

# 10



## HISTORIC PRESERVATION

- 10.1 PREHISTORIC AND HISTORIC CONTEXT
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## INTRODUCTION

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

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



*The Georgia Street Bridge, built in 1914, is listed on the City of San Diego Historic Resources Register.*

### Historic Preservation Goals:

1. Identification and preservation of significant historical resources in North Park.
2. Create educational opportunities and incentives related to historical resources in North Park.

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

## 10.1 PREHISTORIC AND HISTORIC CONTEXT

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

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

### PREHISTORY

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

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commenced with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission and many died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover, and make public, significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego.

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

## HISTORY

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

### *Early Settlement of Greater North Park: 1893-1906*

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



*The image above shows the No. 2 trolley line crossing Switzer Canyon during the 1940s enroute to Golden Hill and eventually terminating at Broadway and Fifth Ave Downtown.*

By 1892, substantial infrastructure improvements were underway, including public utilities, street paving, sewer systems, and the electrification of the streetcar system. These improvements would be critical to the development of new suburbs surrounding downtown and the 1,400-acre City Park, including present-day North Park.

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

### *Development of North Park: 1907-1929*

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

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

In the 1920s, as developers installed the infrastructure, mostly middle-class families erected the modest residences that make up much of North Park's residential building stock today. During this period, architectural preferences shifted away from Victorian



styles to the Craftsman style, whose deep eaves and large porches were well-suited to San Diego's mild climate. North Park's largest subdivision is University Heights, much of which was developed in the first decades of the 20th century. The Burlingame tract, developed by prominent local real estate speculators Joseph McFadden and George Buxton, retains much of its original character. The Kalmia Place tract overlooking Balboa Park had a comprehensive landscape plan and architectural supervisors to ensure a consistently high standard of design throughout the tract. During this same period, bungalow courts proliferated throughout North Park, primarily in the area between University and Adams Avenues.

One of North Park's earliest commercial nodes, at the intersection of 30th Street and University Avenue streetcar lines, would develop into the community's primary business district. By 1922, there were fifty businesses along the two streets, and by the 1930s North Park's commercial center was second only to Downtown San Diego. As automobile ownership increased, commercial centers began to move away from the streetcar routes.

In North Park, commercial development shifted to El Cajon Avenue (now El Cajon Boulevard). Unlike University Avenue, which was developed for the pedestrian, businesses on El Cajon Boulevard primarily catered to the motorist. Eventually, El Cajon Boulevard would become the official western terminus of US Route 80.

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

Substantial civic and institutional development took place in North Park throughout the 1920s. During this period, the community received its first localized branches of public services, including a fire station and a post office. Several educational facilities were established, including Park Villas Elementary School and Jefferson Elementary school, as well as two private



*The University Heights Water Storage and Pumping Station Historic District is listed on the National Historic Register of Historic Places.*

schools, Saint Augustine Boys' School and the Academy of Our Lady of Peace School for Girls. Between 1922 and 1924, five religious congregations built new facilities in North Park, including Trinity Methodist Church, St. Patrick's Catholic Church, Plymouth Congregational Church, North Park Baptist Church, and St. Luke's Episcopal Church.

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

The Great Depression had an immediate impact on what had been one of the fastest growing communities in San Diego, and construction would remain slow into the early 1940s. Residential construction essentially ceased, and many business ventures failed along established commercial thoroughfares such as University Avenue. However, the 1935 California Pacific International Exposition, also held in Balboa Park, helped North Park rebound more quickly than other communities. That same year, a sign with the community's name was suspended across the intersection of 30th Street and University Avenue. However, it was the United States' entrance into World War II that effectively ended the economic downturn and boosted the regional economy. This was particularly true in San Diego; with its extensive military and manufacturing facilities now devoted to the defense industry, of which proved instrumental with the City receiving the highest per capita share of war contracts in the state.

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

Like other large cities, San Diego's wartime and postwar population growth far outpaced its ability to provide sufficient services and housing. However, the formation of the Federal Housing Administration (FHA) helped to reignite the construction of single-family homes, in part, by establishing building guidelines for a modest and affordable single family residence, termed the minimum house. Soon, unimproved lots in established neighborhoods throughout North Park were infilled with single-family homes and residential courts inspired by FHA designs. The high demand for new homes produced large-scale suburban tracts on the periphery of the City. However, as this part of the City was largely built out by this time, there was not much of this kind of development in North Park.

The exception to this pattern was the area located between Boundary and the 805 Freeway, on the eastern edge of North Park, which contains development from the 1940s through the 1970s, alongside some earlier residences. Developers of multi-family housing favored higher densities over the residential courts of the pre-war period. The result was the proliferation of the two-story stucco box apartment building, designed to maximize the number of units and provide the required parking on a single residential lot.

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

Along University Avenue, new commercial properties were constructed and existing storefronts were renovated as this area began to shift from a neighborhood retail area to a regional shopping district to compete with the new shopping center in Mission Valley. At the same time, increased reliance on the automobile and local road improvements meant the arrival of new businesses which catered to the needs of the motorist. Auto-related businesses – such as gas stations, car lots, and auto parts stores – began to appear alongside



*Installed in 1935 above 30th St and University Ave, the North Park Sign is a neighborhood landmark. First replaced in 1949 when the streetcar wires were removed; the current generation of the sign still proudly declares the center of this community.*

existing grocery stores, meat markets, pharmacies, and clothing shops. Similarly, this trend led to new building forms, such as drive-ins, and pushed commercial structures back on their lots to accommodate surface parking. This was particularly true along El Cajon Boulevard, where nearly 300 new businesses opened between 1940 and 1950.

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

In the 1970s, the commercial areas along University Avenue and El Cajon Boulevard were transformed yet again by new demographics in the area, as people of Chinese, Filipino, and Vietnamese descent moved into the adjacent residential areas. Coupled with the community's own revitalization efforts, North Park has experienced a resurgence of neighborhood-oriented businesses in recent decades. Background on the ensuing years fall outside the period of historic significance covered by this study but information can be found in the Economic Prosperity Element.

## 10.2 IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES

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

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

In addition to the four main themes significant in the development of North Park, the Historic Context Statement also identified the property types that are historically significant through different time periods in Greater North Park. Historically significant development included the following property types, styles and significance thresholds.

### *Early Settlement: 1893-1906*

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including early settlement of the area; or the agricultural industry. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Stick/Eastlake or Queen Anne. Extant property types are likely limited to single family residences.

### *Development of North Park: 1907-1929*

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including: the community's greatest economic and building boom; completion of the streetcar system; development of its earliest subdivisions; hosting of the Panama-California Exposition; the early influence of the automobile; proliferation of the bungalow court; civic improvements, such as the expansion of the municipal water, gas, and electrical systems; or the establishment of early public and private institutions, such as churches, schools, and social clubs. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman or Period Revival. Extant property types may include single family residences, multi-family residences (bungalow courts and apartment houses), commercial buildings, infrastructural facilities, and civic and institutional facilities.

### *Influence of the Great Depression & World War II: 1930-1945*

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including: the development of the FHA and the “minimum house”; the hosting of the California Pacific International Exposition; the economic recovery and building boom due to the local defense industries, especially aircraft manufacturing; the shift from streetcars to the automobile; the introduction of neon signage; or the construction of civic improvements, such as public parks. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Period Revival, Streamline Moderne, Late Moderne, or Minimal Traditional. Extant property types may include single family residences, multi-family residences (residential courts and apartment houses), commercial buildings, and civic and institutional facilities.

### *Post-World War II Development: 1946-1970*

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



*4175 Park Boulevard, an identified potentially significant individual resource in the community was built in 1965 represents the Googie architectural style.*

## DESIGNATED HISTORICAL RESOURCES

North Park is home to two National Register-listed resources (Table 10-1), and one National Register Historic District. These are the Georgia Street Bridge; the Lafayette Hotel (Imig Manor); and the University Heights Water Storage and Pumping Station Historic District. The Georgia Street Bridge is listed for its significance to San Diego’s transportation history and as the work of a master designer that embodies the distinctive characteristics of a type, period and method of construction. The Lafayette Hotel on El Cajon Boulevard is listed for its association with community development patterns of El Cajon Boulevard, as the first Post-WWII suburban resort hotel established in San Diego, as a significant example of Colonial Revival architecture, and for representing a unique example of work designed by Master Architect Frank L. Hope Jr. The University Heights Water Storage and Pumping Station Historic District on Idaho Street is listed for its significance related to community planning and development as well as engineering.

As of April 2016, the North Park community contains 105 individually designated historic resources (Table 10-2 and Figure 10-1) and 4 designated historic districts (Figure 10-2) – Shirley Ann Place, University Heights Water Storage and Pumping Station, and the Burlingame and North Park Dryden neighborhoods-containing approximately 300 contributing resources that have been listed on the City’s register by the Historical Resources Board.



These resources reflect a range of property types, from single and multi-family to commercial, hotel, and institutional. Also included are the Winks Neon Sign and the National Register-listed Georgia Street Bridge. Only one designated property, the Frary House – a 1905 Craftsman style single family home on Grim Street – reflects the Early Settlement of North Park. The vast majority of the designated resources (90 of 100) reflect the second period of development, when the expansion of the streetcar made development of the community feasible. Most of these resources are single family homes, but also include several multi-family buildings, the 30th Street Garage and the North Park Theater. Eight Depression and World War II era resources are also designated, and consist primarily of single family homes constructed in the Spanish Eclectic style. Lastly, four Post-War resources are listed – Lafayette Hotel/Imig Manor, the Gustafson Furniture Building, the Woolworth Building, and the Winks/Deturi/Shoe Palace Shoe Repair Neon Sign.

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

## POTENTIALLY SIGNIFICANT HISTORICAL RESOURCES

A Historical Resource Reconnaissance Survey was undertaken based on the information provided in the Historic Context Statement to identify potentially historic properties within North Park for consideration in the community plan and for possible future designation. The field work and analysis was completed by a qualified historic consultant and overseen by City staff. The survey identified 47 properties as potentially significant individual resources (Table 10-3). These include 11 single family homes, 6 multi-family properties, 16 commercial buildings, 12 civic and institutional buildings, and 1 infrastructure element. Most of these 47 resources relate to the themes “Development of North Park: 1907-1929” (20) and “Influence of the Great Depression & World War II in North Park: 1930-1945” (15), with an additional 7 resources related to “Early Settlement of Greater North Park: 1893-1906” and 5 resources related to “Post-World War II Development in North Park: 1946-1970.”

Table 10-1: National Register Historic Resources in North Park

| Site Address   | Reference No. | Historic Name   | Year Built    | Property Type  |
|--|---------------|---|---------------|----------------|
| 2223 El Cajon Blvd   | 12000443      | Lafayette Hotel / Imig Manor  | 1945          | Hotel          |
| 2223 El Cajon Blvd<br>Georgia Street<br>(Btwn 3800 & 3900<br>Blks) | 99000158      | Georgia Street Bridge   | 1914          | Bridge         |
| 2436 Idaho Street  | 13000417      | University Heights Water Storage and Pumping<br>Station Historic District | 1924-<br>1967 | Infrastructure |

In addition to potentially individually significant resources, the survey identified four new potential historic districts, as well as a potential expansion to the existing Shirley Ann Place Historic District. The name, location, size, period of significance and relationship to North Park's significant development themes are summarized in Table 10-4. More detailed information, including listing of contributing resources, can be found in the North Park Survey Report. The survey also identified one grouping of buildings along Park Boulevard which may be eligible for designation as a historic district in conjunction with additional properties on the west side of Park Boulevard in the adjacent Uptown Planning Area. The survey completed in support of the Uptown Community Planning Area confirmed the presence of a potential historic district across the plan boundaries; and the North Park Survey was therefore, revised to include the Park Boulevard Apartment (East) potential historic district. A map showing the location of all potential historic districts identified by the survey can be found in Figure 10-3.

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

Lastly, the survey identified Residential Courts as significant resources scattered throughout the North Park Community Planning area, which are deserving of designation and preservation under a Multiple Property Listing (MPL). A MPL is a group of related significant properties with shared themes, trends and patterns of history. Such properties are typically grouped within a general geographic area, but not necessarily in a sufficient concentration to form a historic district. A MPL may be used to nominate and register thematically related historic properties simultaneously or to establish the registration requirements for properties that may be nominated individually or in groups in the future. The locations of the Residential Courts identified are listed in Table 10-5.

Substantial public outreach with the North Park Community Planning group, regional and local preservation groups, and community members occurred throughout the development of the Historic Context and completion of the survey. This information was considered and often incorporated into the results and recommendations of the survey. Following distribution of the Draft Survey Report, staff conducted additional outreach with these groups in order to identify any resources not included in the survey which the community believed to be historically significant. Based on the results of this outreach, additional resources have been identified as potentially significant requiring additional site-specific evaluation (see Table 10-6); and five (5) additional properties were identified for inclusion in the potential Residential Court MPL (Table 10-7).

In addition, five (5) potential historic districts have been identified during public outreach (Table 10-8 and Figure 10-4). These include Valle Vista Terrace; Park Villas; Altadena/ Carmel Heights/ Frary Heights; Wabash Mesa; and St. Louis Heights/ Lynhurst/ O'Nealls Terrace/ Wallace Heights Historic District. Staff conducted a windshield survey to verify the presence of a potential historic district in these five (5) areas and concurred that they may be eligible for designation as potential historic districts. However, the windshield survey undertaken in these areas was not as thorough as the reconnaissance survey completed by the consultant, and did not include identification of contributing and non-contributing

resources. In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance Criteria and contributing and non-contributing resources.

The potential historical resources identified by the Historic Resource Reconnaissance Survey and the public outreach process are protected and preserved to some degree through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. In addition, to ensure the protection of potential historic districts from erosion due to insensitive redevelopment, interim protection measures shall be established to assist in the preservation of the overall integrity of potential historic districts until such time as they can be intensively surveyed, verified, and brought forward for historic designation consistent with City regulations and procedures. Additional policies that address the potential historical resources of North Park follow.

## POLICIES

- HP-2.1 Provide interim protection of potential historic districts until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.
- HP-2.2 Intensively survey and prepare nominations for the potential historic districts identified in the North Park Historic Resources Survey, and bring those nominations before the Historical Resources Board for review and potential designation. Prioritization of district nominations may occur in consultation with community members and stakeholders based upon a variety of factors, including redevelopment pressures and availability of resources.
- HP-2.3 Provide support and guidance to community members and groups who wish to prepare and submit historic district nominations to the City, consistent with adopted Guidelines.
- HP-2.4 Provide support and guidance to community members and groups who wish to prepare and submit individual historic resource nominations to the City, consistent with the Municipal Code and adopted Guidelines.
- HP-2.5 Work with members of the community to identify and evaluate additional properties that possess historic significance for social or cultural reasons (such an association with an important person or event) for potential historic designation.
- HP-2.6 Prepare a Historic Context and Multiple Property Listing addressing courtyard apartments/bungalow courtyards for review and potential designation by the Historical Resources Board.
- HP-2.7 Encourage the maintenance of historic sidewalk colors and scoring patterns, as well as the preservation of sidewalk stamps, which contribute to the historic aesthetic of the community and the fabric of historic districts.
- HP-2.8 Preserve and protect historic lighting fixtures within designated and potential historic districts. Encourage the use of “acorn” style lighting fixtures within designated and potential historic districts when new lighting fixtures are introduced or non-historic lighting fixtures are replaced.
- HP-2.9 Conduct project specific Native American consultation early in the development review process to ensure adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state and federal regulations and guidelines.
- HP-2.10 Consider eligible for listing on the City’s Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within North Park, and refer site to the Historical Resources Board for designation, as appropriate.

### 10.3 EDUCATIONAL OPPORTUNITIES AND INCENTIVES RELATED TO HISTORICAL RESOURCES

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

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

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



*This type of courtyard apartments/bungalow courtyards became a popular form of housing in North Park during its greatest economic building boom that saw the completion of the streetcar system, and the 1915 Panama-California Exposition.*

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

#### POLICIES

- HP-3.1** Provide opportunities for education and interpretation of North Park's diverse history through the distribution of printed brochures, mobile technology (such as phone applications) and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
- HP-3.2** Partner with local community and historic organizations, including the North Park Historical Society, to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program.



- HP-3.3 Outreach to the North Park Business Improvement District (BID), local businesses and other organizations operating within the 30th Street/University Avenue Commercial Historic District and within the various individually significant designated and potential resources to provide information on the benefits and responsibilities of historic resource stewardship.
- HP-3.4 Work with businesses and organizations to create and promote new marketing and heritage tourism programs and opportunities.
- HP-3.5 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.
- HP-3.6 Promote the historic North Park Theater to accommodate special events and to attract national patrons.
- HP-3.7 Commemorate and interpret the trolley line and its significance to the historical development of North Park through markers, signage and educational materials.



*The Lafayette Hotel, originally named Imig Manor, was built in 1945, and is listed on the National Register of Historic Places.*

Table 10-2: *City of San Diego Register Historic Resources in North Park*

| Property Address     | HRB Site # | Historic Name   | Year Built | Property Type |
|----------------------|------------|---|------------|---------------|
| 2629 28th Street     | 444        | Martin J. Healy House   | 1927       | Single Family |
| 2639 28th Street     | 609        | Josephine Shields House   | 1923       | Single Family |
| 2645 28th Street     | 697        | Edwin and Rose Emerson/Hurlburt and Tifal House                 | 1924       | Single Family |
| 2737 28th Street     | 388        | The Rolland C. Springer House                                   | 1925       | Single Family |
| 2807 28th Street     | 720        | Louis and Jane Florentin House                                  | 1921       | Single Family |
| 2829 28th Street     | 1012       | Miguel and Ella Gonzalez House                                  | 1916       | Single Family |
| 2915 28th Street     | 1106       | George and Kathagene McCormack House                            | 1928       | Single Family |
| 3021 28th Street     | 550        | Jack Rosenberg House  | 1927       | Single Family |
| 3037 28th Street     | 356        | Paul E. Stake/George W. Schilling House                         | 1936       | Single Family |
| 3103 28th Street     | 348        | Beers-La Cava/Kosmas House                                      | 1928       | Single Family |
| 3117 28th Street     | 627        | Antoine & Jeanne Frey - Rear Admiral Francis Benson House       | 1930       | Single Family |
| 3133 28th Street     | 824        | Sam & Mary McPherson/Ralph E. Hurlburt & Charles H. Tifal House | 1925       | Single Family |
| 3303 28th Street     | 789        | Owen S. & Rose L. King House                                    | 1920       | Single Family |
| 3393 28th Street     | 1157       | J.B. Spec House #2  | 1917       | Single Family |
| 3446 28th Street     | 456        | John Carman Thurston House                                      | 1916       | Single Family |
| 3505 28th Street     | 452        | Kline/Dryden House  | 1916       | Single Family |
| 3520 28th Street     | 962        | Winslow R. Parsons Spec House #1                                | 1916       | Single Family |
| 3563 28th Street     | 835        | J. B. Draper Spec House No. 1                                   | 1915       | Single Family |
| 3571 28th Street     | 428        | John Kenney House   | 1915       | Single Family |
| 3676 28th Street     | 1033       | David O. Dryden Spec. House #2                                  | 1916       | Single Family |
| 2722 29th Street     | 1028       | Isaac and Flora Walker House                                    | 1912       | Single Family |
| 2808 29th Street     | 1082       | John and Anna Norwood House                                     | 1923       | Single Family |
| 3411 29th Street     | 558        | Eldora Rudrauff House   | 1919       | Single Family |
| 3560 29th Street     | 880        | Joseph E. McFadden House  | 1911       | Single Family |
| 3593 29th Street     | 931        | E.A. and Effie Tindula House                                    | 1925       | Single Family |
| 3794 29th Street     | 890        | S.S. and Rosa Kendall Spec House #1                             | 1921       | Single Family |
| 3335 30th Street     | 506        | 30th Street Garage/ North Park Auto Body Shop                   | 1923       | Commercial    |
| 2405 32nd Street     | 608        | Godfrey and Emily Strobeck Spec House #1                        | 1926       | Single Family |
| 2411 32nd Street     | 725        | Russell and Emma Bates House                                    | 1927       | Single Family |
| 2435 32nd Street     | 1178       | Russell and Emma Bates Spec House #2                            | 1927       | Single Family |
| 3005 33rd Street     | 1045       | George Gans Spec House #4                                       | 1926       | Single Family |
| 3030 33rd Street     | 873        | Frank and Millie Lexa House                                     | 1924       | Single Family |
| 3036 33rd Street     | 539        | The George Gans Spec House #1                                   | 1926       | Single Family |
| 2242 Adams Avenue    | 362        | Crook-Foster Residence  | 1914       | Single Family |
| 2448 Adams Avenue    | 713        | The Adams Apartments  | 1930       | Multi-Family  |
| 4641 Alabama Street  | 1097       | Elmer and Katherine Muhl House                                  | 1926       | Single Family |
| 2435 Bancroft Street | 1134       | Levi and Hannah Lindskoog Spec House #1                         | 1929       | Single Family |
| 3125 Bancroft Street | 1131       | George Gans Spec House #5                                       | 1926       | Single Family |
| 2203 Cliff Street    | 581        | Edwina Bellinger/David O. Dryden House                          | 1913       | Single Family |

(Table continues on next page)

Table 10-2: City of San Diego Register Historic Resources in North Park

| Property Address                          | HRB Site # | Historic Name                                      | Year Built | Property Type  |
|---|------------|--|------------|----------------|
| 2230 Cliff Street                         | 524        | Herbert S. Moore House                             | 1913       | Single Family  |
| 2738 Dale Street                          | 787        | John & Alice Woodside Spec House #1                | 1917       | Single Family  |
| 3036 Dale Street                          | 1165       | Hilton and Louise Richardson House                 | 1923       | Single Family  |
| 3134 Dale Street                          | 1022       | W.J. Chadwick Spec House #1                        | 1920       | Single Family  |
| 3141 Dale Street                          | 1035       | T.M. and Leonora H. Russell Spec House #1          | 1922       | Single Family  |
| 2223 El Cajon Boulevard                   | 319        | Imig Manor   | 1945       | Hotel          |
| 2725 El Cajon Boulevard                   | 1177       | University Heights Water Tower                     | 1924       | Infrastructure |
| 2930 El Cajon Boulevard                   | 517        | Gustafson Furniture Building                       | 1948       | Commercial     |
| 3705 El Cajon Boulevard                   | 381        | Hille-Schnug House                                 | 1880s      | Single Family  |
| 3120 Felton Street                        | 921        | George Gans Spec House #3                          | 1927       | Single Family  |
| 4674-4676 Florida Street                  | 339        | San Diego Electric Railway Cars 126, 128, 138      | 1911       | Railway Cars   |
| Georgia Street<br>(Btwn 3800 & 3900 Blks) | 325        | Georgia Street Bridge                              | 1914       | Bridge         |
| 4358 Georgia Street                       | 834        | Solomon & Betty Frank House                        | 1922       | Single Family  |
| 4407 Georgia Street                       | 1196       | Adolphus Hatcher House                             | 1910       | Single Family  |
| 4416 Georgia Street                       | 1210       | Joseph Sr. and Therese Strasser House              | 1913       | Single Family  |
| 2832 Granada Avenue                       | 1010       | Albert and Anna Kenyon/Archibald McCorkle House    | 1912       | Single Family  |
| 3215 Granada Avenue                       | 826        | Heilman Brothers Spec House #1                     | 1912       | Single Family  |
| 3235 Granada Avenue                       | 549        | E.W. Newman Spec House                             | 1912       | Single Family  |
| 3444 Granada Avenue                       | 475        | The Damarus/ Bogan House                           | 1922       | Single Family  |
| 3540 Granada Avenue                       | 1176       | William Smith Spec House #1                        | 1923       | Single Family  |
| 2704 Gregory Street                       | 603        | H. M. and Isabel Jones House                       | 1930       | Single Family  |
| 2806 Gregory Street                       | 1030       | Elmer and Ida Hall House                           | 1932       | Single Family  |
| 3227 Grim Avenue                          | 183        | Frery House  | 1905       | Single Family  |
| 3643 Grim Avenue                          | 1205       | Royal Brown House                                  | 1923       | Single Family  |
| 4044 Hamilton Street                      | 909        | Gilbert & Alberta McClure House                    | 1927       | Single Family  |
| 4050-4056 Hamilton St                     | 989        | Gilbert and Alberta McClure Rental House & Apts    | 1929       | Multi-Family   |
| 3565 Herman Avenue                        | 792        | George Gans Spec House #2                          | 1925       | Single Family  |
| 3547-3549 Indiana Street                  | 1141       | Jessie Brown Spec Houses #1 and #2                 | 1923       | Multi-Family   |
| 3054 Juniper Street                       | 747        | Edwin and Cecilia Smith/Greta Steventon House      | 1919       | Single Family  |
| 3105 Kalmia Street                        | 478        | Duvall-Lee House                                   | 1915       | Single Family  |
| 3147 Kalmia Street                        | 430        | Benbough/Adams House                               | 1912       | Single Family  |
| 3155 Kalmia Street                        | 435        | William A. McIntyre Spec House                     | 1912       | Single Family  |
| 3004 Laurel Street                        | 163        | Dr. Harry & Rachel Granger Wegeforth House         | 1912       | Single Family  |
| 3048 Laurel Street                        | 438        | Cottee/McCorkle House                              | 1912       | Single Family  |
| 3674 Louisiana Street                     | 981        | Alonzo and Sophia Finley House                     | 1911       | Single Family  |
| 3794 Louisiana Street                     | 1083       | Daniel and Anna Boone House                        | 1920       | Single Family  |
| 2840 Maple Street                         | 551        | Cortis & Elizabeth Hamilton/Richard S. Requa House | 1941       | Single Family  |
| 2875-2889 Palm Street                     | 872        | Martin and Katherine Ortilieb Duplex               | 1927       | Multi-Family   |

(Table continues on next page)

Table 10-2: City of San Diego Register Historic Resources in North Park (Continued)

| Property Address         | HRB Site # | Historic Name                                     | Year Built | Property Type |
|--------------------------|------------|---|------------|---------------|
| 2941 Palm Street         | 423        | David Drake House                                 | 1924       | Single Family |
| 3049 Palm Street         | 1212       | Casper Kundert/David O. Dryden Spec House #1      | 1912       | Single Family |
| 3055 Palm Street         | 974        | F. List and C. Bell Mcmechen House                | 1927       | Single Family |
| 4741 Panorama Drive      | 769        | Ora and Myrtle Ginther House                      | 1926       | Single Family |
| 4747 Panorama Drive      | 1121       | John C. and Marie O. Turner House                 | 1926       | Single Family |
| 4769 Panorama Drive      | 1107       | Delia Reinbold House                              | 1911       | Single Family |
| 4773 Panorama Drive      | 1016       | Louis H. and Charlotte L. Quayle House            | 1926       | Single Family |
| 4780 Panorama Drive      | 675        | Helen Crenshaw/David O. Dryden House              | 1914       | Single Family |
| 4785 Panorama Drive      | 538        | The Richard S. Woods House                        | 1913       | Single Family |
| 3993 Park Boulevard      | 293        | Grace Lutheran Church, Parsonage, & Sunday School | 1930       | Institutional |
| 3503 Pershing Avenue     | 839        | Addie McGill/David O. Dryden House Spec House #1  | 1917       | Single Family |
| 3694 Pershing Avenue     | 843        | David E. & Jennie McCracken House                 | 1925       | Single Family |
| 3503 Ray Street          | 493        | Carter Construction Co. Swiss Chalet              | 1912       | Single Family |
| 2890 E Redwood Street    | 900        | George and Amalia Gans House                      | 1928       | Single Family |
| 2516 San Marcos Avenue   | 124        | Fulford Bungalow #1                               | 1913       | Single Family |
| 2518 San Marcos Avenue   | 125        | Fulford Bungalow #2                               | 1913       | Single Family |
| 2519 San Marcos Avenue   | 454        | Mabel Whitsitt House                              | 1935       | Single Family |
| 2520 San Marcos Avenue   | 126        | Fulford Bungalow #3                               | 1913       | Single Family |
| 2523 San Marcos Avenue   | 457        | Whiteman House                                    | 1914       | Single Family |
| 3405 Texas Street        | 832        | George & Helen Corbit Spec House No. 1            | 1924       | Single Family |
| 3535 Texas Street        | 540        | The Edwin and Anna Elizabeth McCrea House         | 1924       | Single Family |
| 2891 University Avenue   | 245        | North Park Theatre                                | 1928       | Commercial    |
| 2901 University Avenue   | 239        | Winks/Deturi/Shoe Palace/Shoe Repair/Neon Sign    | 1949       | Sign          |
| 3067-3075 University Ave | 1043       | Woolworth Building                                | 1949       | Commercial    |
| 2140 Upas Street         | 1056       | J. Francis and Clara Munro House                  | 1926       | Single Family |
| 3585 Villa Terrace       | 724        | Maynard and Bessie Heatherly House                | 1926       | Single Family |
| 3602 Villa Terrace       | 996        | Fredrick and Ada Sedgwick/Pear Pearson House      | 1922       | Single Family |
| 3525 Wilshire Terrace    | 676        | Dr. Edward Hardy House                            | 1938       | Single Family |

\*This table includes all properties designated by the Historical Resources Board as of April 2016.



Figure 10-1: Location of City of San Diego Register Designated Historic Sites

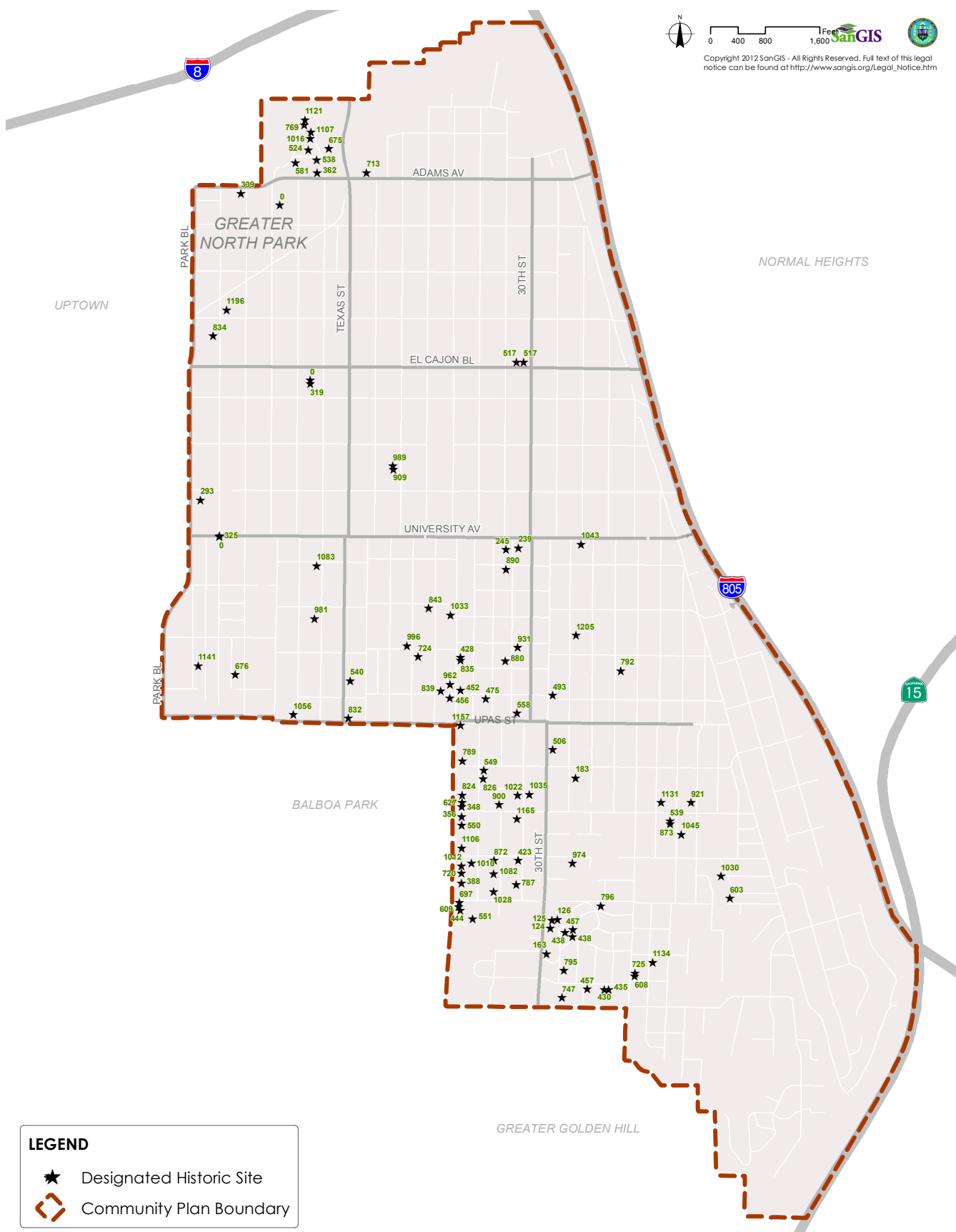


Figure 10-2: Location of City of San Diego Register Designated Historic Districts

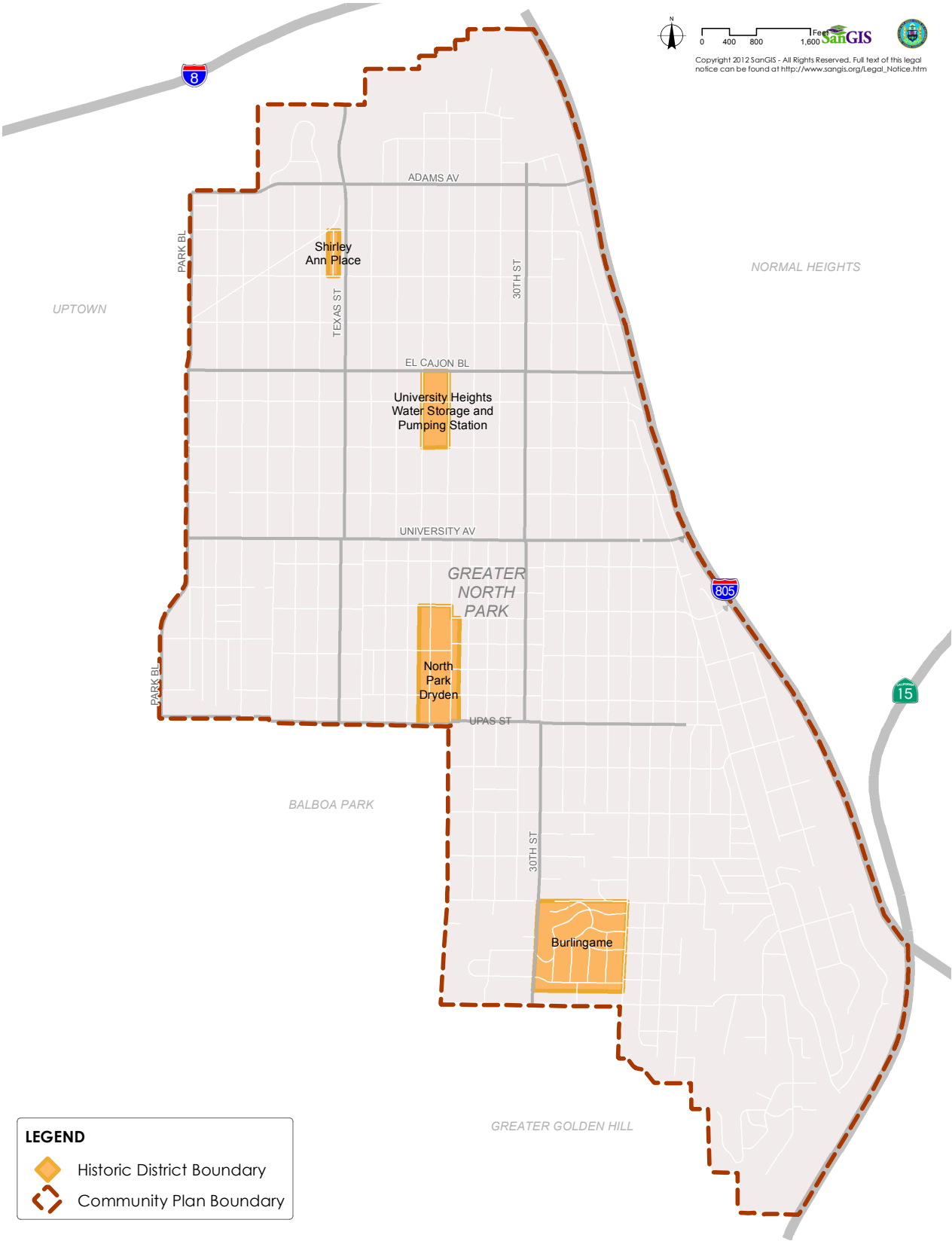


Table 10-3: *Potentially Significant Individual Resources*

| Property Address   | Year Built    | Style   | Property Type       |
|--|---------------|---|---------------------|
| Early Settlement of Greater North Park: 1893-1906  |               |   |                     |
| 3729 30th Street*  | 1897          | Mission Revival                                 | Civic/Institutional |
| 4212 Florida Street  | 1900          | Queen Anne                                      | Single Family       |
| 4216 Florida Street  | 1900          | Queen Anne                                      | Single Family       |
| 1915 Howard Avenue   | 1900          | Folk Victorian                                  | Single Family       |
| 1919 Howard Avenue   | 1900          | Queen Anne                                      | Single Family       |
| 3727 Park Boulevard  | 1900          | Stick/Eastlake                                  | Single Family       |
| 2860 Redwood Street  | 1900          | Italianate                                      | Single Family       |
| Development of North Park: 1907-1929   |               |   |                     |
| 3553 28th Street*  | 1925          | Craftsman                                       | Single Family       |
| 2361-2367 30th Street*   | 1920          | Renaissance Revival                             | Commercial          |
| 3382-3396 30th Street  | 1919          | Spanish Colonial Revival                        | Commercial          |
| 3585 30th Street*  | 1929          | Renaissance Revival                             | Civic/Institutional |
| 2454-2474 Adams Avenue*  | 1928          | Pueblo Revival                                  | Multi-Family        |
| 2204 Cliff Street  | 1914          | Craftsman                                       | Single Family       |
| 2935-2947 El Cajon Boulevard   | 1925          | Commercial Vernacular                           | Commercial          |
| 3169 El Cajon Boulevard*   | 1926          | Renaissance Revival                             | Infrastructure      |
| 3226-3266 Nutmeg Street*   | 1922          | Spanish Colonial Revival                        | Civic/Institutional |
| 4860 Oregon Street*  | 1916<br>1920s | Renaissance Revival<br>Spanish Colonial Revival | Civic/Institutional |
| 4744 Panorama Drive*   | 1907          | Craftsman                                       | Single Family       |
| 3645 Park Boulevard*   | 1925          | Spanish Colonial Revival                        | Multi-Family        |
| 3783 Park Boulevard*   | 1928          | Egyptian Revival                                | Commercial          |
| 3791 Park Boulevard*   | 1928          | Renaissance Revival                             | Multi-Family        |
| 4237-4251 Park Boulevard*  | 1926          | Art Deco  | Commercial          |
| 3030 Thorn Street*   | 1924          | Spanish Colonial Revival                        | Civic/Institutional |
| 2505 University Avenue   | 1922          | Commercial Vernacular                           | Commercial          |
| 2525-2543 University Avenue  | 1925          | Commercial Vernacular                           | Commercial          |
| 2900-2912 University Avenue  | 1929          | Spanish Colonial Revival                        | Commercial          |
| *This resource also appears eligible for listing in the National Register and the California Register. |               |   |                     |
| Influence of the Great Depression & World War II in North Park: 1930-1945                              |               |   |                     |

*(Table continues on next page)*

Table 10-3: Potentially Significant Individual Resources (continued)

| Property Address   | Year Built | Style                    | Property Type       |
|--|------------|--------------------------|---------------------|
| 4333 30th Street*  | 1940       | Spanish Colonial Revival | Civic/Institutional |
| 2228 33rd Street*  | 1938       | Streamline Moderne       | Single Family       |
| 3925-3935 Alabama Street   | 1930       | Spanish Colonial Revival | Multi-Family        |
| 3810 Bancroft Street   | 1935       | Streamline Moderne       | Civic/Institutional |
| 2900 El Cajon Boulevard  | 1938       | Modern                   | Commercial          |
| 3004-3022 Juniper Street   | 1930       | Spanish Colonial Revival | Commercial          |
| 2848 Kalmia Place*   | 1937       | Streamline Moderne       | Single Family       |
| 4469-4517 Ohio Street  | 1940       | Minimal Traditional      | Multi-Family        |
| 3655 Park Boulevard*   | 1930       | Spanish Colonial Revival | Civic/Institutional |
| 3076-3090 Polk Avenue*   | 1930       | Art Deco                 | Civic/Institutional |
| 1910 Robinson Avenue*  | 1937       | Streamline Moderne       | Multi-Family        |
| 3029 University Avenue*  | 1942       | Late Moderne             | Commercial          |
| 3036 Upas Street   | 1930       | Streamline Moderne       | Commercial          |
| 3040 Upas Street   | 1930       | Streamline Moderne       | Commercial          |
| 3795 Utah Street*  | 1931       | Art Deco                 | Civic/Institutional |
| Post-World War II Development in North Park: 1946-1970   |            |                          |                     |
| 2110 El Cajon Boulevard  | 1960       | Modern                   | Commercial          |
| 2144 El Cajon Boulevard  | 1964       | Modern                   | Commercial          |
| 2445 El Cajon Boulevard*   | 1965       | Googie                   | Commercial          |
| 3791 Grim Avenue   | 1951       | Modern                   | Civic/Institutional |
| 4175 Park Boulevard*   | 1965       | Googie                   | Commercial          |
| 4193 Park Boulevard*   | 1966       | Modern                   | Civic/Institutional |
| *This resource also appears eligible for listing in the National Register and the California Register. |            |                          |                     |



Figure 10-3: Location of Potential Historic Districts Identified in the Historic Resource Reconnaissance Survey

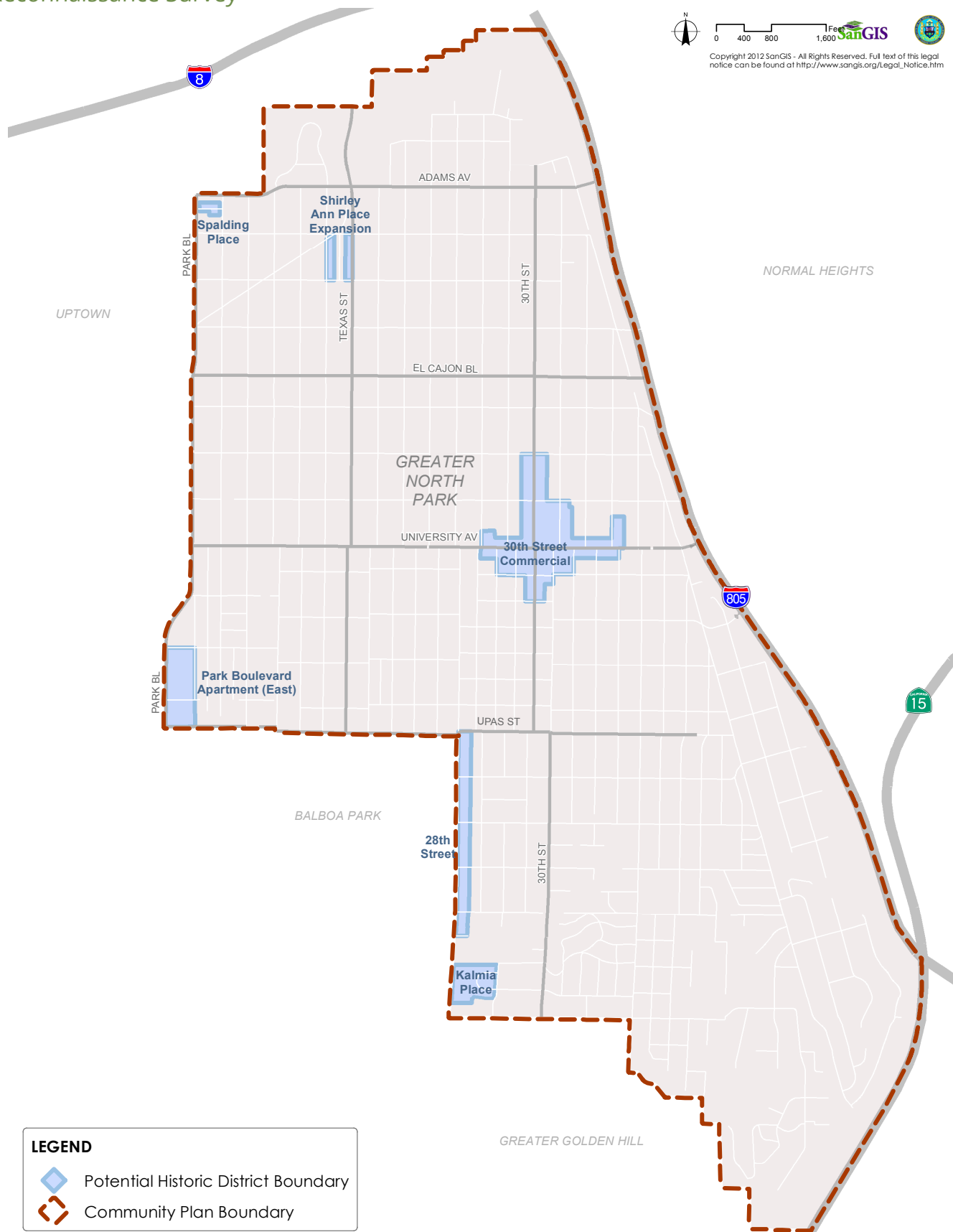


Table 10-4: *Potential Historic Districts Identified in the North Park Historic Resource Reconnaissance Survey*

| Potential Historic District                                  | Location  | Size      | Period of Significance | Theme(s)   | Possible HRB Criterion |
|--|---|-----------|------------------------|--|------------------------|
| 28th Street Residential Historic District*                   | East side of 28th Street between Upas and Maple Streets   | 45 Bldgs  | 1920-1936              | Development of North Park: 1907-1929<br><br>Influence of the Great Depression and World War II in North Park: 1930-1945  | A                      |
| Kalmia Place Residential Historic District                   | Kalmia Place, west of 29th Street   | 20 Bldgs  | 1920-1959              | Development of North Park: 1907-1929<br><br>Influence of the Great Depression and World War II in North Park: 1930-1945  | A                      |
| Spalding Place Residential Historic District                 | Spalding Place between Park and Georgia Streets   | 14 Bldgs  | 1909-1929              | Development of North Park: 1907-1929   | A                      |
| 30th Street/ University Avenue Commercial Historic District* | An irregular boundary around 30th Street and University Avenue (see Figure 10-4)                    | 128 Bldgs | 1912-1959              | Development of North Park: 1907-1929<br><br>Influence of the Great Depression and World War II in North Park: 1930-1945<br><br>Post- World War II Development in North Park: 1946-1970 | A                      |
| Shirley Ann Place Expansion                                  | The east side of Louisiana Street and the west side of Texas Street between Madison and Monroe      | 29 Bldgs  | c.1924-1934            | Development of North Park: 1907-1929<br><br>Influence of the Great Depression and World War II in North Park: 1930-1945  | A                      |
| Park Boulevard Apartment (East)**                            | East side of Park Boulevard and west side of Indiana Street, between Cypress Street and Upas Street | 33 Bldgs  | c.1915-1940            | Development of North Park: 1907-1929<br><br>Influence of the Great Depression and World War II in North Park: 1930-1945  | A, C                   |

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

\*\* The Survey consultant recommended that this grouping of properties be evaluated in conjunction with the properties of the west side of Park Boulevard, in Uptown. That evaluation was completed as part of the Uptown CPU, and the area as a whole was confirmed to be eligible as a potential historic district.

Table 10-5: *Residential Courts to be Included in a Multiple Property Listing as Identified in the 2015 Historic Resource Reconnaissance Survey Grouped by Theme*

| Property Address                     | APN        | Year Built | Style                     | Resource Name   |
|--------------------------------------|------------|------------|---------------------------|-----------------|
| Development of North Park: 1907-1929 |            |            |                           |                 |
| 2309-2325 30th Street                | 5391010100 | 1922       | California Bungalow       |                 |
| 3216-3234 30th Street                | 4535402200 | 1922       | American Colonial Revival |                 |
| 3236-3240 30th Street                | 4535402300 | 1921       | Mission Revival           |                 |
| 3317-3331 30th Street                | 4534911100 | 1923       | Mission Revival           | Florence Court  |
| 3373-3379 30th Street                | 4534910500 | 1925       | Spanish Colonial Revival  |                 |
| 4174-4188 30th Street                | 4463032200 | 1925       | California Bungalow       |                 |
| 3945-3951 Alabama Street             | 4456810700 | 1922       | California Bungalow       |                 |
| 4560-4564 Alabama Street             | 4451413000 | 1924       | California Bungalow       |                 |
| 4050-4058½ Arizona Street            | 4455812500 | 1929       | Spanish Colonial Revival  | Casa del Torres |
| 3547-3551 Indiana Street             | 4523620900 | 1923       | California Bungalow       |                 |
| 4166-4176 Florida Street             | 4455022900 | 1925       | California Bungalow       |                 |
| 4649-4663 Georgia Street             | 4450510500 | 1927       | Spanish Colonial Revival  |                 |
| 3358-3372 Grim Avenue                | 4534912100 | 1926       | Mission Revival           |                 |
| 3933-3945½ Hamilton Street           | 4457021000 | 1927       | Pueblo Revival            | Aztec Court     |
| 4753-4759 Idaho Street               | 4382713500 | 1925       | Spanish Colonial Revival  |                 |
| 3994-3996 Illinois Street            | 4464142400 | 1925       | California Bungalow       |                 |
| 3981-3985 Louisiana Street           | 4456910200 | 1925       | California Bungalow       |                 |
| 4418-4424 Louisiana Street           | 4452311700 | 1925       | California Bungalow       |                 |
| 3029-3039½ Monroe Avenue             | 4461232300 | 1926       | Spanish Colonial Revival  |                 |
| 4557-4563 Ohio Street                | 4460510600 | 1929       | Spanish Colonial Revival  |                 |
| 4474-4480 Oregon Street              | 4452512800 | 1925       | Spanish Colonial Revival  |                 |
| 4049-4063 Park Boulevard             | 4455510400 | 1923       | California Bungalow       |                 |
| 4617-4619 Park Boulevard             | 4450421200 | 1925       | Spanish Colonial Revival  |                 |
| 3009-3015 Suncrest Drive             | 4383020200 | 1925       | Tudor Revival             |                 |
| 1807-1821 University Avenue          | 4522010100 | 1925       | American Colonial Revival |                 |

*Table 10-5: Residential Courts to be Included in a Multiple Property Listing as Identified in the 2015 Historic Resource Reconnaissance Survey Grouped by Theme*

| Property Address  | APN        | Year Built | Style                     | Resource Name |
|---|------------|------------|---------------------------|---------------|
| Influence of the Great Depression & World War II in North Park: 1930-1945 |            |            |                           |               |
| 4062-4072 30th Street   | 4463632400 | 1943       | Minimal Traditional       |               |
| 4347-4367 30th Street   | 4461630400 | 1939       | Spanish Colonial Revival  |               |
| 4421-4433 30th Street   | 4461230800 | 1940       | Minimal Traditional       |               |
| 4462-4466 30th Street   | 4461032400 | 1945       | Minimal Traditional       |               |
| 3969-3981 Alabama Street  | 4456810400 | 1940       | Minimal Traditional       |               |
| 3967-3971 Arizona Street  | 4457010500 | 1945       | Minimal Traditional       |               |
| 4341-4347 Arizona Street  | 4453510700 | 1940       | Minimal Traditional       |               |
| 4349-4355 Arizona Street  | 4453510600 | 1940       | Minimal Traditional       |               |
| 3934-3942 Bancroft Street   | 4464331900 | 1940       | California Bungalow       |               |
| 4439-4447 Florida Street  | 4452220700 | 1935       | Minimal Traditional       |               |
| 3982-3996 Hamilton Street   | 4457012600 | 1940       | Modern                    |               |
| 3163-3167 Howard Avenue   | 4463230100 | 1945       | Minimal Traditional       |               |
| 4670-4680 Idaho Street  | 4450912400 | 1930       | Spanish Colonial Revival  |               |
| 4741-4745½ Idaho Street   | 4382710900 | 1941       | Minimal Traditional       |               |
| 4333-4339 Illinois Street   | 4461810800 | 1941       | Minimal Traditional       |               |
| 4341-4351½ Illinois Street  | 4461810700 | 1930       | Streamline Moderne        |               |
| 4380-4390 Illinois Street   | 4461832300 | 1935       | Minimal Traditional       |               |
| 4030-4040 Iowa Street   | 4463821900 | 1940       | Minimal Traditional       |               |
| 4077-4083 Iowa Street   | 4463830400 | 1940       | Minimal Traditional       |               |
| 4118-4124 Iowa Street   | 4463221900 | 1940       | Minimal Traditional       |               |
| 4218-4228 Iowa Street   | 4462510900 | 1936       | Spanish Colonial Revival  |               |
| 2926-2940 Juniper Street  | 5390910600 | 1930       | Mission Revival           |               |
| 3971-3981 Kansas Street   | 4464120300 | 1930       | California Bungalow       |               |
| 4110-4116 Kansas Street   | 4463022100 | 1937       | Streamline Moderne        |               |
| 4416-4430 Kansas Street   | 4461022000 | 1940       | Minimal Traditional       |               |
| 2975 Laurel Street  | 5390213100 | 1940       | American Colonial Revival | Laurel Manor  |
| 2981 Laurel Street  | 5390213100 | 1940       | American Colonial Revival | Laurel Manor  |
| 4370-4394 Louisiana Street  | 4453323000 | 1945       | Modern                    |               |
| 4373-4379 Louisiana Street  | 4453410400 | 1940       | Minimal Traditional       |               |
| 3957-3959 Mississippi Street  | 4456820700 | 1940       | Minimal Traditional       |               |
| 4026-4030 Mississippi Street  | 4455621800 | 1940       | Minimal Traditional       |               |
| 4057-4063 Mississippi Street  | 4455710600 | 1940       | Minimal Traditional       |               |
| 4081-4087 Mississippi Street  | 4455710300 | 1930       | Spanish Colonial Revival  |               |
| 4118-4124 Mississippi Street  | 4455122500 | c.1930     | Spanish Colonial Revival  |               |



*Table 10-5: Residential Courts to be Included in a Multiple Property Listing as Identified in the 2015 Historic Resource Reconnaissance Survey Grouped by Theme*

| Property Address                                       | APN        | Year Built | Style                    | Resource Name   |
|--|------------|------------|--------------------------|-----------------|
| 4343-4349 Mississippi Street                           | 4453320800 | 1939       | Craftsman                |                 |
| 4351-4355½ Mississippi Street                          | 4453320700 | 1935       | Minimal Traditional      |                 |
| 4679-4683 Mississippi Street                           | 4450620300 | 1940       | Minimal Traditional      |                 |
| 4350-4364 Ohio Street                                  | 4461631600 | 1936       | Spanish Colonial Revival |                 |
| 4474-4482 Ohio Street                                  | 4461232400 | 1940       | Modern                   |                 |
| 4349-4355 Oregon Street                                | 4453610800 | 1935       | Streamline Moderne       |                 |
| 4365-4369 Oregon Street                                | 4453610600 | 1940       | Minimal Traditional      |                 |
| 4541-4547 Oregon Street                                | 4451720900 | 1940       | Minimal Traditional      |                 |
| 4714-4724 Oregon Street                                | 4382521900 | 1930       | Spanish Colonial Revival |                 |
| 4723-4731 Oregon Street                                | 4382601100 | 1930       | Spanish Colonial Revival |                 |
| 4033 Park Boulevard                                    | 4455510600 | 1945       | Spanish Colonial Revival |                 |
| 4537-4541 Park Boulevard                               | 4451310800 | 1940       | Minimal Traditional      |                 |
| 4573-4587 Park Boulevard                               | 4451310200 | 1930       | Spanish Colonial Revival |                 |
| 3002-3016 Quince Street                                | 4536010400 | 1930       | Spanish Colonial Revival | Roosevelt Court |
| 4577-4583 Texas Street                                 | 4451610500 | 1935       | Spanish Colonial Revival |                 |
| 3936-3940 Utah Street                                  | 4457121600 | 1940       | Minimal Traditional      |                 |
| 4142-4150 Utah Street                                  | 4463012700 | 1940       | Minimal Traditional      |                 |
| 4341-4353 Utah Street                                  | 4461610900 | 1940       | Minimal Traditional      |                 |
| 4409-4415 Utah Street                                  | 4461021400 | 1935       | Minimal Traditional      |                 |
| 4430-4440 Utah Street                                  | 4461012200 | 1940       | Minimal Traditional      |                 |
| 4442-4452 Utah Street                                  | 4461012300 | 1935       | Minimal Traditional      |                 |
| 4460-4470 Utah Street                                  | 4461012500 | 1940       | Minimal Traditional      |                 |
| Post-World War II Development in North Park: 1946-1970 |            |            |                          |                 |
| 4329-4341½ Alabama Street                              | 4453311100 | 1953       | Modern                   |                 |
| 4075 Arizona Street                                    | 4455820300 | 1946       | Modern                   |                 |
| 4110-4114½ Arizona Street                              | 4455311700 | 1950       | Modern                   |                 |
| 4058-4064 Hamilton Street                              | 4455822400 | 1950       | Minimal Traditional      |                 |
| 4066-4072 Hamilton Street                              | 4455822500 | 1950       | Minimal Traditional      |                 |
| 4646-4652 Idaho Street                                 | 4450912100 | 1950       | Modern                   |                 |
| 4501 Illinois Street                                   | 4460520700 | 1953       | Minimal Traditional      |                 |
| 4470-4476 Illinois Street                              | 4460513500 | 1960       | Modern                   |                 |
| 4471-4475½ Illinois Street                             | 4460521100 | 1953       | Modern                   |                 |
| 4477-4481½ Illinois Street                             | 4460521000 | 1954       | Modern                   |                 |
| 4502-4512 Ohio Street                                  | 4460531800 | 1951       | Modern                   |                 |

Table 10-6: *Potentially Significant Individual Resources Identified During Public Outreach, Grouped by Theme*

| Property Address   | APN                      | Year Built | Style                      | Property Type |
|--|--------------------------|------------|----------------------------|---------------|
| Development of North Park: 1907-1929   |                          |            |                            |               |
| 2432 El Cajon Boulevard*   | 4453421200               | c.1925     | False Front                | Commercial    |
| 2621 El Cajon Boulevard*   | 4454220400               | c.1910s    | No Style                   | Commercial    |
| 3094 El Cajon Boulevard  | 4461831500               | 1927       | Spanish Eclectic           | Institutional |
| 3093-3095 El Cajon Boulevard   | 4462530700               | c.1922     | Streamline Moderne         | Commercial    |
| Influence of the Great Depression & World War II in North Park: 1930-1945                                  |                          |            |                            |               |
| 2528 El Cajon Boulevard  | 4453513000               | c.1935     | Art Deco                   | Institutional |
| 2903-2911 El Cajon Boulevard   | 4462320500               | c.1937     | Streamline Moderne         | Commercial    |
| 2921-2923 El Cajon Boulevard   | 4462320400               | c.1940     | Modern                     | Commercial    |
| 2927-2931 El Cajon Boulevard   | 4462320300               | c.1935     | Modern                     | Commercial    |
| 2923-2935 Meade Avenue   | 4461622300               | c.1942     | Moderne                    | Commercial    |
| 4121 Utah Street**   | 4463021300               | 1921       | Craftsman                  | Residential   |
| Post-World War II Development in North Park: 1946-1970   |                          |            |                            |               |
| 4334-4382 30th Street  | 4461622900               | c.1950s    | Aztec Bowl Neon Sign       | Sign          |
| 1835 El Cajon Boulevard  | 4453801400               | c.1969     | Modern                     | Commercial    |
| 1940 El Cajon Boulevard  | 4453222500               | c.1946     | Modern                     | Commercial    |
| 2136 El Cajon Boulevard  | 4453311500               | c.1955     | Modern                     | Commercial    |
| 2222 El Cajon Boulevard  | 4453321400               | unkown     | Wonder Weaver Painted Sign | Sign          |
| 2548-2550 El Cajon Boulevard   | 4453511600               | 1955       | Modern                     | Commercial    |
| 3035 El Cajon Boulevard  | 4462330600               | c.1962     | Modern                     | Commercial    |
| 3051 El Cajon Boulevard  | 4462530100               | c.1951     | Colonial                   | Commercial    |
| 3069-3075 El Cajon Boulevard   | 4462530300<br>4462530400 | c.1946     | Streamline Moderne         | Commercial    |
| 3984 Idaho Street***   | 4457112600               | 1921       | Vernacular                 | Residential   |
| 2717 University Avenue   | 4530821100               | c.1956     | Modern                     | Institutional |
| *It has been indicated that this building may be socially/historically significant.                        |                          |            |                            |               |
| **This building was the childhood home baseball Hall-of-Famer Ted Williams.                                |                          |            |                            |               |
| ***This building was the home of tennis champion Maureen Connolly during her accomplishments in the 1950s. |                          |            |                            |               |

Table 10-7: *Additions to the Potential Residential Court MPL Identified During Public Outreach*

| Property Address             | APN        | Year Built | Style               | Property Type     |
|------------------------------|------------|------------|---------------------|-------------------|
| 2454-2474 Adams Avenue       | 4382401200 | 1928       | Pueblo Revival      | Residential Court |
| 4449-4455 Florida Street     | 4452220600 | 1938       | Minimal Traditional | Residential Court |
| 4615-4623 Georgia Street     | 4450510900 | c.1941     | Minimal Traditional | Residential Court |
| 4118-4121 Mississippi Street | 4455122500 | c.1925     | Spanish Eclectic    | Residential Court |
| 4343-4349 Mississippi Street | 4453320800 | 1935       | Minimal Traditional | Residential Court |

Table 10-8: *Potential Historic Districts Identified During Public Outreach*

| Potential Historic District  | Location  | Size           | Period of Significance | Theme(s)  | Possible HRB Criteria |
|--|---|----------------|------------------------|---|-----------------------|
| Valle Vista Terrace Historic District  | Valle Vista Terrace Subdivision:<br>- including Panorama Street, Cliff Street, and north side of Adams avenue   | 89<br>Parcels  | c.1907-c.1940          | Development of North Park: 1907-1929<br><br>Influence of the Great Depression & World War II in North Park: 1930-1945 | A, C                  |
| Park Villas Historic District  | Dwight Street to the north;<br>Arnold Street to the east;<br>Myrtle Street to the south;<br>Arizona Street to the west.   | 48<br>Parcels  | c.1911-c.1937          | Development of North Park: 1907-1929<br><br>Influence of the Great Depression & World War II in North Park: 1930-1945 | A, C                  |
| Altadena/<br>Carmel Heights/<br>Frary Heights<br>Historic District                           | Altadena Subdivision:<br>Blocks A, B, C, D, H, I, J, K, L;<br>Western half of Block E.<br><br>Carmel Heights Subdivision:<br>Blocks 1, 2 and 3;<br>Eastern half of Blocks 4 and 5.<br><br>Frary Heights Subdivision:<br>Block 10 - Lots 1, 2, 3, 4, 47, 48;<br>Block 11 - Lots 1, 2, 3, 4, 45-48. | 400<br>Parcels | c.1907-c.1945          | Development of North Park: 1907-1929<br><br>Influence of the Great Depression & World War II in North Park: 1930-1945 | A, C                  |
| Wabash Mesa Historic District  | Wabash Mesa Units No. 2 & 3<br>(1990-2277 Boundary Street,<br>2005-2264 Montclair Street, and<br>Becky Place)   | 82<br>Parcels  | c. 1963-1967           | Post-World War II Development in North Park: 1946-1970  | A, C                  |
| St. Louis Heights/<br>Lynhurst/<br>O'Nealls Terrace/<br>Wallace Heights<br>Historic District | St. Louis Heights Subdivision:<br>Block 2 & Eastern half of Block 1<br><br>Lynhurst Subdivision:<br>Block 2<br><br>Wallace Heights Subdivision:<br>Entire subdivision<br><br>O'Nealls Terrace :<br>Eastern half of Block 1  | 135<br>Parcels | c.1907-c.1945          | Development of North Park: 1907-1929<br><br>Influence of the Great Depression & World War II in North Park: 1930-1945 | A, C                  |

Figure 10-4: Location of Potential Historic Districts Identified During Public Outreach

