

# HISTORIC PRESERVATION

## 10.1 PREHISTORIC AND HISTORIC CONTEXT

## 10.2 IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES

## 10.3 EDUCATIONAL OPPORTUNITIES AND INCENTIVES RELATED TO HISTORICAL RESOURCES

### 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 Uptown Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Uptown 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 Uptown. The Uptown 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 Archaeological Study describes the pre-history of the Uptown Area; identifies known significant archaeological resources; provides guidance on the identification of possible new resources; and includes recommendations for proper treatment. The Historic Survey Report (consisting of a Historic Context Statement and reconnaissance survey) provides information regarding the significant historical themes in the development of Uptown, 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.

### HISTORIC PRESERVATION ELEMENT GOALS

- Identification and preservation of significant historical resources in Uptown.
- Educational opportunities and incentives related to historical resources in Uptown.

### 10.1 Prehistoric and Historic Context

The community of Uptown is located on a mesa top above the San Diego River. Steep canyons lined with chamise chapparal that lead to Mission Valley to the north and San Diego bay to the west 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. The completion of a transcontinental rail line in 1885 was a catalyst for the first notable wave of development in Uptown. At the time, speculation still abounded, but a substantial number of homes were constructed near the southern border of Uptown, in present-day Park West. Over the next two decades, new development shifted north towards present-day Hillcrest and University Heights, due in large part to the construction of several public transit lines.

Development activity accelerated once more in anticipation of the much awaited 1915 Panama-California Exposition. By the 1920s, both Park West and Hillcrest were almost entirely developed, and the more distant communities of University Heights and Mission

Hills were nearly built out by the 1930s. Following the Great Depression and World War II, Uptown was the target of several redevelopment efforts and witnessed a considerable amount of physical change. Despite being bisected by Interstate 5 and State Route 163, Uptown still contains cohesive blocks of historic structures, especially in Park West, Hillcrest, and University Heights. In addition, Mission Hills has retained its historic fabric and contains a sizable concentration of single family homes dating from the 1910s, 1920s and 1930s.

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

## PREHISTORY

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

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

By the time Spanish colonists began to settle in Alta California in 1769, the Uptown 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 people in the Uptown 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 ¼ 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 Uptown 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 five themes significant to the development of the community: The Railroad Boom and Early Residential Development: 1885-1909; The Panama-California Exposition and Streetcar Suburbs: 1909-1929; Great Depression and World War II: 1929-1948; Postwar Development, Suburbanization, the Automobile & Modernism: 1948-1970; and Neighborhood Revitalization and the LGBTQ Community: 1970-Present.

### Early History: 1769-1885

Among the most significant events in the early history of Uptown occurred in 1867, when real estate magnate Alonzo Horton purchased 960 acres and established Horton's Addition, establishing a new city center. The success of Horton's venture encouraged

other eager speculators to follow suit. Land speculation in Uptown accelerated during the early 1870s, when the Texas and Pacific Railway Company announced its intent to construct a transcontinental rail line to San Diego. Demand for real estate abruptly decreased, however, when the Financial Panic of 1873 left the Texas and Pacific Railway unable to fund the construction of a transcontinental rail line. While numerous parcels in Uptown had been sold prior to the bust, very little construction had taken place. In its early years, therefore, Uptown failed to evolve into the neighborhood envisioned by such investors as Horton, Johnston, Hite and Arnold and Choate. Rather, the area remained undeveloped and sparsely populated, as development activity at this time consisted primarily of speculation and subdivision. Very few built resources from this period remain extant in Uptown.

#### **The Railroad Boom and Early Residential Development: 1885-1909**

Development activity in Uptown remained stagnant until the completion of the California Southern Railroad touched off the “Great Boom” between the years 1885 and 1887, wherein the City experienced a population increase unparalleled in its history, and development was pushed onto the Uptown mesa for the first time. At this time, new construction in Uptown consisted almost exclusively of single-family homes in styles common to the Victorian Era. The Great Boom came to an end by the spring of 1888 as Southern California’s real estate bubble abruptly burst. While many tracts in Uptown had been surveyed and subdivided between 1885 and 1887 – including Crittenden’s Addition in Hillcrest, Johnston Heights in Mission Hills, and University Heights – most real estate transactions were speculative and involved the sale of vacant parcels, most often at inflated rates. In effect, distant subdivisions near Hillcrest, Mission Hills and University Heights remained rural upon the Boom’s collapse.

Although San Diego’s population rapidly decreased and its real estate plummeted in value, a group of politicians, boosters and entrepreneurs were undaunted and proceeded to initiate a variety of capital improvement projects around the City. With regard to Uptown, these efforts materialized into graded streets, mass transit networks, municipal parks and a state college in the 1890s, all of which facilitated development and helped to shape the Planning Area into an established community. Improvements in transportation infrastructure, in conjunction with the establishment of Mission Cliff Gardens, made the northern reaches of Uptown accessible. Whereas new construction was confined to the area south of Laurel Street in previous years, development activity began to extend into the undeveloped areas of University Heights, Hillcrest and Mission Hills by the turn of the twentieth century. At the time development in these areas consisted primarily of single-family homes, though other types of development, including schools, fire stations and medical facilities, were also built to meet the needs of Uptown’s growing population. By 1904, approximately 23 percent of Uptown was developed, though the majority of structures were concentrated south of Laurel Street in Park West. At this time, construction had also occurred in the northern half of Park West, Hillcrest, Mission Hills and University Heights, although development in these areas was comparatively sparse. Constructed alongside the Queen Anne and Folk Victorian structures of the nineteenth century were homes designed in the Craftsman, Prairie, Spanish Eclectic and other period revival styles. Often, homes constructed during this period incorporated elements from many styles.

#### **The Panama-California Exposition and Streetcar Suburbs: 1909-1929**

The next wave of development in Uptown was touched off in 1909 with the announcement of the Panama-California Exposition in 1915. Between the Exposition’s inception in 1909 and its opening celebration in 1915, San Diego experienced an economic upswing and its population nearly doubled in size. Similar to previous waves of development in Uptown, new construction in the Exposition era consisted primarily of residential structures.

Prior to the Exposition, development had been largely confined to the southernmost section of the Planning Area, but by 1921, the density of residential development in Hillcrest, Mission Hills and University Heights increased. Architecturally, the Churrigueresque motifs of the Exposition grounds sparked a widespread interest in Spanish architecture. Accordingly, many homes erected in the 1910s and 1920s were designed in the Spanish Eclectic and Mission Revival styles, though others continued to assume Craftsman-style characteristics. In addition to individual homes, a substantial number of residential flats, rooming houses, residential hotels and

apartment buildings were built. These were interspersed among several Uptown neighborhoods, particularly those neighborhoods bordering Balboa Park.

Throughout Uptown, the rapid rate of residential development gave rise to the construction of small commercial nodes along the Fifth Avenue, University Avenue, Washington Street and Park Boulevard streetcar lines. Patterns of development in Uptown, both during and after the Exposition, underscore the relationship between mass transit and city-building, with the majority of new construction occurring near the streetcar routes. Development in Uptown remained remarkably steady in the years following the close of the Exposition, as the city's population nearly doubled in size between the years 1920 and 1930. The influx of newcomers facilitated a wave of continuous development in the Planning Area, and by 1921 the number of developed parcels far exceeded the number of unimproved properties. The continuous growth of Uptown's population sparked the construction of a number of commercial districts by the early 1920s - some along the streetcar routes, and others in more outlying areas, reflecting the proliferation of the automobile after World War I. Among the most common businesses constructed in the early 1920's were automobile garages which provided residents with facilities to service their personal vehicles. Several gasoline and service stations were also constructed on prominent and accessible corners in the aforementioned business districts.

### Great Depression and World War II: 1929-1948

Though Uptown experienced a period of remarkable growth and development in the 1910s and 1920s, its communities were nonetheless impacted by the catastrophic stock market crash of 1929, and the demand for houses and real estate diminished. In addition, several sections of the study area experienced physical decline in the Depression era. To curb the effects of the Depression and stimulate the local economy, the Chamber of Commerce proposed that San Diego host another exposition in 1935. The 1935 California Pacific Exposition did not significantly influence the architectural character of the Planning Area, as all of its communities were almost entirely developed by the mid-1930s. The majority of new construction in the 1930s was residential and consisted of single family homes, most of which were designed in either the Spanish Eclectic, Monterey Revival or California Ranch styles and were located in newer subdivisions near Mission Hills and Middletown. In addition to residences, several public works and capital improvement projects were also initiated in Uptown throughout the Depression era, including a steel arch bridge constructed in 1931 (HRB # 320), which spans Maple Canyon and connects First Avenue between Nutmeg and Palm streets.

The next wave of activity in the Planning Area was touched off by the Second World War, at which time San Diego was transformed into a thriving metropolitan center and a hub of wartime production. This culminated in a dramatic population increase between 1940 and 1943; wherein defense employees and their families poured into the City at an average of 1,500 people per week. The massive influx of war workers strained San Diego's resources and infrastructure, and by the early 1940s the City experienced a housing shortage unparalleled in its history. To provide the City with critically-needed housing units, the defunct Mission Cliff Gardens was subdivided into 81 parcels in 1942 and was subsequently developed with single family homes. In addition to new construction, the scarcity of housing at this time also facilitated the conversion and subdivision of single family homes. Conversions of this nature occurred almost exclusively in the communities of Park West and Hillcrest, both of which already featured an eclectic mix of residential property types prior to the war. Aside from a limited amount of residential development and the construction of the Cabrillo Parkway (present day State Route 163), Uptown does not appear to have experienced much physical change in the World War II era. This trend occurred citywide and can be attributed to wartime restrictions on building materials, which largely precluded private development at this time.

### Postwar Development, Suburbanization, the Automobile & Modernism: 1948-1970

After World War II, Uptown experienced a number of marked physical changes, due in large part to postwar suburbanization and the preeminence of the automobile. In the late 1940s, San Diego became the first major city in the southwestern United States to decommission its entire network of electric streetcars in exchange for buses. In the postwar era, new commercial development was no longer patterned along streetcar routes, but instead reflected the freedom of movement offered by the automobile. During the 1950s, a variety of car-related businesses and facilities – including gasoline and service stations, repair garages, body shops, motels

and car washes - were constructed in Uptown. Uptown had been largely built out by the 1930s, but construction continued after the Second World War primarily in the form of infill and redevelopment as undeveloped land was in short supply. In the 1950s, many older buildings in the Planning Area were razed and replaced with more contemporary structures. To some degree, Park West, Hillcrest and University Heights were all affected by redevelopment in the postwar years, but Mission Hills experienced comparatively little physical change during this time.

In large part, buildings constructed in Uptown after World War II reflected the shift away from the period revival styles towards more contemporary architectural trends. In addition to several Ranch and Minimal Traditional style houses, Uptown contains some of San Diego's most quintessential examples of Mid-Century Modernism. Given the scarcity of undeveloped real estate, these modern resources were not constructed in contiguous blocks, but were most often interspersed amidst older structures in well-established neighborhoods or on vacant steeply sloping or canyon lots. Between the 1960s and 1970s, the effects of postwar suburbanization took a toll on many of the City's older neighborhoods.

The construction of suburban shopping malls, such as the Mission Valley Shopping Center in 1961, drew customers away from Uptown's commercial nodes and threatened the area's economic vitality. Perhaps more so than adjacent communities, Hillcrest was hit especially hard by the mass exodus of middle class households to suburban tracts. As demographics changed, the community, whose modest housing had long attracted young families, now consisted of an aging population and deteriorating housing conditions.

### Neighborhood Revitalization and the LGBTQ Community: 1970-Present

The elderly nature of Hillcrest's population the 1960s made it a neighborhood ripe for change. In the late 1960s and 1970s, prior to the establishment of support and advocacy groups, members of the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) community were isolated and marginalized. Areas of Downtown were increasingly seen as unsafe by the gay and lesbian community. In contrast, the elderly nature of Hillcrest's population meant that there was less pedestrian activity, and therefore, less chance of anti-gay confrontations. This, in addition to the affordability of the aging building stock and the area's proximity to Balboa Park – a popular meeting area for gay men in the 1960s and 1970s – made the Hillcrest area an ideal location for gay bars and night clubs, such as the Brass Rail and The Club. Such establishments were critical to the gay community, providing opportunities for socialization and exchange of information.

While the social scene offered by the bars and nightclubs drew the gay community to Hillcrest, the housing opportunities prompted them to stay. The low rate, single occupancy apartments and bungalows that had attracted the elderly were also attractive to gay and lesbian singles and couples, as well as young people and low income families. As Hillcrest emerged as the center of gay life in San Diego, advocacy organizations and support groups were established in and around the Hillcrest community. With limited resources, the LGBTQ businesses and support and advocacy groups that emerged during this time utilized and adaptively reused existing building stock of all eras and styles to meet their needs.

In some instances, support groups and organizations were developed and run from the homes of their founders, or from space offered by other business and institutions, such as churches.

By the 1980s, the LGBTQ community had taken root in Hillcrest as businesses catering to and run by members of the gay community increased. The LGBTQ community's investment in Hillcrest could be seen not only in an increasingly active and vital community, but also in rising housing values. During the 1990s, the revitalization of Hillcrest and Uptown grew, as did the number of new residents. The period between the 1990s and the present has seen a mixture of smaller scale in-fill development and larger scale mixed use projects employing a variety of styles from New Formalism, to Post-Modern, to Deconstructivism, to 21st Century Modernism, to Millennium Mansions, and New Traditional.

## 10.2 Identification and Preservation of Historical Resources

Cultural sensitivity levels and the likelihood of encountering prehistoric archaeological resource within the Uptown community area are rated low, moderate or high, based on the results of the records searches; the Native American Heritage Commission (NAHC)

sacred lands file check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred which may have previously impacted archaeological resources. Based on the results of the record search, the NAHC sacred lands file check, and regional environmental factors, the community of Uptown has two cultural sensitivity levels. Since the majority of the community is developed, the cultural sensitivity for the entire community of Uptown 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, specifically when in proximity to the Presidio and areas bordering Old Town.

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

#### **The Railroad Boom and Early Residential Development (1885-1909)**

A property may be significant under this theme for its association or representation of the development of Uptown as one of the first residential districts outside of Downtown San Diego; or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Victorian (Stick, Queen Anne, Shingle) or late 19th and early 20th Century architectural styles such as Colonial Revival, Prairie, Neoclassical or Craftsman. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer, such as John Stannard, George Spahr, Comstock and Trotsche, John Sherman, William Sterling Hebbard or Irving Gill. Extant property types are likely limited to residential buildings. Commercial development was very limited in Uptown during the early development period occurring between 1885 and 1909. Other than a few isolated shops, commercial development was limited to hotels and boarding houses, some of which are no longer extant. Single story retail development was limited, but may be found along the earliest streetcar lines. Institutional uses during the early development of Uptown included a few scattered churches located on more prominent corner lots, and in some cases - such as the educational and hospital uses - occupied larger acreage.

#### **The Panama-California Exposition and Streetcar Suburbs (1909-1929)**

A property may be significant under this theme for its association or representation of the development of Uptown as a streetcar suburb, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman, Prairie, Mission Revival, Spanish Eclectic, Colonial Revival or other period architectural styles. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer, such as Eugene Hoffman, Frank Allen, Frank Mead, Richard Requa or Irving Gill. Extant property types are likely limited to residential buildings. Commercial structures, while not as numerous as residences, can also be found throughout Uptown. While commercial development in the study area consists primarily of single-story retail structures, a number of mixed-use buildings are also present. Generally, commercial structures are concentrated in small pockets along the former streetcar lines. Institutional uses during the development of Uptown as a streetcar suburb included civic and religious buildings. Most often, churches occupy corner lots along major thoroughfares, and can be found interspersed among both residential and commercial structures.

#### **Great Depression and World War II (1929-1948)**

A property may be significant under this theme for its association or representation of the limited development in Uptown during the economic Depression of the 1930's and the limited resources of the World War II era, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Spanish Eclectic, Monterey Revival, Minimal Traditional, Streamline Moderne, or Mid-Century Modern. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer. Extant property types are likely limited to residential buildings.



During the Depression and World War II era, commercial development was highly limited. Extant examples may embody a variety of architectural styles, but are ornamentally restrained.

#### Postwar Development, Suburbanization, the Automobile & Modernism (1948-1970)

A property may be significant under this theme for its association or representation of the postwar development and redevelopment in Uptown, or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, primarily Mid-Century Modern. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer. Residential development during the postwar period occurred primarily on undeveloped lots along canyon rims and on lots containing older, smaller homes in communities such as Hillcrest and University Heights, which were demolished to make way for larger homes and apartment buildings in the Mid-Century Modern style. Commercial construction occurred throughout the Planning Area, but was concentrated primarily on redeveloped lots along Washington Street in Mission Hills, Park Boulevard in Hillcrest, and throughout the Park West area along Fourth, Fifth and Sixth avenues. A number of institutional buildings, including the San Diego City School education center, the County Hospital, and a branch library.

#### Neighborhood Revitalization and the LGBTQ Community (1970-Present)

A property may be significant under this theme for its association or representation of events significant to LGBTQ history and the post-1970 era redevelopment of Uptown; or as the home of an important person in local history. A property may also be significant as a good or rare example of a popular architectural style from the period, including New Formalism, Post-Modern and Deconstructivism. Lastly, a property may be significant if it reflects the notable work of a master builder, architect, or designer. Residential development during the post-1970 period occurred primarily on undeveloped lots along canyon rims and on lots containing older, smaller homes in communities such as Hillcrest and University Heights, which were demolished to make way for larger homes and apartment buildings. Commercial construction occurred throughout the Planning Area, but was concentrated primarily on redeveloped lots along Washington Street in Mission Hills, Park Boulevard in Hillcrest, and throughout the Park West area along Fourth, Fifth and Sixth avenues.

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

## DESIGNATED HISTORICAL RESOURCES

Uptown is home to twelve (12) National Register properties (Table 10-1). These include the George Marston House, listed in 1974 as the home of Progressive San Diegan George Marston and as the work of master architect Irving Gill during his formative years; and Park Place Methodist Episcopal Church, listed in 1982 as a remarkable example of a Classical Revival building designed by a master architect Norman Foote Marsh.

As of April 2015, the Uptown community is home to 329 individually designated historic resources (Table 10-2 and Figure 10-1) and 2 designated historic districts (Figure 10-2) – Mission Hills and Fort Stockton Line - containing 209 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 Quince Street Footbridge, the Spruce Street Suspension Bridge, the First Avenue Bridge, and the Jimmy Wong's Golden Dragon Neon Sign. Seventy-two (72) designated properties reflect the Early Settlement of Uptown, and consist almost entirely of single-family homes, with the exception of the Calvary Cemetery, the Florence Hotel Tree, the Hawthorne Inn, the Quince Street Footbridge, and the First Church of Christ Scientist.

The vast majority of the designated resources (218 of 329) 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 Park Place

Methodist Episcopal Church, Park Manor, Mercy Hospital Historic Complex, the Francis Parker School, the Dr. Chester Tanner Office Bungalow Court, and the PD Griswold Pharmacy/Commercial Building.

Thirty-two (32) Depression and World War II era resources are also designated, and consist primarily of single-family homes constructed in the styles of the period. Lastly, eight (8) Post-War resources are listed, including The Lloyd Ruocco Design Center, Jimmy Wong's Golden Dragon Neon Sign, The Colonel Irving Salomon/Henry Hester Apartments, and the Delawie Residence II. No resources reflecting the fifth and final theme of development (1970-present) are currently listed on the City's Register.

These designated historical resources are protected and preserved through existing General Plan policies, the historical resources regulations and guidelines of the Municipal Code, and established City practices. 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 are required to process a discretionary action with deviations that is subject to review under the California Environmental Quality Act (CEQA).

## POTENTIALLY SIGNIFICANT HISTORICAL RESOURCES

A Historical Resource Reconnaissance Survey was undertaken within the Community Planning area. The purpose of this survey was to identify potentially historic properties within the community plan area for consideration in the community plan update process and for possible future designation.

### INDIVIDUAL PROPERTIES

Of the 11,104 properties surveyed in 2004-2006, the survey identified 2,192 properties as potentially significant individual resources, 59 of which are also located in potential historic districts. The resources identified can be found in the Uptown Historic Survey Report. Of the resources identified as potentially significant individual resources, approximately 56% (percent) are single-family properties, 35% (percent) are multi-family properties, 8% (percent) are commercial properties, and 1% (percent) are institutional properties. Thematically, the potentially significant individual resources are distributed as follows:

- The Railroad Boom and Early Residential Development: 1885-1909: 12%
- The Panama-California Exposition and Streetcar Suburbs: 1909-1929: 44%
- Great Depression and World War II: 1929-1948: 21.5%
- Postwar Development, Suburbanization, the Automobile & Modernism: 1948-1970: 22%
- Neighborhood Revitalization and the LGBT Community: 1970-Present: 0%\*

(\*The 2004-2006 survey only evaluated properties constructed prior to 1961.)

### DISTRICTS

In addition to potentially individually significant resources, the survey identified 19 new potential historic districts containing a total of approximately 2,600 properties and roughly 2,000 contributing resources. The name, location, size, period of significance and relationship to Uptown's significant development themes are summarized in Table 10-3, and their locations shown in Figure 10-3. More detailed information, including listing of contributing resources, can be found in the Uptown Historic Survey Report.

### MULTIPLE PROPERTY LISTINGS

Lastly, the survey identified three (3) potential Multiple Property Listings (MPLs). 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 three MPLs identified by the survey are the Bungalow and Apartment Court MPL, the Kate Olivia Sessions MPL, and the Victorian Era MPL. The locations of the properties identified in each MPL are listed in Tables 10-4, 10-5 and 10-6.



The Residential Court Multiple Property Listing is a discontinuous grouping of approximately 147 residential courts located throughout the Uptown survey area. Eligible under San Diego Criteria A and C, this potential multiple property listing (MPL) reflects the distinctive characteristics of courtyard design, as well as special elements of the Uptown Community's social history related to multi-family housing, and its architectural development associated with local transportation patterns. The MPL has a period of significance of 1900-1960 and is significant under the themes of "The Railroad Boom and Early Residential Development: 1885-1909;" "The Panama-California Exposition and Streetcar Suburbs: 1909-1929;" "Great Depression and World War II: 1929-1948;" and "Postwar Development, Suburbanization, the Automobile and Modernism: 1948-1970."

The Kate Olivia Sessions Multiple Property Listing is a discontinuous grouping of four (4) geographic areas located throughout the Uptown survey area, - Sixth Avenue/Balboa Park Urban Edge, Lark Street, the Kate Sessions Mission Hills Nursery Site, and the Kate Sessions Balboa Park Nursery Site. Eligible under San Diego Criteria A and D, this potential multiple property listing (MPL) reflects special elements of the Uptown Community's landscape design and horticultural history, and is significant as the work of noted horticulturalist Kate Olivia Sessions. The MPL has a period of significance of 1900-1915 and is significant under the themes of "The Railroad Boom and Early Residential Development: 1885-1909" and "The Panama-California Exposition and Streetcar Suburbs: 1909-1929."

The Victorian Era Multiple Property Listing is a discontinuous grouping of approximately 458 Victorian Era buildings located throughout the Uptown survey area. Eligible under San Diego Criteria A, C and D, this potential multiple property listing (MPL) reflects the distinctive characteristics of residential, commercial and institutional Victorian era architecture; the work of Master Architects and Builders; as well as special elements of the Uptown Community's early development history. The MPL has a period of significance of 1871-1918 and is significant under the themes of "The Railroad Boom and Early Residential Development: 1885-1909;" and "The Panama-California Exposition and Streetcar Suburbs: 1909-1929."

## RESOURCES IDENTIFIED DURING PUBLIC OUTREACH

Substantial public outreach with the local Community Planning group, regional and local preservation groups, and members of the community occurred throughout the development of the Historic Context and completion of the survey. This information was considered and often incorporated into the results and recommendations of the survey. As a result, the Uptown Reconnaissance Survey identifies as potentially significant all resources specifically identified as such by the community. The exception is properties that have been identified as potentially significant under the theme "Neighborhood Revitalization and the LGBTQ Community: 1970-Present." When the survey work was conducted in 2004-2006, only properties that were 45 years old or older upon completion of the survey in 2006 were evaluated; therefore, no properties constructed after 1961 were evaluated by the survey. Additionally, due to the reconnaissance nature of the survey, properties that were significantly altered from their original appearance were not evaluated further to explore significance related to LGBTQ history and redevelopment of Hillcrest. In developing the final theme, staff conducted limited research, oral interviews and a walking tour in an effort to identify the location of resources that may be eligible under the final theme. Based on the results of this outreach, the following resources have been identified as potentially significant, requiring additional site-specific evaluation (Table 10-7). Please note that this list is not comprehensive, and other resources associated with this theme may be identified.

In addition, four (4) potential historic districts have been identified (Table 10-8 and Figure 10-4). These include Allen Terrace, Avalon Heights, Hillcrest and San Diego Normal School/San Diego City Schools Education Complex. In regard to Hillcrest, it must be noted that the survey work completed in 2004-2006 did not initially identify a potential district in the Hillcrest area. However, the date and reconnaissance nature of the survey significantly limited the evaluation of resources associated with the final theme of revitalization and LGBTQ history. Given the fact that many business catering to and run by members of the LGBTQ community are concentrated within the Hillcrest area, along with residential units occupied by individuals and early advocacy groups, it is appropriate to identify Hillcrest as a potential historic district under HRB Criterion A. In addition, because the Hillcrest Potential Historic District area includes 55 properties constructed from 1960-1975, and because the 2004-2006 survey did not consider any properties constructed post-1960

as potential resources, it is appropriate to consider that the district may also be eligible under HRB Criterion C. In order to bring these three (3) 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.

These potential historical resources identified by the Historic Resource Reconnaissance Survey and the public outreach process are protected and preserved through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. In addition, to ensure the protection of the potential historic districts identified (Figure 10-5) from erosion due to insensitive redevelopment, interim protection measures shall be developed and implemented coterminous with the boundaries of all potential historic districts identified in the adopted Uptown Historic Resources Survey, including those identified by the community and included in Appendix C of the Survey Report. These measures will provide supplemental development regulations to assist in the preservation of the overall integrity of the potential historic districts until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures. Additional policies that address the potential historical resources of Uptown follow.

## POLICIES

- HP-2.1** Provide interim protection of all potential historic districts identified in the adopted Uptown Historic Resources Survey (including those identified by the community and included in Appendix C of the Survey Report) until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.
- HP-2.2** Intensively survey and prepare nominations for the potential historic districts identified in the Uptown Historic Resources Survey, and bring those nominations before the Historical Resources Board for review and 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** Work with members of the community to identify and evaluate additional properties that possess historic significance for social or cultural reasons (such as an association with an important person or event) for potential historic designation.
- HP-2.5** Prepare Historic Contexts and Multiple Property Listings addressing Bungalow and Apartment Courts, properties associated with Kate Olivia Sessions, and Victorian-Era properties for review and designation by the Historical Resources Board.
- HP-2.6** Evaluate the identified Park Boulevard Historic District along with the contiguous “Park Boulevard Multi-Family Residential Grouping” on the east side of Park Boulevard identified in the North Park Reconnaissance Survey to determine if the area as a whole contains a sufficient number of contributing properties to qualify as a historic district.
- HP-2.7** Prepare a Citywide Historic Context related to Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) history to assist in the identification and preservation of resources significant to the LGBTQ community. Partner with local knowledgeable organizations and groups, such as the LAMBDA Archives and Hillcrest History Guild, to assist in the preparation of the Context and the identification of significant resources.
- HP-2.8** 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-2.9** Preserve and protect historic lighting fixtures within designated and potential historic districts. Encourage the use of “acorn” style pedestrian lighting fixtures within designated and potential historic districts when new lighting fixtures are introduced or non-historic lighting fixtures are replaced.

- HP-2.10 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-2.11 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 Uptown, 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 Uptown.

In addition to the General Plan Historic Preservation Element Policies, the following recommendations are specific to Uptown 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 Uptown’s diverse history through the distribution of printed brochures, mobile technology (such as phone apps) and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
- HP-3.2 Partner with local community and historic organizations, including Mission Hills Heritage, Hillcrest History Guild and the University Heights 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 Mission Hills and Hillcrest Business Improvement Districts (BIDs), local businesses and other organizations operating within the potential historic districts and 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 within Uptown 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** Commemorate and interpret the trolley line and its significance to the historical development of North Park through markers, signage and educational materials.

**Table 10.1 – National Register Historic Resources in Uptown**

SITE ADDRESS	REFERENCE No.	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
2121 1 <sup>st</sup> Avenue	82002245	The Hawthorne Inn	1900	Commercial - Inn
2408 1 <sup>st</sup> Avenue	76000516	Long-Waterman House	1889	Single Family
2214-2224 2 <sup>nd</sup> Avenue	84001181	Major Myles Molan House	1894	Single Family
3162 2 <sup>nd</sup> Avenue	83001227	The Coulter Residence	1916	Single Family
2825 5 <sup>th</sup> Avenue	83003432	Park Place Methodist Episcopal Church	1910	Institutional
3525 7 <sup>th</sup> Avenue	74000552	George Marston House	1909	Single Family
3563 7 <sup>th</sup> Avenue	86002665	Frederick R. Burnham House	1907	Single Family
4345 Campus Avenue	98001193	Teacher Training School Building	1910	Institutional
3141 Curlew Street 435 West Spruce Street	87000621	A.H. Sweet Residences	1915	Single Family
3733 Robinson Mews	99001180	Sunnyslope Lodge	1902	Single Family
836 E Washington Street	78000750	Chaplain's Residence	1896	Single Family

**Table 10.2 – City of San Diego Register Individual Historic Resources in Uptown\***

PROPERTY ADDRESS	HRB SITE No.	HISTORIC NAME	YEAR BUILT
1930 1st Avenue	129	Sherman Judson House	1887
2121 1st Avenue	148	The Hawthorne Inn	1900
2169 1st Avenue	187	Nason Residence	1902
2408 1st Avenue	37	Long-Waterman House	1889
2508 1st Avenue	38	Timken House	1887-88
2961 1st Avenue	1085	John Henry and Katherine Zitt House	c.1923
3821 1st Avenue	589	Herbert and Ira Howe House	1912
2700 & 2800 Blocks 1st Avenue	320	First Avenue Bridge	1931
3718-3724 1st Avenue	445	Hall-Sherman House	1890
4045-4075 1st Avenue	418	4045, 4053, 4057, 4069, 4075 1 <sup>st</sup> Avenue	1907-1912
1767 2nd Avenue	57	H.E. Watts House	1896
2133 2nd Avenue	136	Broderick-Kenny House	1888
2331 2nd Avenue	198	George Keating Residence	1888
2341 2nd Avenue	568	Albert and Rebecca Zundelowitz House	1894
2355 2nd Avenue	567	E.B. and Martha Stuart House	1909
2368 2nd Avenue	172	The Charlotte Bushnell House	1895
2442 2nd Avenue	316	First Church of Christ Scientist	1909
2670 2nd Avenue	901	Hiram Newton Savage House	1909
2765 2nd Avenue	311	Emmett G. O'Neill Residence	1924-25
2928 2nd Avenue	687	Edith Hawley House	1938
3130 2nd Avenue	851	Emily Hill Wadsworth House	1924
3162 2nd Avenue	167	The Coulter Residence	1915
3223 2nd Avenue	999	George F. Hopkins House	c.1909
3225 2nd Avenue	365	Wood/Forney Residence	1909
3255 2nd Avenue	173	Otis Residence	1910
3303 2nd Avenue	174	Mertzmman-Winans Residence	1908
3315 2nd Avenue	345	John and Mary Gallagher Residence	1912
3320 2nd Avenue	599	William and Eleanor McCaskey House	C. 1909
2214-2224 2nd Avenue	153	Major Myles Molan House	1894

**Table 10.2 – City of San Diego Register Individual Historic Resources in Uptown\***

PROPERTY ADDRESS	HRB SITE No.	HISTORIC NAME	YEAR BUILT
1916 3rd Avenue	210	McCormick/Hartfield Timberlake Christian House	1893
2044 3rd Avenue	991	Carl and Mary Lundquist House	ca. 1907
2330 3rd Avenue	194	Hazard Residence	1913
3065 3rd Avenue	837	Elinor Meadows Apartment Building	1921
3140 3rd Avenue	784	Irvin and Vitulia Randall House	1910
3202 3rd Avenue	389	The L. M. Earnhart House	1911
3300 3rd Avenue	227	William Mason Fortescue Residence	1909
3518 3rd Avenue	178	Day's Little House	1912
3557 3rd Avenue	613	Alfred LaMotte/Hurlburt and Tifal House	1925
3565 3rd Avenue	1127	John and Evelyn Rice/ Arthur Keyes House	1913
3576 3rd Avenue	670	Brookes Family House	1891
3695 3rd Avenue	332	Hardesty House	1905
3720 3rd Avenue	192	Siess House	1907
3812 3rd Avenue	648	Jennie Gardiner Spec House #1	1910
3600 3rd Avenue			
136 Brookes Avenue	1109	Lillie and James North Houses	1908
2802 4th Avenue	307	Amy Strong House	1906
3225-3231 4th Avenue	814	Carrie and Horatio Farnham Duplex	1913
3235 &			
3255 4th Avenue	828	Dr. Chester Tanner Office Bungalow Court	1927-1935
2309 5th Avenue	483	Kirkland Apartments	1912
2825 5th Avenue	157	Park Place Methodist Episcopal Church	1910
4040 5th Avenue	939	Henry B. Jones House	1911
4077 5th Avenue	397	Mercy Hospital Historic Complex	1926
3601-3635 5th Avenue	434	The Lloyd Ruocco Design Center	1950
2900 6th Avenue	938	George and Alice Hazzard House	1911
3060 6th Avenue	49	(Melville) Klauber House	1909
3200 6th Avenue	801	Colonel Irving Salomon/Henry Hester Apartments	1958
3525 7th Avenue	40	George Marston House	1904
3525 7th Avenue	287	Marston House Garden	
3526 7th Avenue	97	Mary Cassitt House (No. 4)	1906
3560 7th Avenue	98	Teats House (No. 1)	1905
3563 7th Avenue	41	Frederick R. Burnham House	1907
3574 7th Avenue	1021	Alice Lee/ Irving J. Gill/ Hazel Wood Waterman House	1905
3578 7th Avenue	99	Alice Lee Residence	1905
1949 Adams Avenue	369	Adams Avenue Trolley Car Barn Site	1913
1600-1799 Adams Avenue	346	Mission Cliff Gardens Cobblestone Wall & Related Features	1902
4060 Alameda Drive	790	Tudor Rodgers/Martin V. Melhorn House	1912
4105 Alameda Drive	1092	B. Franklin and Helen Mahoney/Richard Requa House	1921
3916 Alameda Place	1164	Nancy Johnson & Richard Carter/Martin V. Melhorn House	1914
3932 Alameda Place	489	The Joseph S. Mack House	1918
3960 Alameda Place	794	M.B. and Ida Irvin Spec House #1	1923
2333 Albatross Street	802	Elwyn Gould House	1914
2440 Albatross Street	737	Edward and Lillian Roberts House	1906
2504 Albatross Street	402	Dr. Frank J. Campbell House	1911
2865 Albatross Street	530	Edward T. Austin/McDonald-Applegarth House	1911
3330 Albatross Street	995	Harry and Hattie Stone House	1908-1921
3353 Albatross Street	62	Lee House No. 2	1905
3367 Albatross Street	63	Lee House No. 4	1913
3407 Albatross Street	65	Teats House No. 3	1922
3415 Albatross Street	64	Teats House No. 2	1912
3696 Albatross Street	884	Kate M. Dillon & Florence A. Maddock/ Henry J. Lang House	1923
3703 Albatross Street	732	Henry Lang Spec House #2	1923

**Table 10.2 – City of San Diego Register Individual Historic Resources in Uptown\***

PROPERTY ADDRESS		HRB SITE No.	HISTORIC NAME	YEAR BUILT
3766	Albatross Street	241	McDonald/Fowler/ Mack	1900
3786	Albatross Street	949	Arthur and Caroline Dickerson House	1909
4052	Albatross Street	791	Conrad and Ida Felger House	1913
3620	Albert Street	917	Stephen McMorrow Spec House #1	1915
3646	Albert Street	1015	Ralph and Agnes Virden House	1950
1830	Altamira Place	427	Lomax House	1915
1833	Altamira Place	600	Richard Hathaway Spec House #1	1925
1847	Altamira Place	672	Dr. Clair Stealy House	1913
1855	Altamira Place	923	Richard M. Hathaway Spec. House No. 2	1925
1863	Altamira Place	779	La Casa de las Siete Candelas	1925
1895	Altamira Place	698	Albert Frost House	1916
4244	Ampudia	729	Julius and Victoria Saitz House	1912
4351	Ampudia Street	930	Raymond and Doris Worrell House	1928
4395	Ampudia Street	532	The Baranov Family Residence	1927
4467	Ampudia Street	797	William Templeton Johnson Spec House #1	1926
4476	Ampudia Street	361	McMurtrie/Witherow House	1912
1201	W. Arbor Drive	780	Alberta Security Co./Martin V. Melhorn Spec House #1	1914
1768	W. Arbor Drive	706	Frank E. Melcher Spec House #1	1925
1737	W. Arbor Drive	994	Jack and Neva Millan Spec House #1	1923
4175	Arden Way	1150	C. Wesley and Lucie Hall House	1924
4188	Arden Way	1026	J.A. and Mary Smith/ William Wahrenberger House	1925
4205	Arden Way	618	Alexander Schreiber Spec House #1	1921
4220	Arden Way	947	Della M. Ballard House	1913
4230	Arden Way	748	Chester Eastman Spec House #1	1912
4247	Arden Way	495	Dyar & Grace Hazelrigg House	1920
4230	Arguello Street	523	James C. & Lillie Byers / Ralph E. Hurlburt House	1928
4240	Arguello Way	1018	Nathan and Hattie Rigdon Spec. House # 1	1917
4230	Arista Drive	467	Leo R. Hoffman Residence	1948
4381	Arista Drive	663	Floyd and Margaret Hunter House	1924
4252	Arista Street	721	Ena Shapley/Edward Depew House	1931
4266	Arista Street	1086	J. Rex and Alice Murray Spec. House #1	1930
4319	Arista Street	806	Anne and Edward Lindley House	1935
4335	Avalon Drive	507	Harper Residence	1912
2163	Brant Street	537	The George J. Leovy/George S. Spohr House	1888
2765	Brant Street	771	Mickey Wright/Samuel Hamill House	1933
3100	Brant Street	894	Charles W. Fox/William Sterling Hebbard House	1908
3248	Brant Street	932	Lucy Killea House	1920
3341	Brant Street	439	Hale-Nadeau House	1915
244	W. Brookes Avenue	366	Louis Gill Home	1921
1439	Brookes Avenue	969	Glenn A and Ruth Rick House	1927
1271	Brookes Terrace	534	The Frank H. and Margaret Burton/Milton P. Sessions House	1933
4075	Couts Street	1041	Charles and Marie Brenner Spec. House #1	1926
2465	Curlew Street	1058	Hans and Mabel Hirte House	1923
3141	Curlew Street	200	A.H. Sweet Residences	1914-1915
3226	Curlew Street	746	Edward Allig/William Sterling Hebbard House	1912
3240	Curlew Street	437	Hallenbeck House	1912
3264	Curlew Street	980	Dr. James & Virginia Churchill/William Templeton Johnson House	1922
1007	Cypress Avenue	987	Walter J. and Grace Ogden/ Ralph L. Frank	1931
1008	Cypress Avenue	671	Mary Marston/Requa and Jackson House	1933
1025	Cypress Avenue	722	Philip and Helen Gildred/Ralph Frank House	1935
3510	Dove Court	1037	Oakley J. Hall House	1926
3519	Dove Court	883	Baron X. Kouch and Norma Meyer Schuh Spec House #1	1931



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PROPERTY ADDRESS		HRB SITE No.	HISTORIC NAME	YEAR BUILT
2820	Dove Street	535	The Carlos B. and Blanche W. Livers House	1937
3676	Eagle Street	765	Daniel and Clara Deacon House	1921
3747	Eagle Street	877	Ida R. Hedges House	1904
3910	Eagle Street	778	Pacific Building Company Spec House No. 1	1912
4129	Falcon Street	1079	John Donohue Spec House #1	c. 1911
1329	Fort Stockton Drive	1005	John and Emilie Wahrenberger/Martin V. Melhorn House	1911
1530	Fort Stockton Drive	1112	Morris and Ida Irvin Spec House #2	1921
1787	Fort Stockton Drive	776	Henry Lang Spec House #3	1913
1835	Fort Stockton Drive	712	Mary Stockwell House	1912-13
1845	Fort Stockton Drive	775	Louis R. and Muriel Dilley/Monroe E. And Olga J. Wallace House	1924
1866	Fort Stockton Drive	730	Alexander Schreiber Spec House #2	1921
2121	Fort Stockton Drive	785	Nathan Rigdon Spec House #2	1915
2154	Fort Stockton Drive	414	Dr. Frank P. & Elizabeth K. Lenahan Residence	1916
2206	Fort Stockton Drive	786	Nathan Rigdon Spec House #1	1917
2236	Fort Stockton Drive	686	George Jenks Spec House #1	1912
2252	Fort Stockton Drive	611	William E. Kier House	1913-14
2260	Fort Stockton Drive	696	Horace and Della Shank House	1914
2315	Fort Stockton Drive	906	John Snyder/Ralph E. Hurlburt & Charles H. Tifal Spec House #1	1925
1929	Front Street	100	Mumford Residence	1880
2243	Front Street	336	Edward Grove Residence	1901
2257	Front Street	199	Judge Monroe Anderson House	1904
2366	Front Street	149	The Garrettson House	1896
2929	Front Street	847	Thomas & Edith Hunter House	1915
3147	Front Street	118	Charles A. Martin House	1912
3231	Front Street	1123	Iver Lawson, Jr. House	1925
3333	Front Street	184	Anthony Residence	1906
3536	Front Street	188	Wiard Family Residence	1898
3551	Front Street	186	Moore House	1893
3776	Front Street	18	Gill House	1905
2126-30	Front Street	1060	Annie Porter House	1895
4003	Goldfinch			
820	W. Washington	868	P.D. Griswold Pharmacy/Commercial Building	1913
3838	Goldfinch Street	586	Marion Townley House	1922
300 Block	Grape Street	53	Florence Hotel Tree	1895
2174	Guy Street	766	Percy Benbough/William Wheeler House	1926
4671	Harvey Road	359	Everett Gee Jackson and Eileen Lois Jackson Residence	1929
3907	Hawk Street	948	Ralph Hurlburt/ Alexander Schreiber Spec House #2	1920
3917	Hawk Street	929	Ralph Hurlburt/ Alexander Schreiber Spec House # 1	1920
4019	Hawk Street	1122	Alberta Security Co./Martin V. Melhorn Spec House #3	1919
233-239	Hawthorn Street	563	J. Frank Dehm Apartment Buildings	1912
909	Hayes Avenue	840	Fredric & Myrle Murray Spec House No. 1	1930
3542	Herbert Street	788	Homer Chandler House	1912
3636	Herbert Street	936	Helen Schnepf Spec House #1	1925
4301	Hermosa Way	621	Barr-Rigdon-Robinson Spec House #1	1910
4364	Hermosa Way	758	Charles and Flora Butler House	1910
4411	Hermosa Way	864	William and Lotte Porterfield House	1917
4440	Hermosa Way	1163	June Magee/Requa and Jackson & R.P. Shields and Son House	1928
4451	Hermosa Way	756	Sarah Brock/William Templeton Johnson/Brawner & Hunter House	1922
4455	Hermosa Way	764	Marion Delafield Sturgis and Samuel Otis Dauchy/William Templeton Johnson House	1923-27
4460	Hermosa Way	1129	William and Vera Wylie Spec House #1	1924
2120	Hickory Street	625	S.H. Newell, Jr. Spec House #1	1916
2138	Hickory Street	559	Fred and Mary Brachmann Spec House	1914

**Table 10.2 – City of San Diego Register Individual Historic Resources in Uptown\***

PROPERTY ADDRESS		HRB SITE No.	HISTORIC NAME	YEAR BUILT
2320	Hickory Street	1065	Luigi and Louise Perna/ Frank Hope, Sr. House	1928
4305	Hortensia Street	553	The Maurice F. and Marie D. Herschel House	1930
4474	Hortensia Street	446	Whitehead-Kunzel-Bowers House	1917
4476	Hortensia Street	800	Robert Campbell and Belle Anderson Gemmell/Frank Mead/Richard Requa/Henry Jackson House and Studio	1916 (house) 1926 (studio)
4494	Hortensia Street	1080	Samuel and Lulu Maxwell House	1927
4171	Ingalls Street	614	Mary Hill House	1912
3503	Jackdaw Street	950	Ralph H. Pratt House	1939
3665	Jackdaw Street	1051	Mary and Julia Pickett Spec House #1	1929
4185	Jackdaw Street	738	Charles Freson House	1910
4243	Jackdaw Street	1098	Louis and Carmelita Fontanel House	1922
4167-4169	Jackdaw Street	860	Irvin Security Company Spec House #1/Morris B. Irvin House	1914 (4167) 1927 (4169)
2304	Juan Street	1135	United States Holding Company Spec House	1953
2335	Juan Street	1066	Gordon Eby House	1930
326	E. Juniper Street	440	Barcelona Apartment Hotel	1923
233	W. Juniper Street	922	Laurence Klauber House	1911
136	Juniper Street	94	Judge Torrance House	1887
219-221	Kalmia Street	870	Albert D. and Allie M. Hagaman/William B. Melhorn House	1927
3607	Lark Street	998	Ida Kuhn House	1924
4119	Lark Street	657	Frank Sessions/Emmor Brooke Weaver House	1911
4141	Lark Street	777	Joel L. and Edith M. Brown House	1916
4144	Lark Street	888	Alberta Security Company/Martin V. Melhorn Spec House #2	1918-1923
545	Laurel Street	270	William Clayton House	1907
1515	W. Lewis Street	1113	Nathan Rigdon Spec House #3	1910
1752	W. Lewis Street	711	Carl H. Heilbron/Nathan Rigdon House	1914
1753	W. Lewis Street	594	Edgar Davies House	1913
1760	W. Lewis Street	817	Nathan Rigdon and Morris B. Irvin Spec House #2	1913
1236	Lincoln Avenue	704	Abel and Caroline Adams House	1908
1031-1033	Lincoln Avenue	494	The Charles Quayle House	1907
1877	Lyndon Road	595	Stephen and Anna Connell/Henry Harms Preibusius House	1913
1036	Madison Avenue	985	Eric Lund and Anna M. Dahlander Lund House	1923
	Maple and Albatross Streets	106	Waldo Waterman Monument	1959 (Monument Date)
210	Maple Street	156	Wegeforth House	1917
406	Maple Street	52	Britt/Scripps House	1887-88
536	Maple Street	334	Palomar Apartment Building	1913-15
4145	Miller Street	920	George and Beatrice Bown House	1927
4146	Miller Street	1011	Guilford H. and Grace Whitney House	1927-1963
1232	Myrtle Avenue	904	Frederick and Helen Thompson/Charles H. Tifal House	1926
1051	Myrtle Way	1168	Antonio and Estela Martinez House	1930
1053	Myrtle Way	1171	Roy and Anna Ridgeway House	1927
1087	Myrtle Way	714	David A. and Emma Loebenstein House	1926
1833	Neale Street	905	Delawie Residence II	1963
4507	New Hampshire St	1096	Nathaniel and Ella Sebastian/Edward F. Bryans House	1915
4656	North Avenue	531	James A. Creelman House	1908
4574-4576	North Avenue	1151	Wirt and Maud Smith Apartment House	1913
406	W. Nutmeg Street	206	Hubbard Residence	1904
525-531	Nutmeg Street			
2680	6th Avenue	811	Le Moderne Apartment Complex	1930
2020	Orizaba Avenue	484	The Miller House	1927
2036	Orizaba Avenue	330	Villa Orizaba	1888

**Table 10.2 – City of San Diego Register Individual Historic Resources in Uptown\***

PROPERTY ADDRESS		HRB SITE No.	HISTORIC NAME	YEAR BUILT
4119	Palmetto Way	823	Franklin and Helen Boulter/Martin V. Melhorn House	1921
4139	Palmetto Way	997	Emma Spargle Chanter/Martin V. Melhorn House	1922
4167	Palmetto Way	1034	Alexander Schreiber Speculation House #5	1918
4195	Palmetto Way	583	Neil Brown/Martin V. Melhorn House	1921
3812	Park Boulevard	351	Park Theatre/Bush Egyptian Theatre	1926
4410	Park Boulevard	946	Julia Wilson House	1907-1908
3736-48	Park Boulevard	481	3736-3748 Park Boulevard	1926
3770-3774	Park Boulevard	310	Egyptian Courts Apartments	1925
2112	Pine Street	895	Lillian Arnett House	1916
2133	Pine Street	831	Paul S. & Laura Rayburn Spec House	1913
2306	Pine Street	1075	Bessie Olds/William Wahrenberger House	1938
2344	Pine Street	699	Etta and Lydia Schwieder/Requa and Jackson House	1926
2412	Pine Street	1160	Alfred & Helen Cantoni/Ralph L. Frank & William B. Melhorn House	1964
1506	Plumosa Way	705	Gertrude Evans / Emmor Brooke Weaver House	1920
1625	Plumosa Way	436	The Jarvis L. Doyle Residence	1912
2310	Presidio Drive	979	Alexander Schreiber Spec House #5	1924
2400	Presidio Drive	355	Alexander and Nancy Highland House	1934
2420	Presidio Drive	522	Claude & Edna Bradley Woolman / Alexander Schreiber House	1930
2430	Presidio Drive	601	Jacob Haas Spec House #1	1930
2436	Presidio Drive	934	John and Caroline Bostick House	1927
2540	Presidio Drive	910	Irvine M. Schulman House	1938
3819	Pringle Street	988	William and Ida Cook House	1926
4376	Proctor Place	958	P.Z. Lund Spec. House #1	1913
1433	Puterbaugh Street	911	James Don & Rita H. Keller/Lloyd Ruocco House	1948
300 Block	Quince Street	211	Quince Street Footbridge	1905
4101	Randolph Street	602	Elmer L. Kier House	1919
4201	Randolph Street	482	Francis W. Parker School	1913
4274	Randolph Street	1120	James and Mary Clark House	1927
4290	Randolph Street	1094	Thomas and Katherine Carter/Lincoln Rogers House	1927
136	Redwood Street	169	The Ernest & Ileen White Residence	1898
321	Robinson Avenue	331	First Church of the United Brethren in Christ / Thackeray Gallery	1912
1735	Robinson Avenue	448	1735 Robinson Avenue House	1924
3733	Robinson Mews	370	Sunnyslope Lodge	1902
3912	Saint James Place	695	Bishop Theodore and Daisy Thurston House	1931
4239	Saint James Place	1044	Morris B. Irvin Spec. House No. 2	1922
4244	Saint James Place	616	Olive and Frank Lovett House	1913
2251	San Juan Road	1059	Dr. Franklin and Leone Lindemulder /Ralph Frank House	1935
2293	San Juan Road	896	C. Arnholt Smith/Ralph L. Frank House	1936
1801	Sheridan Avenue	492	The Coffield House	1915-16
1816	Sheridan Avenue	617	John Vance Cheney/Alice Barnett/Emmor Brooke Weaver House	1909
1824	Sheridan Avenue	572	Mary Ward/Emmor Brooke Weaver House	1912
1885	Sheridan Avenue	815	Nathan Rigdon and Morris B. Irvin Spec House #3	1919
135 W.	Spruce Street	582	George and Amelia Videan House	1923
430 W.	Spruce Street	399	Ralph D. Laco House	1922
435 W.	Spruce Street	200	A.H. Sweet Residences	1914-1915
200 and 300 Blocks	W. Spruce Street	116	Spruce Street Suspension Bridge	1912
525	Spruce Street	253	Park Manor	1926
3305	State Street	598	Charles and Bernice Kelly House	1932
4151	Stephens Street	772	Alexander Schreiber Spec House #4	1920
4181	Stephens Street	1038	M.B. and Ida Irvin/Alexander Schreiber Spec. House #2	1920
4191	Stephens Street	762	Alexander Schreiber Spec House #3	1920
4194	Stephens Street	735	W. Z. Thornhill House	1921

**Table 10.2 – City of San Diego Register Individual Historic Resources in Uptown\***

PROPERTY ADDRESS	HRB SITE No.	HISTORIC NAME	YEAR BUILT
4195 Stephens Street	942	M.B. and Ida Irvin/ Alexander Schreiber Spec House #1	1920
1915 Sunset Blvd	1078	Henry and Lavina Nelson Spec House #1	1913
1824 Sunset Boulevard	487	The Meyers House (John S. Graves Speculation)	1920
1875 Sunset Boulevard	816	William G. and Fidelia Lewis McKittrick House	1911-1912
1945 Sunset Boulevard	557	Ralph E. Jenney/ Walter S. Keller House	1913
1955 Sunset Boulevard	978	Henry Nelson/Martin V. Melhorn Spec House #1	1912
2003 Sunset Boulevard	744	Harry Miller House	1919
2031 Sunset Boulevard	745	Bishop Charles Frances Buddy House	1922
2121 Sunset Boulevard	1014	Bertha B. Mitchell House	c.1923
2124 Sunset Boulevard	593	Katherine H. Wagenhals/Joel Brown House	1913
2150 Sunset Boulevard	429	Fred Jarboe House	1925
4030 Sunset Road	662	C. Arnholt Smith Spec House #1	1932
1417 Sutter Street	1099	William and Edith Potter Spec House #1	1920
435 W. Thorn Street	875	Morris and Lillian Herriman House	1926
1603 Torrance Street	853	Sarah Brock/William Templeton Johnson House	1925
1614 Torrance Street	1130	Dr. Charles Brown/ Lester Olmstead House	1927
4267 Trias Street	694	John & Emilie Wahrenberger/William Wahrenberger Spec House #1	1913
4276 Trias Street	937	Olmstead Building Company Spec House #1	1933
4277 Trias Street	680	William and Grace Wahrenberger House	1917
4285 Trias Street	681	Frances Herrick/ William Wahrenberger House	1913
4352 Trias Street	541	The Irvine and Flora Schulman House	1926
4356 Trias Street	674	Clarence & Gertrude Beatty/Wayne McAllister House	1926
4370 Trias Street	933	John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #2	1925
4405 Trias Street	703	Frank and Mary Ricker House	1913
4460 Trias Street	990	William Templeton Johnson/ Harry Brawner Rental House	1924
4520 Trias Street	733	William Templeton Johnson House	1918
4386 Trias Street	1089	John Snyder/Ralph E. Hurlburt and Charles H. Tifal Spec House #3	1926
2430 Union Street	1061	Fred W. Osburn House	c.1888
2470 Union Street	120	The Tucker House	1912
3032 Union Street	488	The Depietri/ Pecoraro/ Tarantino House	1925
3065 Union Street	977	Napoleon J. Roy House	1906
1041-1047 University Avenue	940	Charles Jurman Building	1910
412-414 University Avenue	238	Jimmy Wong's Golden Dragon Neon Sign	1955
801-803 University Avenue	804	St. Joseph's Hospital Annex/Furniture Store	1919
410 W. Upas Street	333	Evangeline Caven Bungalow	1915
1212 Upas Street	770	Casa De Tempo/Samuel Wood Hamill House	1935
4346 Valle Vista Way	1027	Richard and Viola Requa House	1911
3419 Vermont Street	879	George J. Singer House	1929
800-808 W. Washington			
4010 Falcon Street	867	John W. Willmott Hardware/Florence Apartment Building	1929
1302 Washington Place	318	Melhorn-King Residence	1913
1501 Washington Place	5	Calvary Cemetery Site	1876
836 E. Washington Street	134	Chaplain's Residence	1896
3725 Wellborn Street	957	Irving and Anna Brockett House	1927
4231 Witherby Street	476	The Jeanette E. & George R. Daley House	1926
4245 Witherby Street	673	Marshall Cassidy House	1924
4330 Witherby Street	889	Cornelius and Eva Lee Kelly Spec House #1	1926

\*This table includes all properties designated by the Historical Resources Board as individually significant properties as of March 2015.

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

<b>POTENTIAL HISTORIC DISTRICT</b>	<b>LOCATION</b>	<b>SIZE</b>	<b>PERIOD OF SIGNIFICANCE</b>	<b>THEME(S)</b>	<b>POSSIBLE HRB CRITERION</b>
Arnold & Choate's Potential Historic District	Barr Street, Dove Street, University Avenue and Randolph Street	313 Properties	1890-1951	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948  Postwar Development, Suburbanization, the Automobile and Modernism: 1948-1970.	A & C
Dove Street Potential Historic District	West Palm Street, North Arroyo Drive, Arroyo Drive, and Reynard Way	31 Properties	1928-1948	The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C
Heart of Banker's Hill Potential Historic District	Pennsylvania Avenue, First Avenue, Redwood Street and Dove Street	125 Properties	1870-1940	Early History: 1769-1885  The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, C & D
Horton's Addition Potential Historic District	Laurel Street, 4 <sup>th</sup> Avenue, Grape Street and Brant Street	143 Properties	1871-1940	Early History: 1769-1885  The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, C & D
Inspiration Heights Potential Historic District	Sunset Boulevard, Saint James Place, Putterbaugh Street and Couts Street	84 Properties	1887 and 1909-1942	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C
Inspiration View Potential Historic District	Torrance Street, Ostego Drive, Walnut Avenue and Eagle Street	24 Properties	1925-1936	The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C
John Sherman Potential Historic District	Grape Street, First Avenue, Fir Street and Front Street	12 Properties	1880-1915	Early History: 1769-1885  The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929	C & D

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

<b>POTENTIAL HISTORIC DISTRICT</b>	<b>LOCATION</b>	<b>SIZE</b>	<b>PERIOD OF SIGNIFICANCE</b>	<b>THEME(S)</b>	<b>POSSIBLE HRB CRITERION</b>
Marine View Potential Historic District	University Avenue, Eagle Street, Brookes Avenue and Winder and Welborn Streets	340 Properties	1891-1950	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948  Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970	A & C
Marston Family Potential Historic District	Brookes Avenue, Highway 163, Upas Street and the alley between 6 <sup>th</sup> and 7 <sup>th</sup> Avenues	11 Properties	1904-1918	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929	A, B, C & D
Marston Hills Potential Historic District	Pennsylvania Avenue, Highway 163, Upas Street and Richmond and Vermont Streets	88 Properties	1924-1940	The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, B, C & D
Mission Hills Historic District Expansion Area	Altamira Place and the bluff immediately north of Hortensia Street to the north; Stephens Street to the east; Sunset Boulevard, Torrance Street, Neale Street and Pringle Street to the south; and St. James Place, Witherby Street, Trias Street and Hortensia Street to the west	517 Properties	1908-1941	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	C & D
North Florence Heights Potential Historic District	Hunter Street, Randolph Street, Mission Hills/Pioneer Park, and Stephens Street	96 Properties	1890-1940	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, B & C
Northwest Mission Hills Potential Historic District	Arista Street and Conde Street to the north; the bluff facing Interstate 8 to the east; Witherby Street, Trias Street and Hortensia Street to the south; and Juan Street and Sunset Boulevard to the west	301 Properties	1908-1950	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948  Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970	A, C & D



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

POTENTIAL HISTORIC DISTRICT	LOCATION	SIZE	PERIOD OF SIGNIFICANCE	THEME(S)	POSSIBLE HRB CRITERION
Park Boulevard Potential Historic District	Robinson Avenue, Park Boulevard, Upas Street, and the alley between Park Boulevard and Herbert Street.	35 Properties	1888-1960	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948  Postwar Development, Suburbanization, the Automobile, & Modernism: 1948-1970	A & C
Park Edge North Potential Historic District	Herbert Place; the alley between Park Boulevard and Herbert Street; Upas Street; and Richmond Street	122 Properties	1888-1940	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C
Presidio Hill Potential Historic District	Arista Street, Presidio Drive, Cosoy Way and the bluff edge overlooking Presidio Park	59 Properties	1926-1945	The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, C & D
Robinson Place Potential Historic District	Robinson Avenue, Herbert Street, Pennsylvania Avenue and Albert Street	14 Properties	1925-1927	The Panama-California Exposition and Streetcar Suburbs: 1909-1929	A & C
Second Avenue Potential Historic District	Along Second Avenue between Upas Street and Palm Street	48 Properties	1871-1945	Early History: 1769-1885  The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A, C & D
West University Heights Potential Historic District	Bounded by the bluff facing Interstate 8 and Lincoln Avenue to the north; Cleveland Avenue to the east; Washington Street to the south; and Rhode Island Street and the west side of Vermont Street to the west	458 Properties	1888-1945	The Railroad Boom and Early Residential Development: 1885-1909  The Panama-California Exposition and Streetcar Suburbs: 1909-1929  Great Depression and World War II: 1929-1948	A & C

**Table 10.4 – Bungalow and Apartment Courts to be Included in a Multiple Property Listing as Identified in the Uptown Historic Resource Reconnaissance Survey, Grouped by Theme**

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	STATUS CODE
<b>The Railroad Boom and Early Residential Development: 1885-1909</b>				

**Table 10.4 – Bungalow and Apartment Courts to be Included in a Multiple Property Listing as Identified in the Uptown Historic Resource Reconnaissance Survey, Grouped by Theme**

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	STATUS CODE
3762 10th Ave	45209337	c.1900	Victorian Vernacular/transitional Craftsman Bungalow Court	5S3
3768 10th Ave	45209337	c.1900	Victorian Vernacular/transitional Craftsman Bungalow Court	5S3
<b>The Panama-California Exposition and Streetcar Suburbs: 1909-1929</b>				
2621 1st Ave	45270503	c.1915	Prairie Apartment Court	5S3
3853 1st Ave	45205503	1925	Mission Revival Bungalow Court	5S3
4080 1st Ave	44449231	c.1925	Craftsman Bungalow Court	5S3
2350 2nd Ave	53318210	1922	Vernacular Bungalow Court	5B
1922 3rd Ave	53328207	1927	Mission Revival Bungalow Court	5B
2350 3rd Ave	53318310	1928	Mission Revival Apartment Court	5B
2409 3rd Ave	53310604	1927	Mission Revival Apartment Court	5B
3149 3rd Ave	45262121	c.1920	Vernacular Bungalow Court	5S3
3802 3rd Ave	45205523	1924	Mission Revival Bungalow Court	5B
3947 3rd Ave	44466205	c.1920	Spanish Colonial Revival Bungalow Court	5B
3235 4th Ave	45255528	1927	Spanish Colonial Revival Bungalow Court	5B
3245 4th Ave	45255529	1927	Spanish Colonial Revival Bungalow Court	5B
3542 4th Ave	45240211	c.1925	Spanish Colonial Revival Bungalow Court	5B
1937 5th Ave	53329303	c.1925	Spanish Eclectic Bungalow Court	5S3
1949 5th Ave	53329302	c.1925	Spanish Eclectic Bungalow Court	5S3
3433 5th Ave	45240719	1923	Mission Revival Bungalow Court	5S3
3558 5th Ave	45240618	1926	Spanish Colonial Revival Bungalow Court	5S3
3517 6th Ave	45243006	1928	Spanish Colonial Revival Bungalow Court	5B
3655 6th Ave	45229104	1927	Spanish Colonial Revival Bungalow Court	5S3
3924 8th Ave	44468311	1912	Spanish Colonial Revival Apartment Court	5B
3720 10th Ave	45210358	1927	Vernacular Bungalow Court/Colonial Revival	5B
4260 Campus Ave	44529223	c.1920	Craftsman Bungalow Court	5S3
4457 Campus Ave	44520107	c.1915	Craftsman Bungalow Court	5S3
4462 Campus Ave	44519027	1929	Mission Revival Bungalow Court	5S3
4532 Campus Ave	44511221	1925	Craftsman Bungalow Court	5S3
4583 Campus Ave	44512101	c.1920	Spanish Colonial Revival Bungalow Court	5S3
4617 Campus Ave	44503308	1926	Craftsman Bungalow Court	5S3
3925 Centre St	44564207	1927	Craftsman Bungalow Court	5S3
1235 Cleveland Ave	44561003	1923	Vernacular Bungalow Court	5S3
4145 Cleveland Ave	44547006	1925	Spanish Colonial Revival Bungalow Court	5S3
4550 Cleveland Ave	44511127	1929	Spanish Colonial Revival Bungalow Court	5S3
2601 Columbia St	53305106	c.1910	Craftsman Bungalow Court	5B
3515 Columbia St	45146405	c.1915	Craftsman Bungalow Court	5S3
3708 Columbia St	45159111	c.1920	Vernacular Bungalow Court	5S3
3716 Columbia St	45159109	c.1920	Vernacular Bungalow Court	5S3
1414 Essex St	45219121	c.1920	Vernacular Bungalow Court	5S3
3756 Front St	45201421	1923	Spanish Colonial Revival Bungalow Court	5S3
304 Ivy St	53315504	1928	Spanish Colonial Revival Apartment Court	5S3
120 Lewis St	44450309	c.1925	Spanish Colonial Revival Bungalow Court	5B
1407 Madison Ave	44511101	1927	Spanish Colonial Revival Bungalow Court	5S3
1622 Meade Ave	44520117	c.1925	Colonial Revival Bungalow Court	5S3
1714 Meade Ave	44520214	c.1910	Mission Revival Bungalow Court	5S3
1624 Myrtle Ave	45236331	c.1925	Mission Revival Bungalow Court	5S3
4450 North Ave	44520124	1924	Mission Revival Bungalow Court	5S3
4542 North Ave	44512123	1925	Craftsman Bungalow Court	5S3
4546 North Ave	44512124	1927	Craftsman Bungalow Court	5S3
<b>4463</b> North Ave	44520206	c.1920	Craftsman Bungalow Court	5S3
525 Nutmeg St	45271408	c.1920	Art Deco Apartment Court	5B
528 Olive St	45266403	1928	Spanish Colonial Revival Bungalow Court	5S3

**Table 10.4 – Bungalow and Apartment Courts to be Included in a Multiple Property Listing as Identified in the Uptown Historic Resource Reconnaissance Survey, Grouped by Theme**

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	STATUS CODE
3718 Park Blvd	45221314	c.1925	Spanish Colonial Revival Bungalow Court	5S3
3770 Park Blvd	45220055	1928	Egyptian Revival Apartment Court	5S1
4438 Park Blvd	44520221	c.1925	Craftsman Bungalow Court	5S3
104 Pennsylvania Ave	45206307	c.1925	Pueblo Revival Bungalow Court	5B
3420 Richmond St	45245045	1928	Spanish Colonial Revival Apartment Court	5S3
1035 Robinson Ave	45213117	c.1925	Spanish Colonial Revival Bungalow Court	5B
821 Sutter St	45119301	1926	Spanish Colonial Revival Bungalow Court	5S3
2439 Union St	53306303	c.1915	Vernacular Bungalow Court	5S3
1616 Upas St	45248116	c.1925	Spanish Colonial Revival Apartment Court	5S3
<b>Great Depression and World War II: 1929-1948</b>				
3125 1st Ave	45261203	1941	Art Moderne Apartment Court	5S3
2059 2nd Ave	53317414	1940	Art Moderne/Minimal Traditional Bungalow Court	5B
3920 3rd Ave	44466117	c.1940	Minimal Traditional Bungalow Court	5S3
2452 4th Ave	53310610	c.1935	Art Moderne Bungalow Court	7R
3251 4th Ave	45255526	1935	Spanish Colonial Revival Bungalow Court	5B
3749 4th Ave	45206335	c.1930	Spanish Colonial Revival Bungalow Court	5S3
2254 5th Ave	53319509	1938	Spanish Colonial Revival Apartment Court	5B
1938 6th Ave	53329307	c.1930	Mission Revival Apartment Court	5S3
1950 6th Ave	53329308	c.1930	Art Moderne Apartment Court	5S3
3020 6th Ave	45262407	1946	Colonial Revival Apartment Court	5S3
3929 7th Ave	44468315	c.1930	Spanish Eclectic Apartment Court	5S3
3949 8th Ave	44469007	c.1940	Minimal Traditional Bungalow Court	5S3
4021 8th Ave	44456029	c.1940	Contemporary Apartment Court	5S3
3748 10th Ave	45209337	1930	Spanish Colonial Revival Apartment Court	5S3
3764 10th Ave	45209337	1930	Spanish Colonial Revival Apartment Court	5S3
1624 Adams Ave	43810221	1947	Minimal Traditional Bungalow Court	5S3
4033 Albatross St	44449136	c.1935	Spanish Eclectic Apartment Court	5B
2115 Brant St	53316105	1935	Vernacular Bungalow Court	5S3
2147 Brant St	53316103	1940	Minimal Traditional Apartment Court	5S3
4499 Campus Ave	44520101	c.1935	Vernacular Bungalow Court	5S3
4517 Cleveland Ave	44511212	c.1935	Minimal Traditional Bungalow Court	5S3
3744 Columbia St	45159104	1931	Vernacular Bungalow Court	5S3
101 Dickinson St	44431110	c.1935	Minimal Traditional Bungalow Court	5S3
2666 Dove St	45267124	c.1935	Art Moderne Bungalow Court	5S3
1437 Essex St	45219204	c.1935	Minimal Traditional Apartment Court	5S3
4052 Front St	44449124	c.1930	Art Moderne Bungalow Court	5B
4185 Front St	44450101	c.1940	Minimal Traditional Apartment Court	5S3
526 Grape St	53320402	1942	Minimal Traditional Bungalow Court	5S3
1633 Guy St	45122317	1930	Vernacular Bungalow Court	5B
3503 India St	45145309	1940	Minimal Traditional Bungalow Court	5S3
122 Juniper St	53318206	1937	Spanish Colonial Revival Apartment Court	5B
4583.5 Madison Ave	44512101	c.1940	Minimal Traditional Bungalow Court	5S3
4427 North Ave	44520210	c.1940	Minimal Traditional Bungalow Court	5S3
4460 North Ave	44520125	1941	Minimal Traditional Apartment Court	5S3
4638 North Ave	44503318	1940	Art Moderne Bungalow Court	5S3
4641 North Ave	44504105	c.1930	Art Moderne Apartment Court	5S3
4702 Park Blvd	43810205	c.1945	Colonial Revival Bungalow Court	5S3
4708 Park Blvd	43810204	c.1945	Colonial Revival Bungalow Court	5S3
735 Pennsylvania Ave	45127210	c.1940	Minimal Traditional Apartment Court	5S3
3407 Pringle St	45172608	1940	Minimal Traditional Bungalow Court	5S3
3220 Reynard Way	45156306	c.1945	Minimal Traditional Apartment Court	5S3
3543 Reynard Way	45137010	1943	Vernacular Apartment Court	7R

**Table 10.4 – Bungalow and Apartment Courts to be Included in a Multiple Property Listing as Identified in the Uptown Historic Resource Reconnaissance Survey, Grouped by Theme**

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	STATUS CODE
1210 Robinson Ave	45215404	1936	Colonial Revival Bungalow Court	5S3
1281 Robinson Ave	45216113	c.1945	Minimal Traditional Apartment Court	5S3
1926 San Diego Ave	45172217	c.1935	Art Moderne Apartment Court	5B
3630 State St	45132304	c.1930	Vernacular Apartment Court	5S3
<b>Postwar Development, Suburbanization, the Automobile, &amp; Modernism: 1948-1970</b>				
3237 1st Ave	45253845	1949	Minimal Traditional Apartment Court	5S3
3710 1st Ave	45201437	c.1950	Vernacular Apartment Court	5S3
3730 1st Ave	45201439	1959	Vernacular Apartment Court	5S3
4030 3rd Ave	44452121	1959	Neo-Swiss Chalet Apartment Court	5S3
3955 7th Ave	44468314	c.1955	Contemporary Apartment Court	5S3
4045 8th Ave	44456027	1956	Contemporary Apartment Court	5S3
4047 8th Ave	44456026	1956	Contemporary Apartment Court	5S3
3932 9th Ave	44469033	c.1960	Contemporary Apartment Court	5S3
2137 Brant St	53316104	c.1950	Contemporary Apartment Court	5S3
2301 Brant St	53315206	1953	Minimal Traditional Apartment Court	5S3
2313 Brant St	53315205	1953	Minimal Traditional Apartment Court	5S3
4050 Brant St	44445115	1958	Minimal Traditional Apartment Court	5S3
4033 Dove St	44445117	1958	Minimal Traditional Apartment Court	5S3
4109 Front St	44450406	1958	Minimal Traditional Apartment Court	5S3
1626 Glenwood Dr	45145108	c.1950	Minimal Traditional Apartment Court	5S3
1632 Glenwood Dr	45145109	c.1950	Minimal Traditional Apartment Court	5S3
3620 Keating St	45121105	1952	Contemporary Bungalow Court	5S3
1669 Linwood St	45122409	1956	Contemporary Apartment Court	5S3
1609 Madison Ave	44512101	c.1950	Contemporary Bungalow Court	5S3
4591 Madison Ave	44512101	c.1950	Contemporary Bungalow Court	5S3
4067 Normal St	44549106	c.1950	Minimal Traditional Apartment Court	5S3
3550 Park Blvd	45236325	c.1950	Contemporary Apartment Court	5S3
3634 Park Blvd	45236306	c.1955	Contemporary Apartment Court	5S3
3670 Park Blvd	45221335	c.1960	Minimal Traditional Apartment Court	5S3
3680 Park Blvd	45221334	c.1960	Minimal Traditional Apartment Court	5S3
4426 Park Blvd	44520220	1957	Minimal Traditional Bungalow Court	5S3
825 W Pennsylvania Ave	45127203	1951	Minimal Traditional Bungalow Court	5S3
719 Pennsylvania Ave	45127212	1949	Contemporary Apartment Court	5S3
1418 Pennsylvania Ave	45216305	1959	Vernacular Bungalow Court	5S3
3139 Reynard Way	45257103	c.1950	Minimal Traditional Apartment Court	5S3
3161 Reynard Way	45257102	c.1950	Minimal Traditional Apartment Court	5S3
3244 Reynard Way	45156307	c.1950	Minimal Traditional Bungalow Court	5S3
3611 Reynard Way	45128004	1951	Minimal Traditional Apartment Court	7R
3621 Reynard Way	45128003	c.1955	Contemporary Apartment Court	5S3
3635 Reynard Way	45128002	c.1955	Minimal Traditional Apartment Court	5S3
3651 Reynard Way	45128001	c.1950	Contemporary Apartment Court	5S3
3693 Reynard Way	45127203	1951	Minimal Traditional Bungalow Court	5S3
2051 San Diego Ave	45171605	c.1950	Minimal Traditional Bungalow Court	5S3
3505 State St	45146308	c.1950	Contemporary Bungalow Court	5S3
1760 Titus St	45121408	1949	Minimal Traditional Apartment Court	5S3
1677 Winder St	45122409	1956	Contemporary Apartment Court	5S3