Other notable projects completed in the 1911-1929 period include Palace Court, Gramercy Court, and the Embassy at Park. In 1924, contractor C. M. Williams completed construction of Palace Court at 3718-32 Park Boulevard, a Spanish Colonial Revival-style bungalow court of 10 detached bungalows and a duplex. Valued at the \$60,000, Palace Court (**Figures 28 and 29**) was commissioned by investment partners identified by the *San Diego Union* only as Fink and Fisher.<sup>60</sup> Also known as "C.M 'Dick' Williams, Charles M. Williams was born in Iowa in 1885 and moved to San Diego during the early 1910s with his wife Mary E. Williams. Williams worked as a contractor in the San Diego area for 15 years, and was a

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member of the San Diego Builders' Exchange and the North Park Exchange club. Williams' obituary credited him with the construction of "a group of the Exposition buildings in Balboa Park and the Lady of the Rosary Church on State Street." He also built single-family homes, two of which have been designated by the HRB as contributors to the North Park Dryden Historic District (HRB #1008): 3562 Pershing Avenue and 3696 28<sup>th</sup> Street. Prior to building Palace Court, Williams marketed the construction of bungalow courts as a specialty of his contracting operation. A 1922 Benson Lumber Company advertisement in the *San Diego Union* featured a photo of a Prairie style home built by Williams at Georgia and University Avenues, and also declared that the contractor "specialize[d] [i]n bungalow courts." The ad pointed to examples such as the "Gilchrist Courts on Park Boulevard; the Hall Courts on 13<sup>th</sup> Street, near Thorn, and the Howell Courts, at 28<sup>th</sup> and University." In July 1930, at the age of 55, Williams succumbed to an 18-month illness of an unknown nature.<sup>61</sup>

By 1927, Gramercy Court (**Figure 30**), a Tudor Revival-style influenced bungalow court consisting of seven duplexes at 1726 -1738 Upas Street, had been constructed and was advertised as having rental units available. Built by the California Construction Company, the property was commissioned by Mrs. Philomena Hussey, likely as an investment property.<sup>62</sup> A 1924 *San Diego City Directory* lists Mrs. Hussey as residing at 1334 7<sup>th</sup> Street with her husband, Lawrence Hussey, a civil engineer. Philomena Hussey does not appear to have been involved in the development of other properties during the interwar period. The California Construction Company was a large firm with offices in San Francisco and San Diego that appears to have specialized in grading, paving and highway construction.<sup>63</sup>

Immediately preceding the start of the Great Depression, development in the district was escalated by construction of the Embassy at Park (**Figure 31**), a four-story 80-room hotel and apartment building valued at \$109,000 and constructed in the Spanish Colonial Revival style of architecture. Located at the southwest corner of Park Boulevard and Cypress Avenue, at 3645 Park Boulevard, construction commenced in March 1929 by contractors Hill & Nelson for property owner William M. Brooks, a resident of Los Angeles. By November 1929 the Embassy at Park was advertised as open and available for rent.<sup>64</sup> Upon completion the building served as a notable visual landmark for the district, and embodied the broad adoption of the Spanish Colonial Revival style that would come to characterize the city.

The effects of the Great Depression are traceable within the district's history by the limited quantity of properties developed in the 1930s and 1940s. Of the 102 contributing and non-contributing properties that comprise the district, 12 were developed over this 20-year timeframe, all multiple-family projects. By 1950, when the Sanborn Fire Insurance Company updated its previous surveys of the area, (**Figure 32**) density in the district had increased substantially, with many parcels developed to include two or more detached dwellings, multiple multi-family buildings, or a mix of both.<sup>65</sup> By 1950 the lands comprising the district contained 40 single-family dwellings and 44 multi-family buildings, including:

- 17 four-family flats,
- 11 two-family flats,
- Six duplexes,
- Three apartment buildings,
- Two bungalow / cottage courts,
- One three-family flat,
- One six-family flat,
- One eight-family flat,
- One 10-family flat, and
- One hotel and apartment building

16 properties were developed in the 1950s including the garden court apartments located at 3550 Park Boulevard / 1808 Upas Street / 1801 Myrtle Avenue. Completed in 1950 the 3550 Park Boulevard property was constructed by Cory & Longworth, a general contracting firm who built schools, grocery stores, health care facilities, and apartment buildings throughout San Diego. The building was constructed to include 24 units around an irregular U-shaped plan over two-and-three-stories, with single-car garages incorporated into the ground floor at the rear, west elevation accessible from the alley. As permitted, the project was valued at \$125,000.<sup>66</sup> In 1958 the Terrace Park Garden Apartments (**Figure 33**) was completed in the district. Located at 1808 Upas Street / 1801 Myrtle Avenue, the project featured 28 luxury two-and three-

bedroom garden apartments. Managed by William Urban, the features of this Ranch style garden court were advertised in the July 13, 1958 edition of the *San Diego Union*.<sup>67</sup>

In the 1960s, within the period of significance (through 1967) seven residential projects were completed in the district. Of the seven, four are identified as contributing elements: 3524-3526 Park Boulevard and 1740 Upas Street, both Contemporary style apartment buildings, built in 1960; 3644 Indiana Street, built in 1961, displays typical elements of the six-pack / dingbat style; and 3632 Park Boulevard, an apartment building also constructed in 1961 in a limited Ranch style. The property at 1740 Upas Street is the most notable building constructed in the district at the end of its development period. Designated as HRB No. 1271, the Park Garden Apartments Building was designed by Master Architects Lloyd Ruocco and Homer Delawie, and is significant for representing their work as Masters. The building is a rare example of Delawie and Ruocco's work in multi-family residences during their partnership and in their independent architectural practices. As one of the last contributing elements constructed in the district, the Park Garden Apartments serves as a bookend to the earlier multi-family buildings constructed by Master Builder Edward Bryans, which collectively demonstrate the architectural acumen and craftsmanship applied to the district through the 1960s.

### III. STATEMENT OF SIGNIFICANCE

The Park Boulevard Residential Historic District, which is centered on the present-day boundary of the Uptown and North Park Community Planning Areas, is directly associated with the themes outlined in both the Uptown Community Plan Update Historic Context Statement (City of San Diego, 2015) and the North Park Community Plan Area Historic Context Statement (Historic Resources Group, 2011).

The Uptown Historic Context Statement identifies the following four significant themes that relate directly to the historical development of the Park Boulevard Residential Historic District:

- **The Railroad Boom and Early Residential Development, 1885-1909:** Early development during this period was primarily residential in nature, with more than 100 upper and middle-class homes constructed by 1888. As transit was extended from downtown through the outer edges of Uptown near the turn of the Century, development began to slowly spread to outlying subdivisions such as Mission Hills and University Heights. Property types remaining from this period are therefore primarily residential, with limited commercial, recreational and institutional examples.
- **The Panama-California Exposition and Streetcar Suburbs, 1909-1929:** 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 areas outside of Mission Hills and Park West, although these areas too saw more modest construction. In addition, there was a shift in architectural styles as Victorian era styles fell out of favor and period revival styles, most notably Spanish Colonial Revival or Spanish Eclectic, became popular. Along with flats and bungalow courts, larger apartment buildings began to appear in the Planning Area...
- **Great Depression and World War II, 1929-1948:** Though Uptown was primarily built out by 1930s, a few residential and transportation related property types emerged from the Depression and World War II era... 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. Wartime restrictions on building materials largely precluded private development during this period.
- **Post-War Development, Suburbanization, the Automobile & Modernism, 1948-1970:** After World War II postwar suburbanization and the preeminence of the automobile resulted in marked physical changes. Residential in-fill development occurred on previously unbuildable canyon lots. By the 1960s and 70s suburbanization of the outlying areas of San Diego resulted in decay of the inner first-ring suburbs. Redevelopment efforts, coupled with transportation improvements such as I-5, resulted in the loss of many older homes, which were replaced with an assortment of single family, multi-family and commercial uses.

In addition, the North Park Historic Context Statement identifies the following four significant themes that relate directly to the historical development of the Park Boulevard Residential Historic District:

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- **Early Settlement of North Park, 1893-1906:** of the earliest suburban communities to develop as San Diego recovered [from the economic collapse of 1888] was North Park. Initially North Park developed as an agricultural community, with individual families settling in the area to cultivate the land... A drought in 1905 halted agricultural development, and changed the character of North Park. Resources from this early period are rare and settlement patterns shifted following the drought when developers started subdividing large tracts of land for residential and commercial development.
- **Development of North Park, 1907-1929:** The city saw an influx of primarily working and middle-class residents during this period, largely attributable to two events: the arrival of the United States Navy in San Diego, and the growth of tourism following the Panama-California Exposition... The development of North Park during this period was influenced by the completion of the streetcar lines, which ran along Adams Avenue, University Avenue, and 30th Street... According to the San Diego Union, in 1924 North Park was considered the fastest growing district in San Diego... Residential and commercial areas that were in tracts that had been subdivided previously began to be developed rapidly in order to accommodate the area's growing population...
- **Influence of the Great Depression and World War II in North Park, 1930-1945:** Like other communities that experienced rapid growth in the 1920s, development in North Park was substantially and immediately impacted at the outset of the Great Depression. Construction would remain slow through the 1930s and into the early 1940s... In addition, the 1935 California Pacific International Exposition further assisted with economic recovery in North Park. The Exposition was meant to showcase a brighter future in the midst of the Depression, and displayed among its exhibits options for minimalist, low-cost housing which would become the standard for development in San Diego from the Depression through World War II.
- **Post-World War II Development of North Park, 1946-1970:** In the years immediately following World War II, the population of Southern California grew exponentially... This was particularly true throughout San Diego, given its proximity to military installations and its significance in the defense and aviation industries. Development in North Park during this period was primarily infill in previously established neighborhoods... It was also during this period that the FHA's "minimum house" would proliferate in the form of the Minimal Traditional-style tract house.

Development in the Park Boulevard Residential Historic District mirrors the significant themes and patterns identified in the historic context statements for Uptown and North Park, with four distinct phases of development evident within the historic district:

- **1900-1910:** Expansion and amendment of the University Heights tract for additional residential lots, with limited, primarily single-family residential construction at the southern end of the tract within the district boundary. Development during this phase was characterized primarily by small single family bungalows, many of which were demolished to make way for new development during subsequent phases of development.
- **1911-1929:** Shifting toward a higher density neighborhood with a mix of housing options, bolstered by the 1915 Exposition and the arrival of the streetcar, and developed under newly adopted zoning regulations. Development during this phase was characterized primarily by duplexes, two-story apartment buildings, and bungalow courts, with some additional single family homes scattered around the district.
- **1930-1945:** Limited housing starts in the neighborhood, with those built in a manner consistent with Federal Housing Administration (FHA) guidelines for multi-family and rental housing. Development during this phase was limited and characterized by stylistically simplified, low-scale apartment buildings in generally rectangular configurations.
- **1946-1967:** Intensified land uses and 'upzoning' along Park Boulevard and its peripheral streets, therein confirming the district's role as a targeted high-density residential area within the city's urban core. Development during this phase reflected a range of multi-family housing from bungalow-courts to six and eight-packs, to garden apartments in a range of Post-War modernist styles.

The Park Boulevard Residential Historic District is significant under HRB Criterion A as a special element of San Diego's historical, economic, and architectural development from 1900, when the area was initially platted as part of the University Heights expansion; through 1967, when the district was built-out and the character of new in-fill development shifted away

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from historical precedent as the City began to encourage higher density development through implementation of its growth management strategy in University Heights and the surrounding first ring suburban neighborhoods. More specifically, the district is significant as a reflection of the area's evolution from low density single-family uses to higher density multiple-family housing over several phases of development originating from the wake of the 1915 Panama California Exposition that occurred immediately south in Balboa Park; the subsequent population boom; and installation of streetcar lines that made the area accessible to working class individuals and families that would occupy apartment buildings. The district also reflects, and is a microcosm of, the evolution of housing types and corresponding architectural styles in a first ring suburban neighborhood developed along a streetcar line. As such, it includes houses, cottages, and bungalows; duplexes and flats; cottage and bungalow courts; an apartment hotel; garden apartment complexes; and six-pack / dingbat apartment buildings. A wide variety of residential architecture is present in the district, including examples of the Italianate, Craftsman, Spanish Eclectic, Italian Renaissance Revival, Mediterranean Revival, Modern Minimal Traditional, Ranch, and Contemporary styles. The contributing buildings within the district offer a visual timeline of housing types constructed in San Diego and University Heights during the historic-period—all centered off of Park Boulevard, a main thoroughfare that bisects University Heights and directly connects the district to Balboa Park, the city's premiere destination for art, culture, and recreation.

The early flats in the district were among the first to accommodate the privately-owned automobile with multi-car garages located along the back alleyway. This innovation was significant in relation to the area's development as an apartment district after the opening of Park Boulevard as major automobile traffic corridor in the 1920s. Two streetcar lines served the district between 1917 and 1949, the No. 7 and No. 11 lines on Indiana Street and at the intersection of University Avenue and Park Boulevard. Access to the streetcar further shifted development within the district away from single-family housing and toward multi-family housing that was affordable to the working class who utilized the streetcar as their primary mode of transportation. Simultaneous to the district's access to streetcar service, was its use as an alignment of US Route 80 via Park Boulevard from 1926 through circa 1953.

The district also features an intact grouping of flat buildings constructed by Master Builder Edward F. Bryans colloquially referred to as the "Park Boulevard Apartment Row" for the last 20 to 30 years; the individually eligible Embassy at Park apartment hotel; eight intact cottage / bungalow courts, including Palace Court and Gramercy Court; and a rare example of multi-family housing designed by Master Architects Lloyd Ruocco and Homer Delawie.

The district is comprised of 87 land parcels containing 118 resources. Of the 118 resources, 85 are contributing, including 11 contributing single-family dwellings, 72 contributing multi-family buildings or complexes, and 2 church buildings. These contributing resources were built between 1908 and 1961 and include bungalows, cottage courts, two-to-four family flats, an apartment hotel, garden court complexes, and linear apartment buildings colloquially referred to as dingbats. 33 non-contributing properties are sited throughout the district. The contributing resources exhibit an evolution of American domestic architecture and local working- and middle-class housing options over the first half of the 20<sup>th</sup> Century, including an Italianate apartment house, Craftsman bungalows and houses, Prairie style flats, Spanish Revival, Mediterranean Revival, and Italian Renaissance Revival flats, Minimal Traditional duplex and apartment buildings, and Ranch and Contemporary style garden court apartment buildings.

University Heights has few existing and potential historic districts. The three other districts within the community are the Shirley Ann Place Historic District, the Spalding Place Historic District, and the Valle Vista Terrace Historic District. These districts all vary in their historical development and architectural composition, with each of representing exclusive single-family uses. The Park Boulevard Residential Historic District is unique in that it did not develop in a comprehensively constructed manner by a single community builder or with an established architectural aesthetic. Rather the district represents the historic-era housing options and evolution of the University Heights tract, from a place advertised as the "most charming of 'gilt-edged' residence sites" to a vibrant pedestrian-centered neighborhood offering a range of housing types developed over a 60-year timeframe.

#### **IV. BOUNDARY DESCRIPTION AND JUSTIFICATION**

The district boundary includes all parcels fronting the east and west sides of Park Boulevard, generally between Upas Street (at the southern end) and Robinson Avenue (at the northern end), and generally extends west to the alley west of

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Park Boulevard and east to include the west side of Indiana Street. Some deviations from this general boundary description do occur in order to recognize and include multi-family properties that represent the evolution of the area from its single-family beginnings to a residential community targeted for higher density cottage courts, two-to-four family flats, garden court apartment buildings, and six-pack / dingbat buildings. Multiple-family properties define the district at its southwest, southeast, northeast, and northwest corners. The proposed boundary, as outlined, includes Park Boulevard—a major historic arterial—with the highest concentration of historic-era multi-family housing immediately north of Balboa Park. The boundary reflects the initial residential development of University Heights and captures the subsequent property types and architectural styles as the area changed from single-family to a denser pattern of multiple-family development.

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**TABLES**

- 1. Properties Attributed to Master Builder Edward F. Bryans in the Park Boulevard Residential Historic District

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## FIGURES

1. 1888 University Heights tract map
2. 1897, revised 1899 Map of the City of San Diego
3. College Hill Land Association 1887 Advertisement
4. College Hill Land Association 1888 Advertisement
5. 1900 amended University Heights tract map
6. San Diego Electric Railway lines, ca. 1920
7. Historic view, circa 1938, of University Avenue and Park Boulevard intersection
8. Historic view, circa 1910, of an unpaved portion of Park Boulevard in the vicinity of Balboa Park
9. 1926 Map of the City of San Diego and Vicinity
10. 1940 HMG Co. Map
11. 1944 California State Road Map
12. 1924 City of San Diego Zone B Map
13. 1930 City of San Diego Zoning Plan Map, Florence Heights, Hillcrest & Vicinity
14. Historic view, circa 1915, of University Heights and Mission Cliff Gardens
15. Historic view, circa 1928, Flat Buildings along Park Boulevard
16. Historic view, circa 1928, Flat Buildings along Upas Street at Park Boulevard
17. Historic view, circa 1929, Flat Buildings along Park Boulevard
18. Typical Bungalow Court Site Plan
19. FHA Basic Building Unit Plans for Rental Housing, 1941
20. Current view of the Charles Sproule House, 3712 Park Boulevard
21. 1906 Sanborn Fire Insurance Map
22. Historic View, circa 1920, San Diego Country Club Clubhouse / San Diego Conservatory of Music Building
23. 1921 Sanborn Fire Insurance Map delineating the Park Boulevard Residential Historic District
24. Historic view, circa 1921, 3541 Park Boulevard
25. Historic illustration, circa 1921, 3535 Park Boulevard
26. Historic view, circa 1922, 3419 Park Boulevard
27. Historic view, circa 1926, Wilshire Terrace tract
28. Historic view, circa 1924, Palace Court, 3718-3732 Park Boulevard
29. Historic view, circa 1925, Palace Court 3718-3732 Park Boulevard
30. Historic view, Gramercy Court, 1726-1738 Upas Street
31. Historic view, circa 1938, Embassy at Park apartment hotel, 3645 Park Boulevard
32. 1950 Sanborn Fire Insurance Map delineating the Park Boulevard Residential Historic District
33. Historic view, circa 1958, Terrace Park Garden Apartment, 1808 Upas Street / 1801 Myrtle Avenue

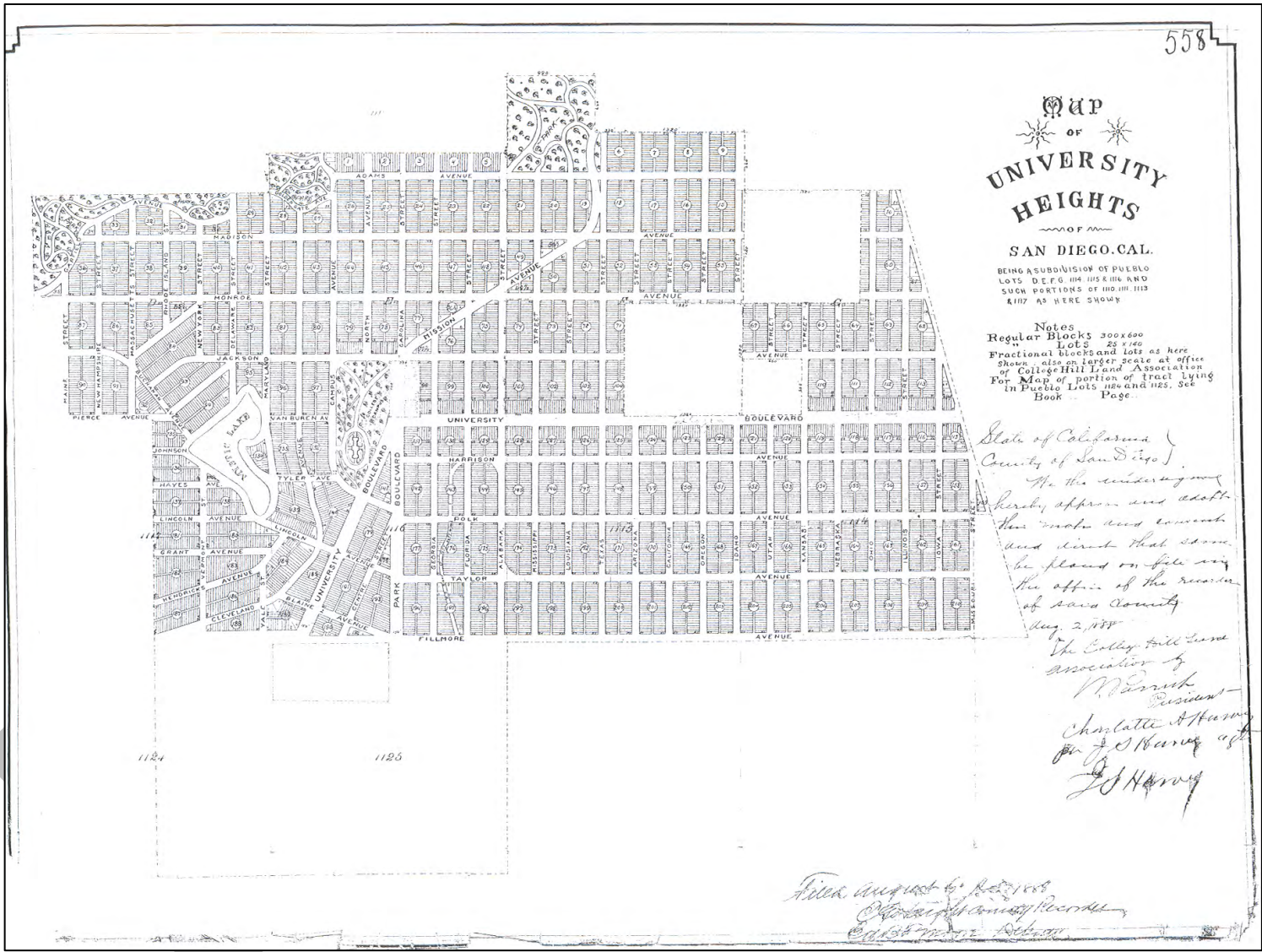


Figure 1. 1888 University Heights tract map.

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT

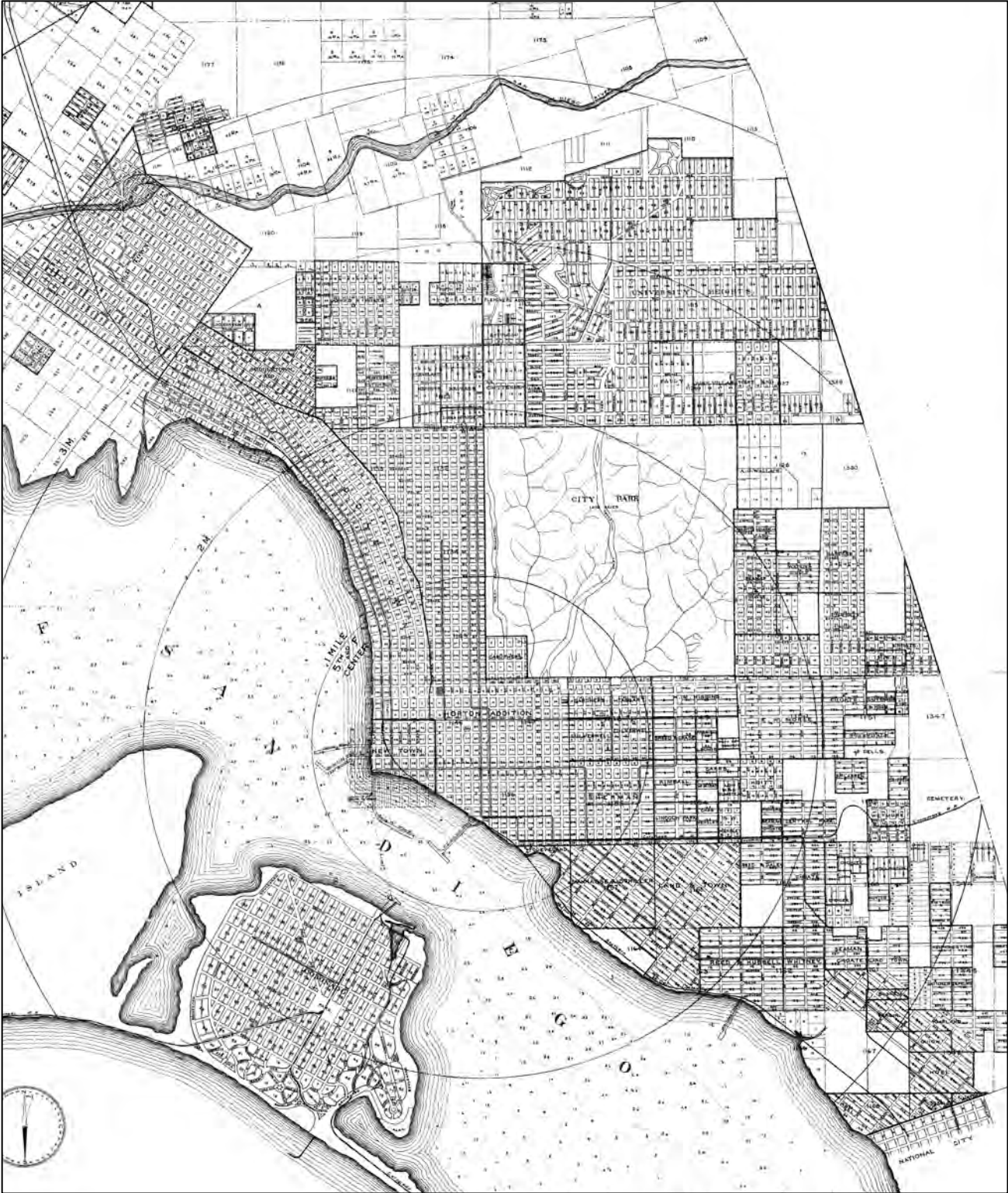


Figure 2. 1897, revised 1899 Map of the City of San Diego.

THE SAN DIEGO UNION, MONDAY MORNING, DECEMBER 13, 1887—TWELVE PAGES

# IMPORTANT ANNOUNCEMENT.

THE COLLEGE HILL LAND ASSOCIATION,  
OWNERS OF  
**UNIVERSITY HEIGHTS,**

Have decided to place Five Hundred lots upon the market at Low Prices and Easy Terms.

Sale Will Occur on  
**Tuesday, Dec. 13th, at 9 A. M.**

The distribution of tickets took place with great excitement. \$25 to \$75 was paid to fortunate owners of numbers near the end of the procession.

**GILT-EDGED RESIDENCE SITES!**

**SAN DIEGO COLLEGE OF ARTS.**

**UNIVERSITY HEIGHTS**

PASTE IN YOUR HAT THE FOLLOWING PROPHECY:

The Buyers of 500 lots in University Heights Tract will make greater profit than the first buyers on Coronado Beach.

**TERMS:** One-third cash, one-third in six months, one-third in twelve months, with ten per cent interest on deferred payments. To actual builders the following liberal proposition is made: One-fourth of the purchase price cash, with a credit of one and two years on the balance with 10 per cent interest, the building to cost not less than \$1,500 and to be begun within 60 days from date of purchase, and completed within five months.

A Special Discount of 10 Per Cent will be Given for all Cash. One-third of the purchase price must be paid at the time of sale.

**WE WILL NOT ACCEPT DEPOSITS TO SECURE AN OPTION.**

**W. H. HOLABIRD & CO.,**  
Managers, 937 Fifth Street.

**LOWER CALIFORNIA.**

**"THE PERFECT LAND."**

Homes in a Sunny Climate.

Grand Opportunity For Investments.



**HANBURY & GARVEY,**  
General Land Agents for the International Company of Grants.  
OFFICE OPPOSITE POSTOFFICE.  
San Diego, California.

**Hardware, Stoves and Ranges.**

Perfection New Lyman and Buck's Brilliant Gasoline Stoves.

Steadily Pure Gasoline in Cans of all Grades, with Patent Burners, See B.C. 22.



**SAN DIEGO TRADING COMPANY.**

**Consign Your Goods**

**A. WENTSCHE**  
Forwarding and Commission Merchant.  
FIFTH STREET, BEYOND 450  
GRACES IS GENERAL PRINCIPAL  
San Diego, Calif.

**The New Store! Forest Heights Addition**

**SAN DIEGO.**  
Located on the Most Just East of the City Park.  
**Every Lot High and Dry,**  
Two Minutes Walk from New Hotel Line.  
This Beautiful Addition Will Soon be Placed Upon the Market.

**SMITH & WADSWORTH**  
Sole Agents for San Diego.

**NOTICE!**  
San Diego, Dec. 1, 1887.  
Notice to Whom it May Concern:—That no Line will be delivered from and after this date, except for 30d cash, or positive security.

**W. W. STEWART & CO.**

**USITARIAN CHURCH**  
Sale of Fazy and Gabel Articles.  
**A NEW ENGLAND SUPPER**  
Preserved Concert Thursday Evening

Figure 3. College Hill Land Association 1887 Advertisement.



PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT



Figure 5. 1900 amended University Heights tract map.

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT

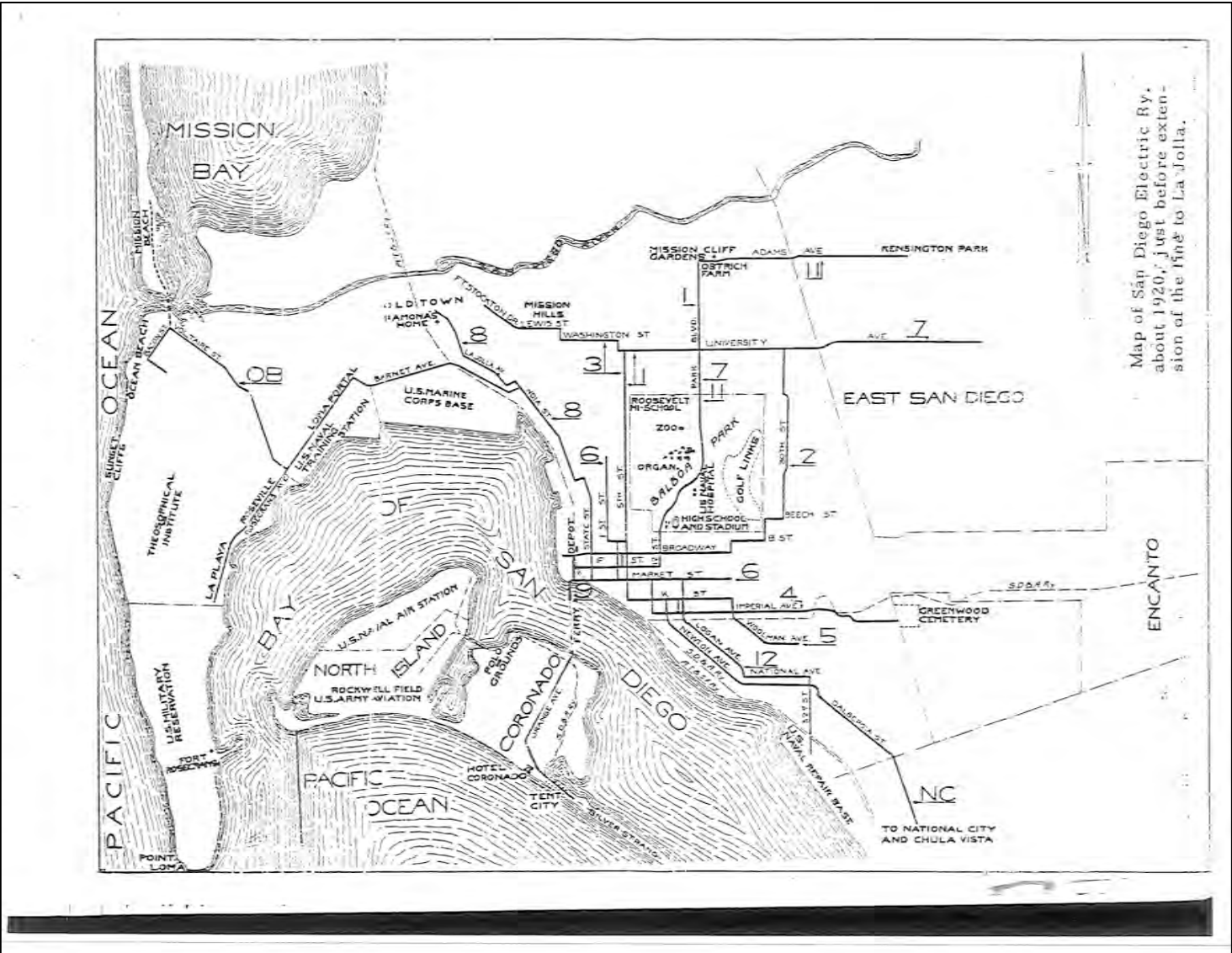


Figure 6. San Diego Electric Railway lines, ca. 1920.

Placeholder

Figure 7. Historic view, circa 1938, of University Avenue and Park Boulevard intersection.







Figure 8. Historic view, circa 1910, of an unpaved portion of Park Boulevard in the vicinity of Balboa Park.

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT



Figure 9. 1926 Map of the City of San Diego and Vicinity.

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT



Figure 10. 1940 HMG Co. Map.

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT

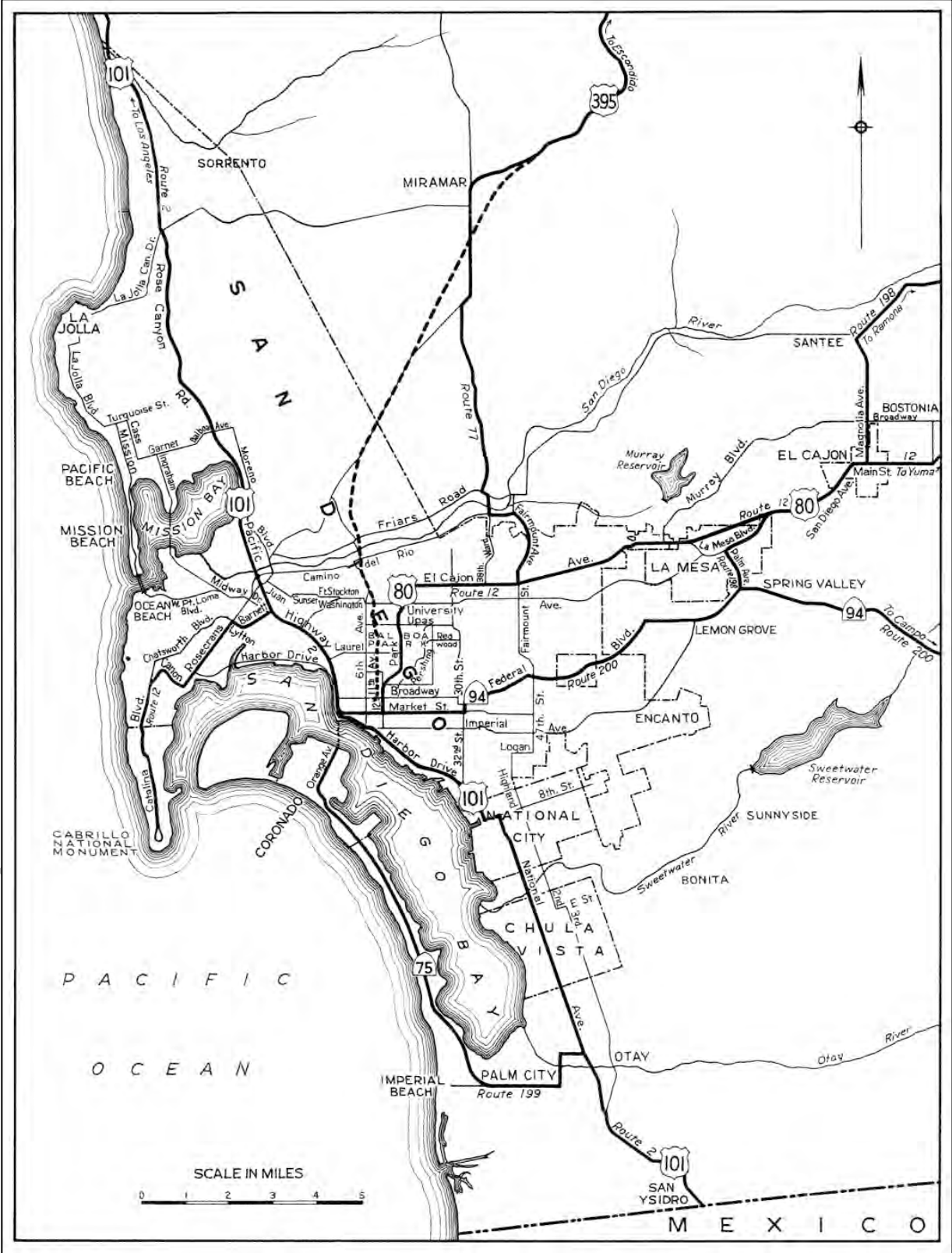


Figure 11. 1944 California State Road Map.

Figure 12. Placeholder  
1924 City of San Diego Zone B Map.

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PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT

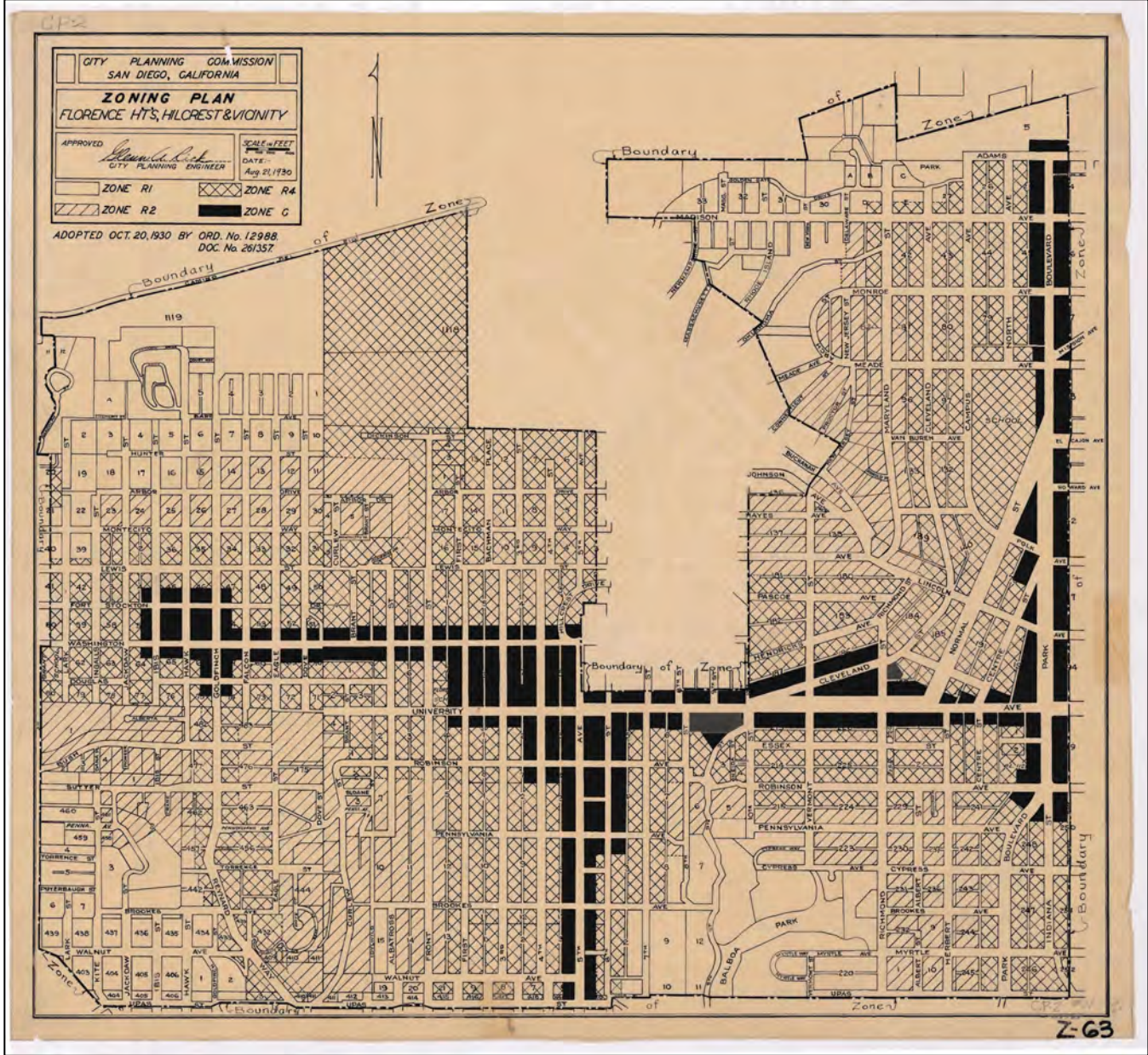


Figure 13: 1930 City of San Diego Zoning Plan Map, Florence Heights, Hillcrest & Vicinity.



Normal School from Mission Cliff Park,  
San Diego, Cal.

Figure 14. Historic view, circa 1915, of University Heights and Mission Cliff Gardens.



Figure 15. Historic view, circa 1928, Flat Buildings along Park Boulevard.



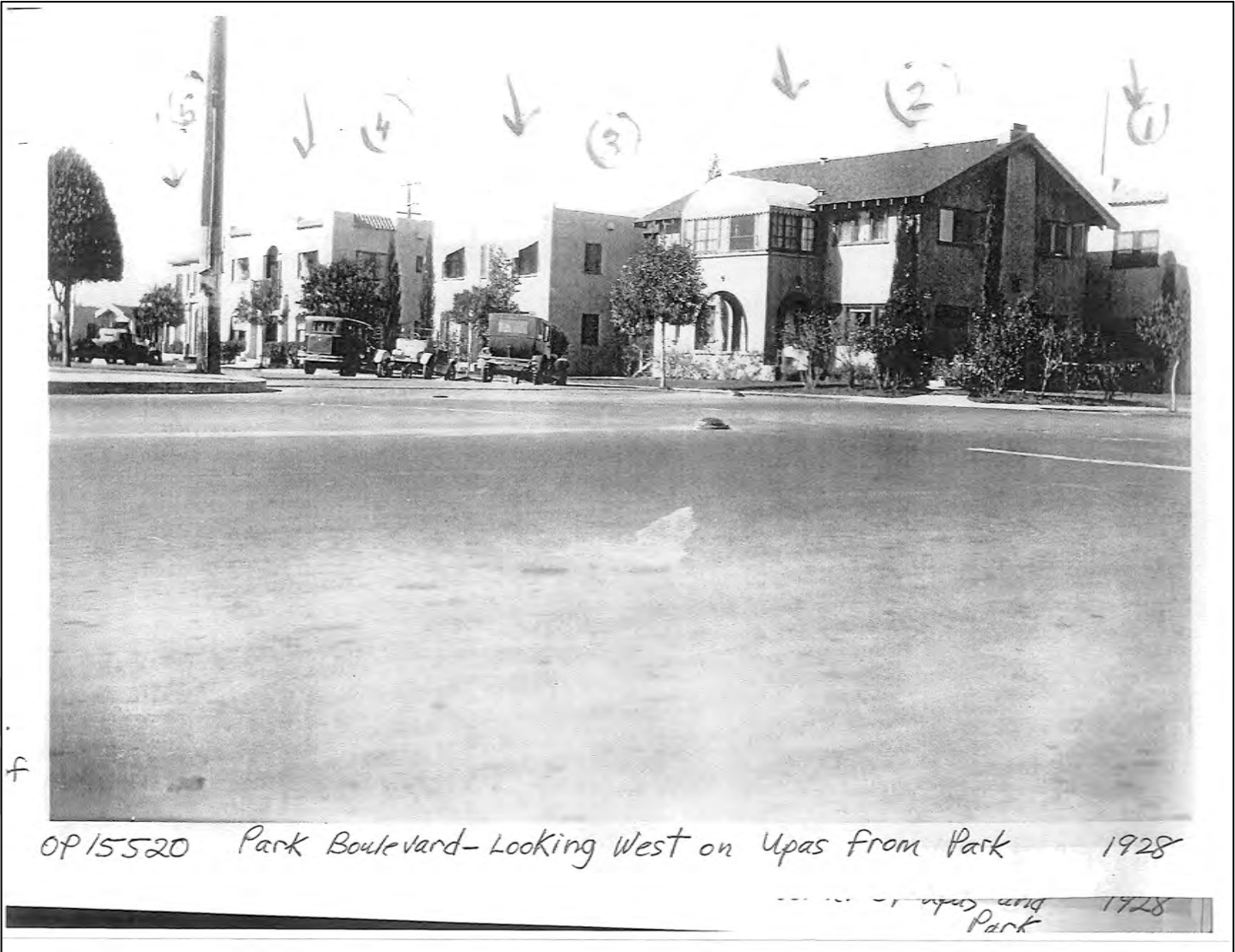


Figure 16. Historic view, circa 1928, Flat Buildings along Upas Street at Park Boulevard.



Figure 17. Historic view, circa 1929, Flat Buildings along Park Boulevard.



Figure 18. Typical Bungalow Court Site Plans.

Source: Congress for New Urbanism and Opticos, United States Library of Congress, and 1950 Sanborn Fire Insurance Map for San Diego.

does not accept its use as the only access to a bathroom. Except in special cases, bedroom closets should open into the room itself, not into halls or adjacent rooms. Baths should be reached from halls serving only the bath and bedrooms.

**(d) BUILDING UNITS AND PUBLIC SPACES**

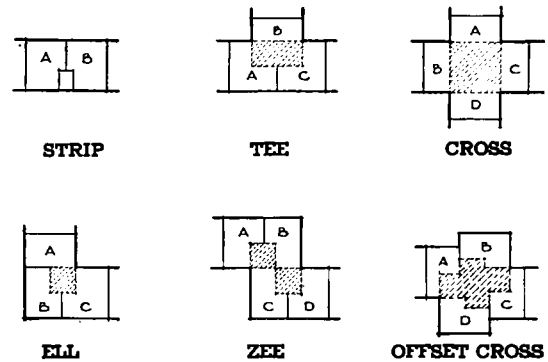
The group of apartments served by a single public hall, together with the necessary stairs and other service elements, is designated a "building unit" whether it be freestanding or attached to other portions of the building group.

Up to the present point, the rooms and their interrelation have been discussed. However satisfactory the layout of a dwelling may be, its livability is diminished if, through poor planning of the building unit, its light, ventilation, and privacy are interfered with or the occupants are subjected to avoidable noises.

Except on comparatively small lots, it will usually be advisable to have more than one entrance to a group of apartment dwellings. If this arrangement is not adopted, the typical floor plan is likely to have long corridors leading to the apartments and a large proportion of the apartments will probably be deficient in ventilation and have long private corridors. Such planning is wasteful of space and expensive, both in first cost and upkeep.

Single-family houses and row houses are simple types of building units. They do not present very serious problems of unit planning, if the principle is observed that there shall be not more than two rooms in the depth of the building. Difficulties with these types arise largely out of grouping and site planning. Multi-family buildings may present serious planning problems arising from the shape of the building unit which is determined largely by the number of family quarters grouped around a common public hall.

**FIGURE 9**



THE FIVE BASIC BUILDING UNIT PLANS with a variant of the cross: shaded areas indicate "blind corners."

Building units may have a considerable variety of form, but it will be found that basically they are usually variants of one of five forms; the straight line or strip unit, the corner, or L unit, the T unit, the Z, and the X.

(Figure 9 shows these five shapes diagrammatically.)

Examination of these unit types will show that they are the derivation of most types used in common practice. The shaded portion of each plan represents that area which does not receive any outside light perpendicular to an exterior wall. The strip unit with two apartments has all its space properly lighted. Other things being equal, this shape is the most desirable. It gives two opposite exposures to all apartments, allows a maximum of privacy, permits arrangement on the site to take advantage of preferential views, prevailing winds, and exposure to sun, and the shape itself does not create projections which cast shadows. For walk-up apartments, this type can usually be justified on a cost basis and it produces the most desirable living conditions for each family.

Some of the other types shown allow only one exposure for an apartment, some permit only corner ventilation, and others involve much

Figure 19. FHA Basic Building Unit Plans for Rental Housing, 1941.

Placeholder

Figure 20. Current view of the Charles Sproule House, 3712 Park Boulevard

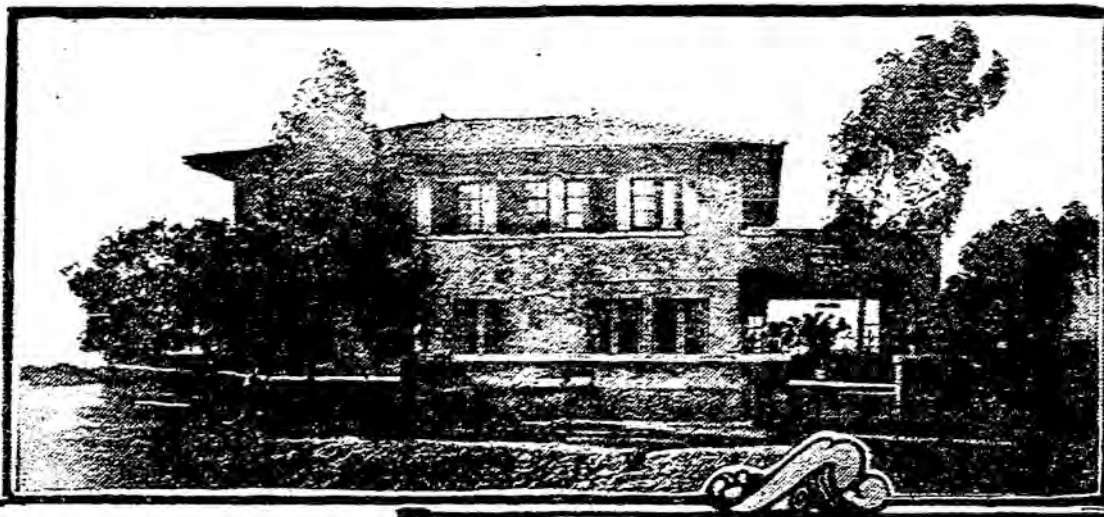
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PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT



Figure 21. 1906 Sanborn Fire Insurance Map.

Photograph of the new home of the San Diego Conservatory of Music, which was formerly the building occupied by the Country club, 1740 Upas street. The interior of the building has been remodeled and so arranged as to furnish complete facilities for each teacher in the various departments, with a large recital hall as a special feature.



## CONSERVATORY OF MUSIC HAS NEW HOME ON UPAS

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right," the musician went on. "They are as human as we chaps who play or sing or compose. and, being human, they also must make mistakes. They don't always agree, either," he declared, "and I caught again the sound of a suppressed chuckle. "However, I'll concede the majority generally hit the nail on the spot where the hammer should fall. And I suppose you'll be pleased to have me admit that we are all aware of the confidence the public has come to repose in those reviewers whose reputations for ability and justice have become established.

"Yes," he concluded, "the critics—the distinguished ones—really form the link which unites the musical artists and the people before whom they appear. They clarify the atmosphere, and keep everybody happy."

"Everybody?" I inquired.  
"Well," answered my friend, "everybody who really counts."

And then a bird, perched on a branch just above our heads, chirped jubilantly as though anxious to assure us that, after all, the world is not wholly out of joint.

### OSCAR HAMMERSTEIN

Just one year ago on the first of this month Oscar Hammerstein closed his eyes in the long sleep. The public was reminded of this, a few days ago, in the memorial notices appearing in the New York newspapers, the one penned by his wife

**T**HE San Diego Conservatory of Music is now established in new quarters at the building formerly occupied by the Country club, 1740 Upas street, having recently moved from the old location on Fifth street. The interior of the building has been remodeled and so arranged as to provide adequate and complete facilities for each teacher in the various departments. The studios have been made practically sound-proof and are light and attractive. A recital hall is a special feature, where students' recitals will be given and the regular rehearsals of the conservatory orchestra and the children's orchestra, as well as classes in ensemble, will be held.

The motion picture and dramatic department, under the direction of Robert Warwick, assisted by Mrs. Warwick, have commodious quarters, consisting of a large room permitting the use of a stage, a smaller room

for the training of children by Mrs. Warwick, and a reception room. Special sets of new scenery are in process of making and it is the intention of this department to give dramatic performances at the conservatory when the stage equipment is completed.

In connection with the growth of the conservatory, the Cherniawsky quartet, under the direction of Gregor Cherniawsky, head of the violin department, has become a prominent factor. The weekly rehearsal is looked forward to as an event of rare enjoyment and may be attended by all who are interested in quartet music of the first rank. The personnel of the quartet embraces the following: Gregor Cherniawsky, first violin; Chesley Mills, second violin; H. Klingensfeld, viola; Merrill Baldwin, cello. Visitors at the conservatory are welcomed at all times of the day or evening.

## COMMITTEES APPOINTED

Figure 22. Historic View, circa 1920, San Diego Country Club Clubhouse / San Diego Conservatory of Music Building.

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT



Figure 23. 1921 Sanborn Fire Insurance Map delineating the Park Boulevard Residential Historic District



THE SAN DIEGO UNION: SUNDAY MORNING, OCTOBER 30, 1921

# *Modern Flat Building Under Construction on Park Boulevard to Be Completed by Jan 1, 1922*

Due to the efforts of Nat and Ella Sebastian, building activity in the "3000" block on Park boulevard is increasing. Above: View of a four-flat structure built by the couple last January. They recently sold it as income property. Below, left: Drawing of another four-flat building now under construction at 3541 Park boulevard. Right: Home of Mr. and Mrs. Sebastian, now being built at 3535 Park boulevard.

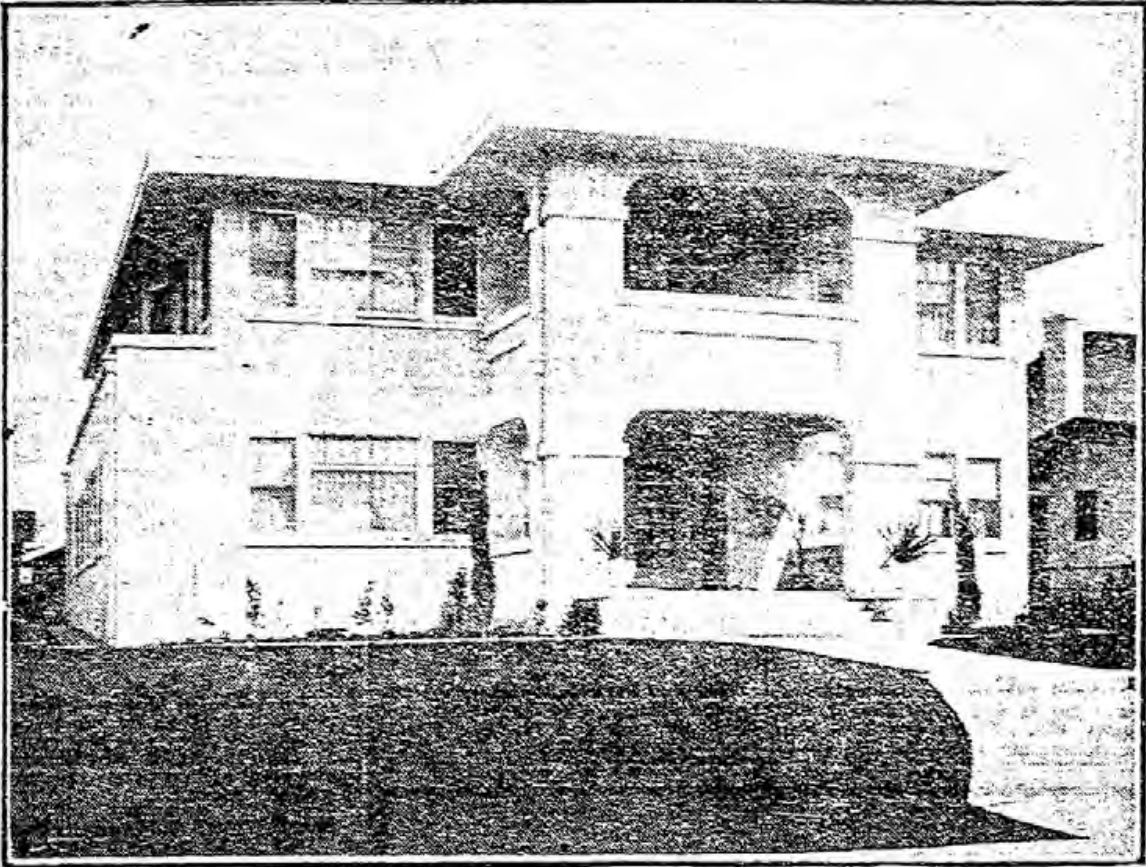


Figure 24. Historic view, circa 1921, 3541 Park Boulevard.

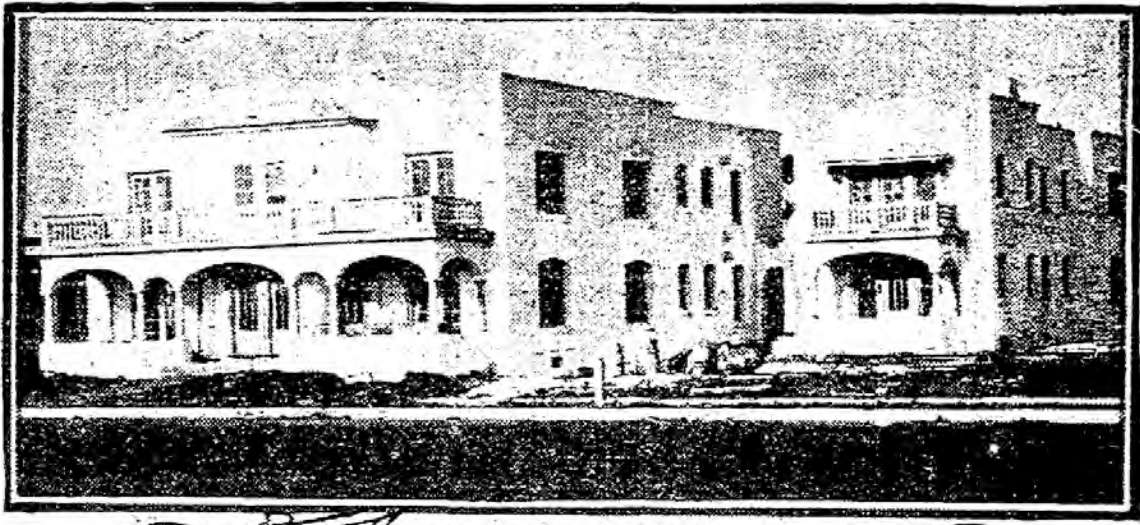
<p>ach. \$240                  ..... \$240                  ..... \$250                  ..... \$265                  ..... \$275                  ..... \$285                  ..... \$315                  ..... \$325                  ..... \$355                  ..... \$360                  ..... \$500                  ..... \$695</p>			<p>tha gre</p>	
<p><b>Co.</b></p>	<p><b>OCEAN BEACH NOTES</b></p> <p>"The jolliest possible old fashioned good time" is promised by the local P.-T. A. to all who attend the Halloween party which it is giving at the Ocean Beach skating rink tomorrow evening. A regular program of readings and music will be followed</p>	<p>by informal stunts. Everyone is invited to appear in costume, and the committee in charge has planned that for this one evening the quadrille and Virginia reel shall return to the popularity which was theirs in grandmother's young days. Incidentally the proceeds of the evening are to go toward a motion picture machine for the Ocean Beach school.</p> <p>The Rev. Isaac Fleming, it is expected, will take up the pastorate of the Congregational church and will be in charge of the services today. In the morning a soprano solo by Mrs. M. McFarland and several numbers by the male quartet will be given. In the evening Mrs. McFarland will sing "My Aime Country."</p> <p>"Christianizing of State" will be the Rev. Rolla E. Brown's subject at the Baptist church tonight.</p> <p>The Women's guild of the Episcopal church will hold its regular meeting Thursday afternoon at the home of Chaplain and Mrs. E. W. Wood, Fort Rosecrans. Members will meet with Miss Ellis, at the corner of Niagara avenue and Bacon street, at 2 o'clock, and start from there in a body.</p> <p>A talk on Missions in Ningpo, China, illustrated with stereopticon views, was given by Miss Viola Hill at the Baptist church last Sunday evening. Miss Hill left Santa Ana six years ago to take up her work as a teacher in the Baptist mission school. Another missionary worker, the Rev. Theodore Fieldbrave, visited the Sunday school in the morning. Himself a native of India, he is working as a missionary among the Hindus of the Pacific coast from Oregon to Mexico.</p>	<p><b>Activity in 3000 Block Due to Efforts of Mr. and Mrs. Sebastian.</b></p> <p>In an effort to increase interest in building activities in the district just north of Calboa park, Nat and Ella Sebastian are financing the construction of a modern four-flat dwelling at 3541 Park Boulevard, which it is expected will be completed by Jan. 1, 1922. The building actual construction work on which is being done by E. F. Bryans, will include four thoroughly up-to-date unfurnished flats of four rooms each.</p> <p>Built-in features, splendid lighting facilities, in fact everything that goes to make a comfortable and convenient present-day flat dwelling, will be incorporated in the structure which will be finished in white stucco. Mrs. Sebastian has made several trips to Los Angeles for information concerning the latest improvements and new "comfort" devices, many of which will be installed in the flats.</p> <p>A feature of the structure will be extra large windows, affording ingress to ample sunshine and each flat will be properly ventilated. A separate garage is being built for each flat.</p> <p>Mr. and Mrs. Sebastian have built several bungalows and apartment houses in the "3000" block on Park Boulevard, the most attractive of these being the four-flat dwelling at 3611. This modern structure was completed last January, since which time it has been fully occupied.</p> <p>A stucco dwelling which the Se-</p>	<p>The equ</p>
<p>h Us TIRE Camel, Chesterfield, Piedmont, Lucky Strike Cigarettes, 200 for <b>\$1.60</b> <b>2 for 15c</b></p> 	<p>25'S</p> <p>fe he</p> <p>Bring out the the prettiest alluring char liable preser</p>			

Figure 25. Historic illustration, circa 1921, 3535 Park Boulevard.

# New Stacy Flats

Built of

# Benson Lumber



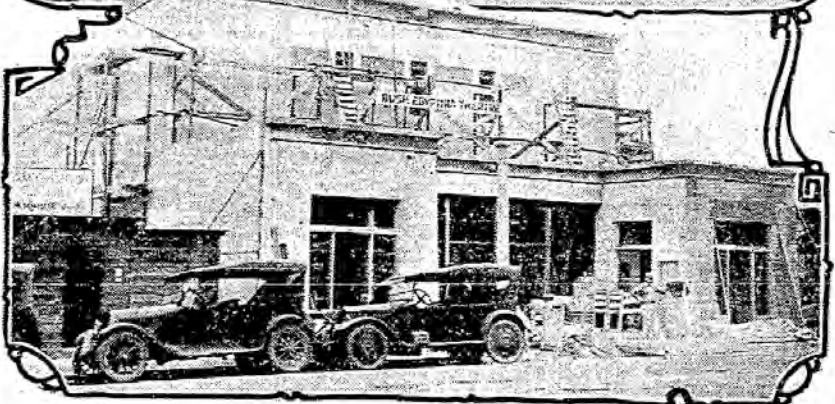
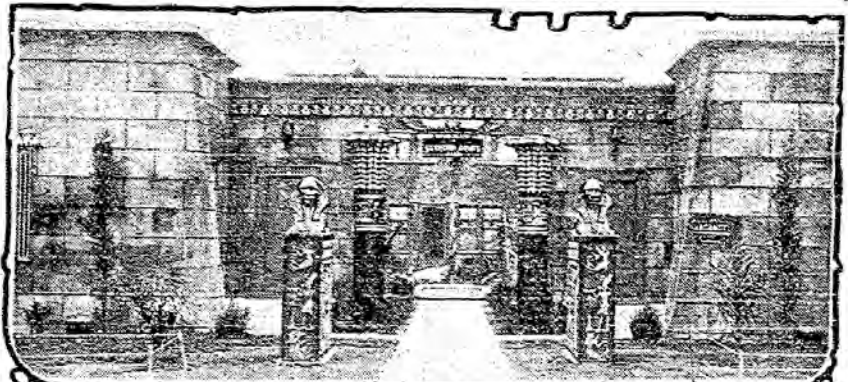
**Contractor E. F. Bryans  
Specializes on Flats**

Figure 26. Historic view, circa 1922, 3419 Park Boulevard.

THE SAN DIEGO UNION: SUNDAY MORNING, MAY 23.

## New Wilshire Terrace Subdivision, Near City Park, To Be Offered San Diegans in Sale of One Week

Above, Egyptian Court, two blocks from new Wilshire Terrace subdivision. Sale of the tract opens today. Inset, homes already built in Wilshire Terrace. Below, new Bush Egyptian theatre, two blocks north of Wilshire Terrace.



W. S. Broderick, owner and subdivider, announces the sale, beginning today and ending at 6 p. m. Memorial day, Wilshire Terrace, a subdivision. The tract is bounded by Cypress avenue, Georgia, Florida and Myrtle streets.

Wilshire Terrace is a tract of 60 homesites, on which 10 beautiful homes have been built and five are

building. June 1 prices of all unsold homesites will be advanced 10 percent, Broderick announces.

"My low prices for such close-in and accessible property," says Broderick, "include all public utilities and paved streets. The property is now being paved with four-inch solid concrete at my expense,

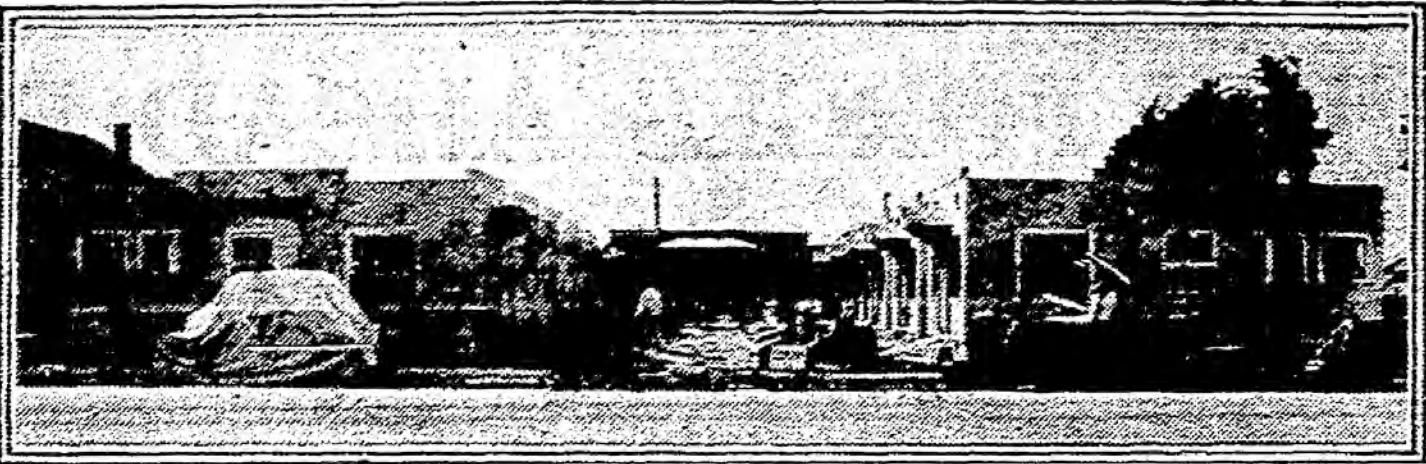
and Georgia, Cypress and Florida are to be paved soon, indicating a doubling of values here within a year. The tract overlooks Balboa park and the sea, and, with a special added inducement of 5 percent discount to the first 10 buyers, and an extra 5 percent discount for cash, should sell out within a week."

Figure 27. Historic view, circa 1926, Wilshire Terrace tract.

THE SAN DIEGO UNION: SUNDAY MORNING, MAY 4, 1924

# New Bungalow Court Nears Completion

Construction work on Palace Court at 3718 Park Boulevard, which is being build by C. M. Williams, contractor, for Fink and Fisher, will be completed by July 1 and will represent an investment of \$60,000.



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one-acre  
beautiful

Realty License

# New Sanitarium to Be Built

Figure 28. Historic view, circa 1924, Palace Court, 3718-3732 Park Boulevard.

REAL ESTATE AND DEVELOPMENT SECTION

# The San Diego Union

**WERE YOU?**  
 Statistics Show That San Diego's Population Has Almost Doubled in the Last Five Years. This Report Gives the Most Prospects for the Future Here! Were You One of the Fortunate of San Diego's 148,000 Today?

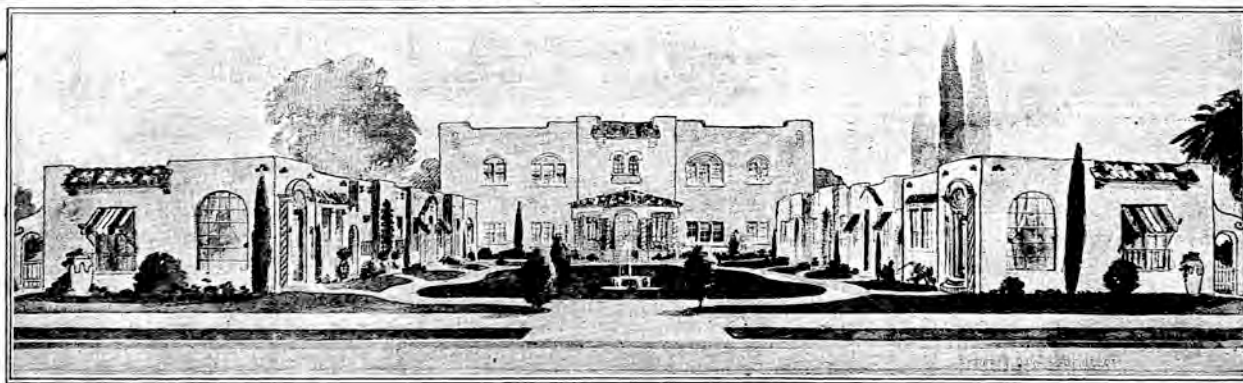
**WILL YOU?**  
 Every Institution Is That 100,000 New Residents Will Make Their Homes Here in the Next Five Years! The Most Favorable Prospects! Will You Be One of the Fortunate of San Diego's 248,000 in 1927?

SAN DIEGO, CALIFORNIA, SUNDAY MORNING, SEPTEMBER 27, 1925

## SAN DIEGO-IMPERIAL DEVELOPMENT CONFERENCE CALLED

### Charming Bungalow Courts Make Apartment Dwellers Happier Residents of Sun Harbor

With scores of attractive bungalow courts to its credit, San Diego even gives the apartment dweller who is tired of being "cooped up in a two by four," a chance to enjoy the home life that has made the city famous. And every court in the city is a beauty spot, owners apparently vying to give their places the finest of southern California gardens. The top photograph is the architect's sketch of the new bungalow court now under construction on Fifth street, half a block from Upas, for P. T. Osborn. The structure will represent an outlay of \$75,000, and will be brilliant in colors reminiscent of old Spain and colonial Mexico. The court will occupy a lot 100 by 133 feet, and there will be 12 units in the group. Other courts in the accompanying pictures are, from top to bottom below the large photograph, Villas Arcena, on Fourth street, near University; Palace Court, on Park Boulevard, and Holmes Court, on Kalmia street, in Burlingame.



### REALTY BOARD INVITES DATA FOR PUBLICITY

Towns of Two Counties Are Asked to Furnish Facts Concerning Districts.

From practically every town in San Diego and Imperial counties will come boulevards in this city Wednesday to discuss plans for development of their respective districts and the two counties in general.

Invitations for the meeting, which will be held in Cafe Capetone at noon, were sent out by the San Diego Realty board, comprising every town and city which has a realty board or a number of owners to send one or more delegates.

Each place has been asked to arrange for a five-minute speech covering the merits of the particular district represented. Copies of the speeches are to be sent to the San Diego Realty board in advance of the meeting and will be prepared to advertise Imperial and San Diego counties to the nation.

**INTEREST IS KEEN**  
 "The meeting has been broadcast as a development meeting," said John D. Griffith, secretary of the local realty board, advertising the merits of Imperial and San Diego is going to be the business. If the proposition is accepted can be taken as a sign of interest in the coming year.

"Each community in San Diego and Imperial has a number of things of interest to the prospective home-seekers and if the thoughts are concentrated and broadcast through these articles the effort will be greater for all concerned."

**One Motor to Each Farm in California.**  
 To determine the extent of the use of electricity on farms of California, the division of agricultural engineering of the College of Agriculture, University of California, is



### LABOR SURVEY SHOWS INDUSTRY TAKING INCLINE

Employment Throughout U. S. Shows Increase in August; Total Earnings Rise.

Employment in the manufacturing industries of the United States increased 8.2 per cent in August as compared with July, according to an official report issued by the United States department of labor. The report is based on the preliminary statistics of the Bureau of Economic Warfare. The report shows that the total number of employees in the manufacturing industries increased 1.6 per cent over the corresponding month of last year. The report also shows that the total earnings of employees in the manufacturing industries increased 11.2 per cent over the corresponding month of last year.

### GREAT BUILDING TOTAL IS CERTAIN

National Construction 16 Per Cent Ahead of Last Year As Record Work Continues

NEW YORK, Sept. 24. (Special)—With construction showing a gain of 16 per cent in the United States, compared with last year, nothing short of a calamity in the last quarter can prevent 1925 from becoming the record 12 months of construction.

The value of contracts let from Jan. 1 to date, for all classes of construction in the nation, totals \$1,811,174,000, which compares with \$1,561,198,000 in the corresponding period a year ago. In building, there is a record for the first 12 months of the year. The value of contracts let from Jan. 1 to date, for all classes of construction in the nation, totals \$1,811,174,000, which compares with \$1,561,198,000 in the corresponding period a year ago. In building, there is a record for the first 12 months of the year. The value of contracts let from Jan. 1 to date, for all classes of construction in the nation, totals \$1,811,174,000, which compares with \$1,561,198,000 in the corresponding period a year ago. In building, there is a record for the first 12 months of the year.



### RECORD REALTY DEALS CLOSED

More Than Half Million Is Spent on Sites for Structures to Total \$2,000,000.

Real estate deals closed here in the last week involve expenditures of more than \$500,000 for sites and building projects totaling at least \$2,000,000.

In one of the biggest deals of recent years 100 by 100 feet at Fifth and C streets, was transferred to Albert J. Jones, local capitalist and investor. The site involves \$100,000 for the property and \$1,000,000 for a 12-story office building to be erected on the site. The property was acquired by a group of investors headed by Jones and was sold by the Pacific Building company. Another deal is the transfer of 100 feet on the north side of Cedar street running back 100 feet on Third and a similar distance on Fourth, to the San Diego Indus of Elks. According to plans, the property will be improved with a modern club building for the Elks as a part of \$200,000 or more. It was sold to the Elks building committee by Harry Lewis and Frank Johnson. A third deal reported this week was the sale of 10 feet frontage on Third street between B and C, by Palmer, Roberts and Johnson.

### Lower Death Rate In New Hampshire

WASHINGTON, Sept. 24. (Special)—The death rate in New Hampshire last year was 12.4 per cent, as shown by reports from 112 establishments in the two periods.

Figure 29. Historic view, circa 1925, Palace Court 3718-3732 Park Boulevard.

# Announcing Beautiful Gramercy Court

Located at 1726 to 1738 1/2  
Upas Street

East of Park Boulevard  
Bordering Beautiful Balboa Park

Supremely distinctive in its English type of architecture—a truly masterful expression of charm, individuality and dignity — GRAMERCY COURT is this day dedicated and its dedicatory message is addressed to those whose love for and appreciation of beautiful things inspire their creation.

The following firms are pleased to acknowledge the part they have been privileged to play in the creation of this distinguished bungalow court of courts:



...Open for inspection  
Sunday, November 20th

Discriminating people who seek a conveniently located home place that is delightfully different . . . where every detail of arrangements, appointments, furnishings and service is provided into a harmonious whole of infinite satisfaction and enjoyment . . . are invited to make inspection. It will be a privilege to show you through this attractive bungalow court with all its modern conveniences, everything conceivable to add to your happiness and contentment—the best of everything—the last word of modernity. But it must be seen to be appreciated, for "A thing of beauty is a joy forever." You would love to live here. Home reasonable. Come today.

We are pleased to have had the opportunity to do another good job of cement work.

**L. V. ROPER**  
AND SON

Cement Contractors

L. V. ROPER E. V. ROPER  
2193 Logan Ave.  
Main 9591.

We are proud to have had our part in adding to the beauty of  
**BEAUTIFUL GRAMERCY COURT**  
**JONES-GRAHAM NURSERY**  
Plants, Palms, Shrubs, Trees, Roses, Ferns, Bulbs and Seeds.  
Res. phone, Hill 3103 Phone Hill 3340-W  
2876 University Avenue, San Diego.

Congratulations! **J. L. KAHANEK**  
General Painting Contractor

Specializing in Interior  
Decorating

It will say you  
to get my estimate first

3670 Thirty-sixth St. H. 0652-M.

We congratulate Mrs. Hussey. All Sheet Metal Work was done by

**O. K. SHEET**  
**METAL WORKS**

Sheet Metal Work of All Kinds

**G. G. O'Rear** **C. B. Brown**

General Sheet Metal Contracting  
2313 El Cajon Ave. Hillcrest 9374.

## Gramercy Court

is a work of construction of which we are justifiably proud...!

Specifications and all details have been strictly adhered to in the construction of this "Court of Courts."

—In justice to yourself at least let the California Construction Co. figure on your building problems, no matter how large or how small.

**W. B. NOE,**  
Superintendent of Construction

**California**  
**Construction**  
**Company**  
Hillcrest 7534

I take this opportunity to thank everyone who took part in the construction of my beautiful court. The very best of workmanship and materials are represented in this structure.  
—MRS. HUSSEY.

THERE COULD BE NO BETTER SETTING TO DEMONSTRATE THE ADVISABILITY OF

**Frigidaire**  
PRODUCTS OF GENERAL MOTORS

In Modern Apartments and Bungalow Courts

We are proud to be able to participate in

**Gramercy Court**

**Frigidaire Corporation**  
1245 Fourth St. Main 5181.

**Mrs. HUSSEY**  
**Gramercy Court**

We are very glad to have had the privilege of installing the plumbing in this beautiful court.

**J. H. JULIAN**  
Certified Heating Contractor.  
Engineer and Sanitary Plumbing  
1228 Second Street

**The Bledsoe Company**  
Contract Department, Sixth Street at C

Is Pleased to acknowledge the part we have been privileged to play in the creation of

## Gramercy Court

- Overstuffed Furniture
- Bedroom Furniture
- Living Room Furniture
- Dining Room Furniture
- Draperies
- Rugs and Linoleums
- A-B Gas Ranges
- Floor Lamps and Shades

Consult Bledsoe's Contract Department before furnishing your hotel, court or apartments. We can assure you maximum service and quality at minimum prices

The  
**Bledsoe Company**

Complete Furnishers of Successful Homes  
Sixth Street at "C" Phone Franklin 4155

Figure 30. Historic view, Gramercy Court, 1726-1738 Upas Street.



Figure 31. Historic view, circa 1938, Embassy at Park apartment hotel, 3645 Park Boulevard.



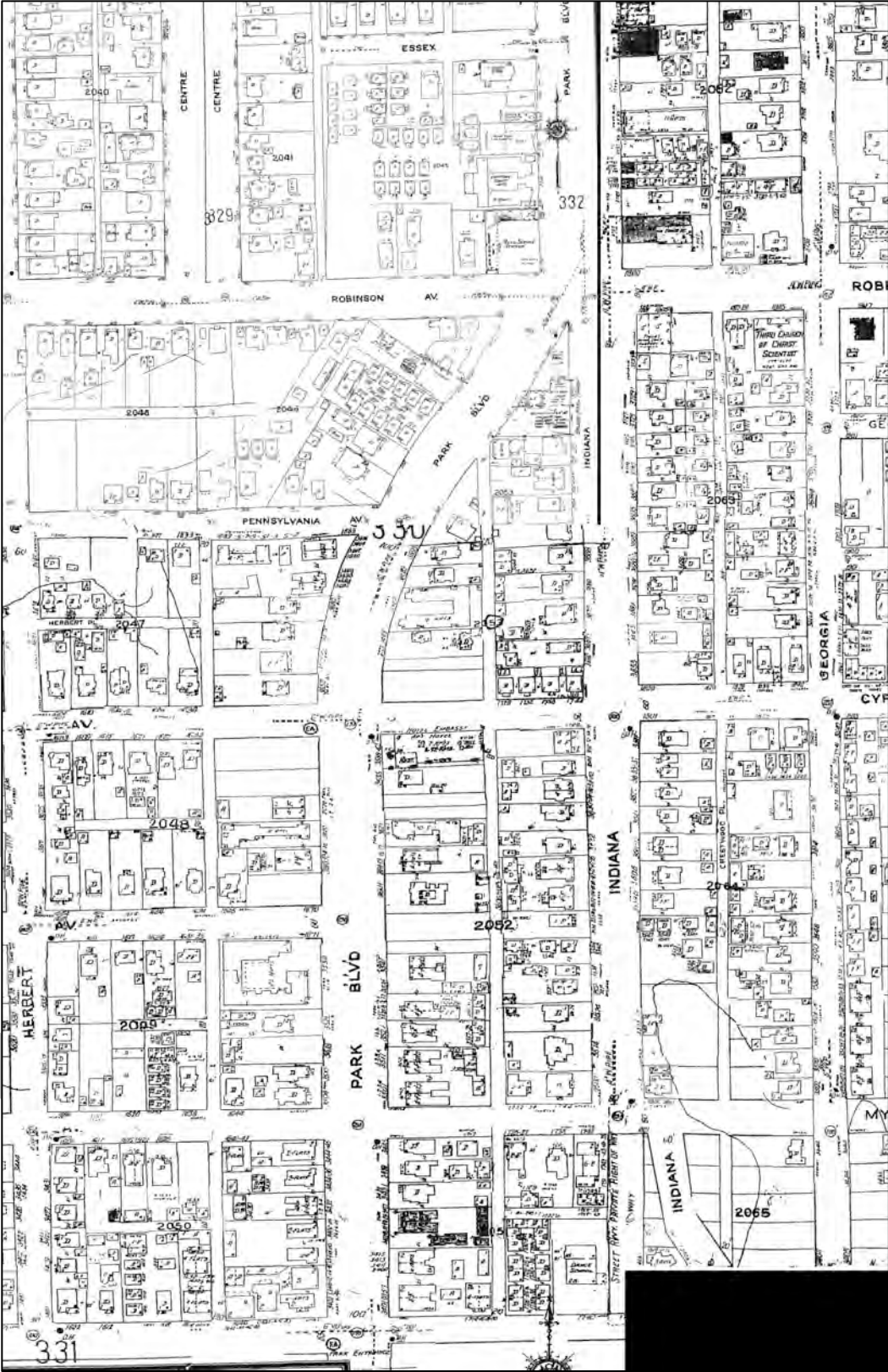


Figure 32. 1950 Sanborn Fire Insurance Map delineating the Park Boulevard Residential Historic District.

SON PL. r. and y from d Do g Indi- tamps, apart- st cor- ront ed by

A. Hochrein: The builder will be Linder Construction

FEDERAL FREEWAY 3 LEMON GROVE La Mesa Phone HO 9-0196

*For quiet, secluded living on the canyons overlooking Balboa Park*



**Luxurious 2 and 3 Bedroom Garden Apartments**

Stop searching . . . now you can enjoy the comfort of a town-patio home in an apartment with a suburban atmosphere. Come and live in TERRACE PARK, twenty-eight luxurious new garden apartments overlooking the eucalyptus groves of Balboa Park's canyons.

TERRACE PARK is centrally located one block East of Park Blvd. on the dead-end of Upas Street. There is no traffic, yet it's only blocks away from shopping centers, Junior and Senior High Schools, making it an ideal home for families with grown children.

TERRACE PARK features contemporary interiors with private entrances, large windows, open beamed ceilings in upstairs units, picturesque fireplaces in the 3-bedroom apartments, wall-to-wall carpeting, and beautiful mahogany panelling. Individual patios or balconies for each apartment foster gracious outdoor living.

WORK SAVING kitchens feature built-in ranges, built-in wall ovens and broilers, GE dishwashers, and Waste-King Pulverators. Separate laundry rooms are close by.

TWO-BEDROOM rentals from \$150; 3-bedroom, 2-bath units with fireplaces from \$250. Off-street parking for all, with 48 covered car ports.

**TERRACE PARK**







William Urban, Manager Open 11 to 5 daily

1808 Upas Street. CY 6-2137






LY 5

Figure 33. Historic view, circa 1958, Terrace Park Garden Apartments, 1808 Upas Street / 1801 Myrtle Avenue.







PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET

PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILDER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling
	1631-1635	Brookes Avenue		4523632400	BLK 244 LOTS 22 & 23 ST CLSD ADJ &	Spanish Eclectic	Apartment Building		1926	John Hutchin-son	Contributing	5D1	X						X								
	1634-1640	Brookes Avenue		4523631200	BLK 243 LOTS 8 & 9 ST CLSD ADJ &	Ranch	Apartment Building		1952		Contributing	5D1		X													
	1646	Brookes Avenue		4523631100	BLK 243 ST CLSD ADJ & POR	Ranch	Apartment Building		1961	Imperi- al Constr- uction Co.	Non-Contributing	6Z					X							?	X		
	1723-1731	Cypress Avenue		4523612600	BLK 247 LOT 54 ST CLSD ADJ & N 1/2 LOT 53 ALL	Ranch	Apartment Building		1954	E.T. Thornl- ey	Contributing	5D1															
	1728-1744	Cypress Avenue		4522140600	BLK 248 LOTS 12 & 13 ST CLSD ADJ &	Craftsman Bungalow	Apartment Bungalows		1922		Non-Contributing	6L													X		
	3510	Indiana Street		4523611400	BLK 247 LOTS 30 31 & 32	Ranch	Apartment Building		1957	R.D. Perrigo	Non-Contributing	6L															?







PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET

PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILDER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling
	3514	Indiana Street		4523611400	BLK 247 LOTS 30 31 & 32	Craftsman	Single Family		1918		Non-Contributing	6L															
	3522-3524	Indiana Street		4523611500	BLK 247 LOTS 33 & 34	Neo-Spanish Eclectic	Apartments		1991		Non-Contributing	6Z															
	3530-3532	Indiana Street		4523611600	BLK 247 LOT 36 LOT 35 & S 22 FT	Spanish Eclectic	Duplex		1937		Contributing	5D1															
PICTURE NEEDED	3528 & 3538	Indiana Street		4523611700	BLK 247 LOT 37 N 3 FT LOT 36 &	Contemporary (21st Century)	Townhomes		2010		Non-Contributing	6Z															
	3544	Indiana Street		4523611800 4523611900	BLK 247 LOTS 38 & 39 BLK 247 LOTS 40 & 41	Neo-Spanish Eclectic	Apartment Building		1987		Non-Contributing	6Z															
	3602-3608	Indiana Street		4523612000	BLK 247 LOTS 42 & 43	Spanish Eclectic	Apartment Building		1928		Contributing	5D1															





PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET

PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILDER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling
	3606	Indiana Street	A-B	4523612000	BLK 247 LOTS 42 & 43	Spanish Eclectic	Apartment Building		1952		Contributing	5D1															
	3606.5-3608.5	Indiana Street		4523612000	BLK 247 LOTS 42 & 43	Spanish Eclectic	Apartment Building		1928		Contributing	5D1							X				X				
	3610-3616	Indiana Street		4523612100	BLK 247 LOTS 44 & 45	Spanish Eclectic	Apartment Building		1927		Contributing	5D1	X							X							
	3612.5-3614.5	Indiana Street		4523612100	BLK 247 LOTS 44 & 45	Spanish Eclectic	Apartment Building		1928		Contributing	5D1	X						X						X		
	3620 & 3622	Indiana Street	101-105 & 101-105	4523612901-4523612910	DOC04-260084&UND INT IN thru PAR 1 US 10 PER DOC04-260084&UND INT IN	Neo-Spanish Eclectic	Condominium		2004	Mayfair Homes, Inc.	Non-Contributing	6Z															
	3634-3638	Indiana Street		4523612400	BLK 247 LOTS 50 & 51	Prairie	Apartment Building		1922		Contributing	5D1							X				X				







PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET

PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILDER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling	
	3644	Indiana Street	1-4	4523612500	BLK 247 LOT 53 LOT 52 & S 1/2	Contemporary	Apartment Building		1961	RA Weeks Const Co	Contributing	5D1																
	3644	Indiana Street	5	4523612500	BLK 247 LOT 53 LOT 52 & S 1/2	Minimal Traditional	Apartment Building		1941		Contributing	5D1																
	3650-3656	Indiana Street		4523612600	BLK 247 LOT 54 ST CLSD ADJ & N 1/2 LOT 53 ALL	Spanish Eclectic with Streamline Moderne Influences	Apartment Building		1941		Contributing	5D1																
	3662	Indiana Street		4522145200	BLK 248 LOTS 14 & 15 ST CLSD ADJ & LOTS 7 THRU 11 &	Contemporary	Institutional		1972		Non-Contributing	6Z																
		Indiana Street		4522145300	BLK 248 LOT 16 THRU 18	N/A	Parking Lot		N/A		Non-Contributing	6Z																
	3680	Indiana Street		4522140700	BLK 248 LOTS 19 & 20	N/A	Parking Lot		N/A		Non-Contributing	6Z																

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET



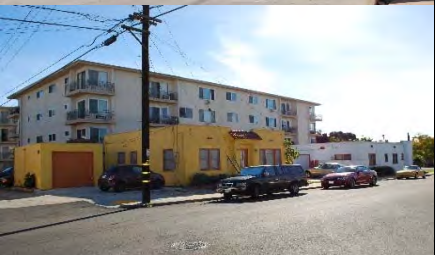



PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILD ER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling
PICTURE NEEDED	3688-3690	Indiana Street		4522140800	BLK 248 LOTS 21 & 22	N/A	Parking Lot		N/A		Non-Contributing	6Z															
PICTURE NEEDED	3694	Indiana Street		4522140900	BLK 248 LOTS 23 & 24	N/A	Parking Lot		N/A		Non-Contributing	6Z															
	3704	Indiana Street		4522141000	BLK 248 LOTS 25 & 26	Craftsman	Single Family		1920		Non-Contributing	6L							X						X		
	3702-3708	Indiana Street		4522141000	BLK 248 LOTS 25 & 26	No Style	Multi-Family		1948		Non-Contributing	6Z					X							X			
	3710-3716	Indiana Street		4522141100	BLK 248 LOTS 27 & 28	Spanish Colonial Revival	Multi-Family		1925		Contributing	5D1					X		X								
	3718-3720	Indiana Street		4522141200	BLK 248 LOTS 29 & 30 ST CLSD ADJ &	Craftsman with Queen Anne Influences	Single Family		1908		Contributing	5D1											X				

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	1615-1623	Myrtle Avenue		4524811400	BLK 245 LOTS 26 & 27 ST CLSD ADJ &	Spanish Eclectic	Apartment Building		1926	WH Morton	Contributing	5D1																
	1624-1630	Myrtle Avenue		4523633100	BLK 244 LOTS 6 & 7 ST CLSD ADJ &	Spanish Eclectic	Bungalow Court		1923		Contributing	5D1					X											
	1625	Myrtle Avenue		4524811300	BLK 245 LOTS 24 & 25 ST CLSD ADJ &	Craftsman Bungalow	Single Family		1915		Contributing	5D1								?								
	1629-1631	Myrtle Avenue		4524811200	BLK 245 LOTS 22 & 23 ST CLSD ADJ &	No Style (Mid-Century)	Duplex		1954		Contributing	5D1																
	1633-1635	Myrtle Avenue		4524811200	BLK 245 LOTS 22 & 23 ST CLSD ADJ &	Minimal Traditional	Duplex		1947		Contributing	5D1																
	1638	Myrtle Avenue		4523633000	BLK 244 LOTS 8 & 9 ST CLSD ADJ &	Craftsman Bungalow	Single Family		1912		Contributing	5D1																









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	1641-1643	Myrtle Avenue		4524811000	BLK 245 ST CLSD ADJ & POR	Spanish Eclectic	Apartment Building		1924	Edward F. Bryans	Contributing	5D1															
	1650	Myrtle Avenue		4523633900	PAR 1	No Style	Apartment Building		1960		Non-Contributing	6Z							X					?	X		X
	1717	Myrtle Avenue		4524820200	BLK 246 LOT 2 ST CLSD ADJ & E 65 FT LOT 1 & N 7 1/2 FT OF E 65 F	Spanish Eclectic	Single Family		1925		Contributing	5D1					X										
	1725-1727	Myrtle Avenue		4524821400	BLK 246 ST CLSD ADJ & POR	Spanish Colonial Revival	Duplex		1925	Edward F. Bryans	Contributing	5D1											X				
	1729-1729.5	Myrtle Avenue		4524821400	BLK 246 ST CLSD ADJ & POR	Spanish Colonial Revival	Apartment Building		1935		Contributing	5D1	X														
	1732-1734	Myrtle Avenue		4523611302	PAR 1 US 2 PER DOC07-0403742&UND INT IN	No Style	Apartment Building		1947	Garrett Const Co	Non-Contributing	6Z							X					X	X		X







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	1744	Myrtle Avenue		4523611301	PAR 1 US 1 PER DOC07-0403742&UND INT IN	Craftsman	Single Family		1920		Contributing	5D1															
	1735	Myrtle Avenue		4524821301	PAR 1 US 1 PER DOC81-274971&UND INT IN	Craftsman	Single Family		1923	Schreiber	Contributing	5D1															
	1737	Myrtle Avenue	A-C	4524821302	DOC81-274971&UND INT IN thru PAR 1 US 4 PER DOC81-274971&UND INT IN	No Style	Apartment Building		1979		Non-Contributing	6Z							X								
	1739-1751	Myrtle Avenue		4524821200	BLK 246 POR	Spanish Eclectic	Apartment Building		1937		Contributing	5D1							X				X				
	1753-1755	Myrtle Avenue		4524821200	BLK 246 POR	Spanish Eclectic	Apartment Building		1928	E.H. Depew	Contributing	5D1								X							
	1801-1843	Myrtle Avenue		4533410600	BLK 252 LOT 12 STS CLSD & LOTS 1 THRU	Ranch	Apartment Building		1958		Contributing	5D1							X								







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	3401-3407	Park Boulevard		4524820800	BLK 246 LOT 12 S 15 FT OF W 95 FT LOT 11 & W 95 FT	Spanish Colonial Revival	Apartment Building		1927		Contributing	5D1					X						X				
	3402	Park Boulevard	1-4	4524810500	BLK 245 LOT 12 ST CLSD ADJ & LOTS 10 & 11 & S 20.64 FT	Spanish Eclectic	Apartment Building		1924		Non-Contributing	6L	X				X		X					X			X
	3402	Park Boulevard	5-10	4524810500	BLK 245 LOT 12 ST CLSD ADJ & LOTS 10 & 11 & S 20.64 FT	Spanish Eclectic	Apartment Building		1924		Contributing	5D1	X				X		X								
	3402	Park Boulevard	11-15	4524810500	BLK 245 LOT 12 ST CLSD ADJ & LOTS 10 & 11 & S 20.64 FT	Craftsman (Modified)	Single Family		1923		Non-Contributing	6L															
	3402	Park Boulevard	16-19	4524810500	BLK 245 LOT 12 ST CLSD ADJ & LOTS 10 & 11 & S 20.64 FT	Spanish Eclectic	Apartment Building		1924		Contributing	5D1	X				X		X				X				?
	3409-3415	Park Boulevard		4524820700	BLK 246 POR	Spanish Colonial Revival	Apartment Building		1925		Contributing	5D1	X						X								







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	3418-3420	Park Boulevard		4524810600	BLK 245 ST CLSD ADJ & POR	Spanish Colonial Revival	Apartment Building		1925	Edward F. Bryans	Contributing	5D1															
	3421 & 3431	Park Boulevard	201-407 & 201-407	4524821501-4524821542	PER DOC73-066257&UND INT IN ST CLSD & IN LOTS 2-8 thru BLK 246 US 42 PER DOC73-	Contemporary	Apartment Building		1969	DeLuxe Const Co Inc	Non-Contributing	6Z							X								
	3422-3424	Park Boulevard		4524810700	BLK 245 ST CLSD ADJ & POR	Spanish Colonial Revival	Apartment Building		1925	Edward F. Bryans	Contributing	5D1															
	3422	Park Boulevard	A-B	4524810700	BLK 245 ST CLSD ADJ & POR	Ranch	Duplex		1957		Contributing	5D1															
	3430	Park Boulevard		4524810800	BLK 245 LOT 18 ST CLSD ADJ & LOT 17 & N 15 FT LOT 16 & S 10 FT	Spanish Eclectic	Apartment		1924	Edward F. Bryans	Contributing	5D1							X				X	X			
	3432-3434.5	Park Boulevard		4524810800	BLK 245 LOT 18 ST CLSD ADJ & LOT 17 & N 15 FT LOT 16 & S 10 FT	Spanish Colonial Revival	Apartment Building		1924	Edward F. Bryans	Contributing	5D1					X		X								







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	3436-3440	Park Boulevard		4524810900	BLK 245 ST CLSD ADJ & POR	Prairie	Apartment Building		1924	Edward F. Bryans	Contributing	5D1															
	3438	Park Boulevard		4524810900	BLK 245 ST CLSD ADJ & POR	Prairie	Apartment Building		1924	Edward F. Bryans	Contributing	5D1															
	3445	Park Boulevard		4524820100	BLK 246 LOT 2 ST CLSD ADJ * W 75 FT LOT 1 & W 75 FT OF N 7.5 FT	Spanish Eclectic	Single Family		1923		Contributing	5D1					X										
	3446	Park Boulevard		4524811100	BLK 245 LOT 21 ST CLSD ADJ & N 15 FT OF E 92 FT LOT 20 & E 92 FT	Spanish Colonial Revival	Duplex		1924	Edward F. Bryans	Contributing	5D1							X				X				
	3501-3507	Park Boulevard		4523611200	BLK 247 LOT 27 ST CLSD ADJ & S 18.75 FT LOT 26 & ALL	Italian Renaissance Revival	Apartment Building		1922	Wheeler	Contributing	5D1					X		X				X				
	3504	Park Boulevard		4523632900	BLK 244 POR	Craftsman Bungalow	Single Family		1920		Non-Contributing	6Z					X			X			X	X			X







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	3509-3513	Park Boulevard		4523611100	BLK 247 LOT 26 ST CLSD ADJ & LOTS 24 & 25 & N 6.25 FT	Spanish Eclectic	Apartment Building		1923 1924		Contributing	5D1							X								
	3510	Park Boulevard		4523632800	BLK 244 POR	Craftsman Bungalow	Single Family	1240	1923		Contributing	5S1 5D1															
	3511	Park Boulevard		4523611100	BLK 247 LOT 26 ST CLSD ADJ & LOTS 24 & 25 & N 6.25 FT	Italian Renaissance Revival	Apartment Building		1922	Edward F. Bryans	Contributing	5D1							X				X				
	3517-3519	Park Boulevard		4523611000	BLK 247 LOTS 22 & 23 ST CLSD ADJ &	Spanish Eclectic	Apartment Building		1927	Edward F. Bryans	Contributing	5D1							X								
	3520	Park Boulevard		4523634000	PAR 2	Ranch	Single Family		1955	Hope Construction Company	Non-Contributing	6Z					X	X	X		X			X		X	
	3521	Park Boulevard		4523611000	BLK 247 LOTS 22 & 23 ST CLSD ADJ &	Spanish Colonial Revival	Apartment Building		1927	Edward F. Bryans	Contributing	5D1							X								

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	3521.5-3523.5	Park Boulevard		4523611000	BLK 247 LOTS 22 & 23 ST CLSD ADJ &		Apartment Building		1951		Non-Contributing	6L												X			
	3524-3526	Park Boulevard		4523632600	BLK 244 LOTS 15 & 16 ST CLSD ADJ &	Contemporary	Apartment Building		1960		Contributing	5D1					X										
	3525-3529.5	Park Boulevard		4523610900	BLK 247 LOTS 20 & 21 ST CLSD ADJ &	Spanish Colonial Revival	Apartment Building		1928-1929		Contributing	5D1							X								
	3531-3531.5	Park Boulevard		4523610900	BLK 247 LOTS 20 & 21 ST CLSD ADJ &	Spanish Eclectic	Apartment Building		1926	Edward F. Bryans	Contributing	5D1							X				X				
	3535	Park Boulevard		4523610800	BLK 247 LOT 19 ST CLSD ADJ &	Prairie with Craftsman Modifications	Single Family		1922		Non-Contributing	6Z	X						X					X	X		X
	3541	Park Boulevard		4523612700	BLK 247 LOTS 11 THRU 18 ST CLSD ADJ & ALL OF	Contemporary	Apartment Tower		1979		Non-Contributing	6Z															

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	3550	Park Boulevard		4523632500	BLK 244 LOTS 17 THRU 21 ST CLSD ADJ &	Contemporary	Garden Apartment		1950	Cory & Longworth	Contributing	5D1					X		X				X	X			
	3602-3608	Park Boulevard		4523631000	BLK 243 ST CLSD ADJ & POR	Ranch with Contemporary Influences	Apartment Building		1951	E. Hilmen	Contributing	5D1	X						X				X				
	3610-3616	Park Boulevard		4523630900	BLK 243 LOT 13 ST CLSD ADJ & POR OF LOT 11 THRU	Spanish Colonial Revival	Apartment Building		1926		Contributing	5D1	X			X	X		X								
	3612.5	Park Boulevard		4523630900	BLK 243 LOT 13 ST CLSD ADJ & POR OF LOT 11 THRU	Spanish Eclectic	Apartment Building		1927		Contributing	5D1				X	X		X								
	3611-3617	Park Boulevard		4523610500	BLK 247 LOTS 9 & 10 ST CLSD ADJ &	Prairie	Apartment Building		1921	Edward F. Bryans	Contributing	5D1															
	3620	Park Boulevard	1-11	4523630801-4523630811	DOC 06-218048&UND INT IN thru LOT 1 US 11 PER DOC 06-218048&UND INT IN	Streamline Moderne	Apartment Building		1939	Garrett Const Co	Contributing	5D1				X	X		X								









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	3621	Park Boulevard		4523610400	BLK 247 LOTS 7 & 8 ST CLSD ADJ &	Colonial Revival	Apartment Building		1936-1938		Non-Contributing	6L					X						X	X	X		X
	3630	Park Boulevard		4523630700	BLK 243 LOTS 16 & 17 ST CLSD ADJ &	Italian Renaissance Revival	Apartment Building		1922	Edward F. Bryans	Contributing	5D1							X				X				
	3632	Park Boulevard		4523630700	BLK 243 LOTS 16 & 17 ST CLSD ADJ &	Ranch	Apartment Building		1961	Imperial Const Co	Contributing	5D1					X										
	3634-3648	Park Boulevard		4523630600	BLK 243 LOT 19 & 20 & 21 LOT 18 BLK 243 & CLSD ADJ &	Ranch	Garden Apartment		1951	Trepte Construction	Contributing	5D1							X								
	3635	Park Boulevard		4523612800	BLK 247 LOTS 1 THRU 6 STS CLSD ADJ &	Craftsman Bungalow	Single Family		1918		Contributing	5D1															
	3645	Park Boulevard		4523612800	BLK 247 LOTS 1 THRU 6 STS CLSD ADJ &	Spanish Colonial Revival	Apartment Hotel		1929	Parsons	Contributing	5D1							X				X				







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	3652	Park Boulevard		4522133700	LOT 1	Contemporary (21st Century)	Apartment Building		1971	Klicka Construction Company	Non-Contributing	6Z	X						X						X		X
	3655	Park Boulevard		4522145200	BLK 248 LOTS 14 & 15 ST CLSD ADJ & LOTS		Church		1951		Contributing	5D1															
	3658-3662	Park Boulevard		4522133600	BLK 242 LOTS 12 & 13 ST CLSD ADJ &	No Style	Apartment Building		1949		Contributing	5D1						X									
	3665	Park Boulevard		4522145200	BLK 248 LOTS 14 & 15 ST CLSD ADJ & LOTS		Church		1951		Contributing	5D1															
	3670	Park Boulevard		4522133500	BLK 242 LOTS 14 & 15 ST CLSD ADJ &	Ranch	Apartment Building		1976		Non-Contributing	6Z						X					X				
	3677	Park Boulevard		4522140400	BLK 248 LOT 3 ST CLSD ADJ & LOTS 4 THRU 6 & SLY 10 FT	Ranch with Colonial Revival Influences	Garden Apartment		1948		Contributing	5D1															







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	3680	Park Boulevard		4522133400	BLK 242 LOTS 16 & 17 ST CLSD ADJ &	Ranch	Apartment Building		1958		Contributing	5D1							X				X				
	3682-3688	Park Boulevard		4522133300	BLK 242 LOTS 18-20 DOC73-196870 IN ST CLSD ADJ & IN	Prairie	Apartments		1922	George Huermann	Contributing	5D1					X		X								
	3689	Park Boulevard		4522140300	BLK 248 LOT 3 ST CLSD ADJ & N 40 FT	Craftsman Bungalow	Single Family		1913		Contributing	5D1									X						
	3690-3696	Park Boulevard		4522133200	BLK 242 LOTS 20 & 21 DOC73-196872 IN STS CLSD ADJ & IN	Prairie with Italian Renaissance Revival Influences	Apartments		1922	George Huermann	Contributing	5D1					X		X								
	3695	Park Boulevard		4522140200	BLK 248 LOT 2 ST CLSD ADJ & S 40 FT	Craftsman Bungalow	Single Family		1913	EF Bryans	Non-Contributing	6Z								X		X		X	X	X	
	3699	Park Boulevard		4522140100	BLK 248 LOT 2 ST CLSD ADJ & LOT 1 & /EXC S 40 FT /	Craftsman Bungalow	Single Family		1913		Non-Contributing	6Z												X	X	X	





PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET

PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILDER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling
	3702-3704	Park Boulevard		4522131600	LOT 1	Contemporary	Apartment Building		1957		Contributing	5D1							X								X
	3712	Park Boulevard		4522131500	BLK 241 LOTS 17 & 18 ST CLSD ADJ &	Craftsman Bungalow	Single Family		1907		Contributing	5D1	X														
	3714	Park Boulevard		4522131500	BLK 241 LOTS 17 & 18 ST CLSD ADJ &	Apartment Building	No Style		1988		Non-Contributing	6Z															
	3718-3732	Park Boulevard		4522131400 4522131000	BLK 241 LOTS 19 THRU 22 ST CLSD & BLK 241 LOTS 27 THRU 31 POR	Spanish Eclectic Bungalow Court			1924	C.M. Williams	Contributing	5D1	X														
	3727	Park Boulevard		4522141200	BLK 248 LOTS 29 & 30 ST CLSD ADJ &	Italianate	Apartment Building		unkwn		Contributing	5D1							X			X					
	1643-1655	Pennsylvania Avenue		4522133100	BLK 242 LOTS 18 THRU 21 ST CLSD ADJ & POR	Minimal Traditional	Apartment Building		1935		Contributing	5D1															

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET

PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILDER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling
	1616-1622 & 1626	Upas Street		4524811600	PAR A	Spanish Eclectic	Bungalow Court		1926		Contributing	5D1							X					X			
	1624	Upas Street	A-C	4524811600	PAR A	Spanish Eclectic	Bungalow Court		1940		Contributing	5D1							X					X			X
	1626	Upas Street	A-C	4524811600	PAR A	Spanish Eclectic	Bungalow Court		1951		Contributing	5D1							X					X			X
	1628	Upas Street	A-C	4524811600	PAR A	Neo-Spanish Eclectic	Bungalow Court		1970	John Haigler	Non-Contributing	6Z							X					X			
	1628.5	Upas Street		4524811600	PAR A	Spanish Eclectic	Bungalow Court		1952		Contributing	5D1															
	1632	Upas Street		4524810400	BLK 245 LOT 9 LOT 8 & CLSD ST ADJ &	Spanish Eclectic	Apartment Building		1925		Contributing	5D1					X										

PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT RESOURCE ANALYSIS SPREADSHEET

PHOTO	STREET NUMBER	STREET NAME	UNIT NO.	APN	LEGAL DESCRIPTION	ARCH STYLE	PROPERTY TYPE	HRB NO.	YEAR BUILT	BUILDER	CONTRIBUTING OR NON-CONTRIBUTING	STATUS CODE	Non-Historic Awnings	Landscape Features & Overgrowth	In-Kind Window Replacement	Inconsistent Roofing	Non-Historic Stucco Texture	Added Veneers	One or More Non-Historic Windows in Orig Opening	Replacement of Porch Railings and/or Posts	Enclosure of Porch w/Original Framing Intact and Evident	Highly Visible Aluminum Garage Door	Minor Additions and/or Remodeling	Windows Replaced in New or Altered Opening	Replacing One Siding Type with Another	Enclosure and/or Expansion of Porch with Original Framing/Structure Lost	Inconsistent Additions and/or Remodeling
	1634	Upas Street		4524810400	BLK 245 LOT 9 LOT 8 & CLSD ST ADJ &	Spanish Colonial Revival	Apartment Building		1925		Contributing	5D1					X										
	1714-1720	Upas Street		4524820900	BLK 246 POR	Spanish Colonial Revival	Apartment Building		1926		Contributing	5D1	X						X								
	1726-1738	Upas Street		4524821000	BLK 246 LOTS 13 THRU 18 ST CLSD ADJ & W 75 FT	Tudor	Bungalow Court		1927	California Construction Co.	Contributing	5D1					X		X								
	1740	Upas Street	01-25	4524821601-4524821624	DOC83-118030&UND INT IN thru LOT 1 US 25 PER DOC83-118030&UND INT IN	Contemporary	Apartment Building	1271	1960	Tech-Built Homes Inc	Contributing	5D1															

**PARK BOULEVARD RESIDENTIAL HISTORIC DISTRICT  
WITH CHURCH BLOCK INCLUDED**

- ◊ Proposed District Boundary
- ◆ Contributing Parcel
- ◇ Non-Contributing Parcel
- ▨ Individually Designated Historic Resource
- Contributing Resource
- ▲ Non-Contributing Resource

**DRAFT**

